

The Corporation of the  
**Municipality of Neebing**

AGENDA for Special Meeting of Neebing Council, Sitting as Committee of the Whole  
**Wednesday, June 5, 2024 at 5:00 p.m.**

At the Municipal Office or join from your computer or mobile device:

[Click here to join the meeting](#)

or call-in (audio only): **1-647-794-5609**, Conference ID **784 894 688**

**1. Preliminary Matters**

- (a) Call to Order
- (b) Attendance
- (c) Request/Receive Declarations of Pecuniary Interests under the Municipal Conflict of Interest Act (if any)

**2. Public Meeting Under Section 34 of the Planning Act: Re-zoning for Mink Mountain Properties**

- 2.1 Application Z01-2024 (re-zone to general commercial) 1-6
- 2.2 Report from Clerk-Treasurer Regarding the Application (Recommendation to recommend that Council approve the requested amendment) 7-34
- 2.3 Receive Comments from Interested Members of the Public -
- 2.4 Debate Recommendation for Council -

**3. Adjourn the Meeting**

<b>Municipality of Neebing</b> 4766 Highway 61 Neebing, ON P7L 0B5 T: 807-474-5331 F: 1-807-474-5332		<b>Application for Re-Zoning and/or          Official Plan Amendment</b>	
<p>The Applicant consents to an inspection of the property by members of the Neebing Municipal Council and by municipal staff. The undersigned hereby applies to the Neebing Municipal Council under the Planning Act, R.S.O. 1990, c. P. 13, as amended.</p> <p><b>THE INFORMATION IN THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.</b></p>			
<b>1. Owner/Applicant Information:</b>			
Name: Mink Mountain Properties (2000) Ltd		Tel: 807-623-1855	
Address: 665 Hewitson Street		Fax: 807-623-0360	
City/Prov/PC: Thunder Bay , ON		Email: john.simpref@brunoscontracting.com silvio@brunoscontracting.com	
Name:		Tel:	
Address Same As Owner Above <input checked="" type="checkbox"/> Or		Fax:	
City/Prov/PC:		Email:	
<b>2. Agent Information Acting On Behalf Of Owner (If Any):</b>			
Name:		Tel:	
Address:		Fax:	
City/Prov/PC:		Email:	
<b>3. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances currently on the property, please provide details including names and addresses of interested parties. If there are no encumbrances, please indicate so.:</b>			
No Encumbrances			
<b>4. Property Legal Description:</b>			
Assessment Roll Number:		58-01- 030-006-34700-0000	
Municipal Address (Or Abutting Road Name If Property Has No Address)		240 Mink Mountain Drive	
Registered Plan No.:		Mining Location No.: 21B, 22B, 33Z and 34Z	
Reference Plan No.: 55R9160		Lot No.:	
Concession No.: 9		Part No.: Block R	Sec. No.:

<b>5. Physical description/dimensions of the parcel:</b>		
Frontage in Meters: 2.6 km	Depth in Meters: 1.82 km	
Area in Square Meters: 4,394,178	Area in Hectares: 472	
Number of Buildings and Structures	Existing: 2	Proposed: 2
<p>(Attach a list of the <i>existing</i> buildings/structures including the dates that each was constructed. Attach a list of <i>proposed</i> buildings/structures. If any of the building are proposed to be demolished/removed as part of the development, indicate which ones. Be sure to include both existing (including any to be removed) and proposed building/structures on the diagram, including all set back dimensions and building heights.)</p>		
Use of the Land	Existing: Resort	Proposed: Resort
Number of years existing use has been ongoing: 23 Years		
Year the Applicant purchase the property:		
Official Plan Designation: Rural	Existing Zoning: Rural	
<b>6. Are you seeking a New Official Plan designation?</b>		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate what is desired (attach more pages if necessary).		
<b>7. Are you seeking a site-specific Official Plan policy amendment?</b>		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate what is desired (attach more pages if necessary).		
<b>8. Are you seeking a new Zone?</b>		
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
If YES, please indicate which zone you are seeking. General Commercial - The rezoning would apply to a 99 hectare portion of the property that includes the resort.		
<b>9. Are you seeking changes to the Zone Regulations (set-backs)?:</b>		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate the details (attach more pages if necessary):		
Frontage:	Current Requirement:	Change Sought:
Minimum front yard:	Current Requirement:	Change Sought:
Minimum rear yard:	Current Requirement:	Change Sought:
Minimum set-back from water:	Current Requirement:	Change Sought:
Maximum building height:	Current Requirement:	Change Sought:
Minimum building area:	Current Requirement:	Change Sought:

**10. Describe, in detail, what new development is being proposed on this property. If there is no new development being proposed, describe the reasons for this application.:**

There is no new development proposed. The property was rezoned in 1997 for the construction of the resort that currently exists on the property. The rezoning was not carried forward to the most recent versions of the zoning by-law and the by-law to rezone the resort to General Commercial was repealed. Since the resort is still in operation, the purpose of this application is to reinstate the General Commercial Zone to match the current uses of the property.

**11. Road access to the Property:**

	Mark (X)		Mark (X)
Provincial Highway		Private Road	
Municipal Road	X	Right of Way	
Water Only**			

**\*\* Where access is proposed by water only, indicate on the sketch or in the space below, the parking and docking facilities to be used and the approximate distance of these facilities as well as the nearest public road from the subject land.**

**12. Describe the parking facilities to be used and the approximate distance of these facilities between the subject land and the nearest public road.:**

Property includes on-site parking that is approximately 40 meters from the public road.

**13. Water supply to the property:**

Mark (X)

	Privately Owned and Maintained Individual Well
X	Lake
	Other (specify):

**14. Septic service to the retained parcel**

Mark (X)

X	Privately Owned and Maintained Individual Septic System
	Outhouse/Privy
	Communal Septic System
	Other (specify):

NOTE: If the application seeks development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a Servicing Options Report and a Hydrogeological Report must be provided.

15. Stormwater Drainage:			
Mark (X)		Mark (X)	
	Storm Sewer	X	Ditches
	Swales		Other (specify):
<b>14. Is the subject land the subject of any other applications under the Planning Act?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
<b>If YES, provide the file/application number(s) and the status of such applications.</b>			
Official Plan Amendment:		Plan of Subdivision:	
Zoning By-law Amendment:		Minor Variance:	
Minister's Zoning Order:		Consent: B01-2024	
15. Is ANY boundary line of the Property:			Mark (X)
			YES
			NO
...within 500 metres of an agricultural operation?			X
...within 500 metres of a landfill operation?			X
...within 500 metres of mineral aggregate operations or a pit or a quarry?			X
If YES, will the development hinder continued operations of extraction?			
...within 125 metres of a significant wetland?			X
Does any portion of the Property contain habitat of any endangered or threatened species (plant or animal)?			X
<b>16. How, in your view, will the proposed development fit in with the other existing land uses in the vicinity of the property? Attach additional pages if necessary.</b>			
This development is already in operation and complements the seasonal nature of the area and actively manages the rental of nearby seasonal dwellings.			
<b>15. Describe in detail, how your development is consistent with the Provincial Policy Statement issued under Subsection 3(1) of the Planning Act. Attach additional pages if necessary.</b>			
This development provides for diversification of the economic base and provides opportunities for recreation and tourism.			

**CERTIFICATE OF THE APPLICANT**

I/~~We~~ Silvio DiGregorio of the Municipality/Township/City of Thunder Bay

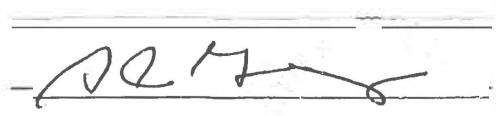
in the Province of Ontario, solemnly declare that the statements contained in this application are true. I/~~We~~ make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Jointly and severally (delete if not required) at the Municipality/Township/City of

Neebing. This 20<sup>th</sup> day of February, 2024.

  
Commissioner for Taking Affidavits

**Applicant(s) Signature:**

  
Sec-Treas

If the Applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporate Seal shall be affixed – or written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

**Owner's/Owners' Authorization for an Agent to make the application on his/her/their/ behalf/behaves:**

I/~~We~~ authorize \_\_\_\_\_ (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.

\_\_\_\_\_  
\_\_\_\_\_

**Owner/Owners' Signatures**

**Date**



**The Corporation of the Municipality of Neebing  
Administrative Report**

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**Date:** Prepared May 31, 2024, for Special Committee of the Whole Meeting on June 5, 2024

**To:** Mayor and Council, Sitting as Committee of the Whole

**Subject:** Application Z01-2024 for Re-zoning  
Property File 58-01-030-006-34700-0000  
240 Mink Mountain Drive  
Geographic Blake Township

**Submitted by:** Erika Kromm, Clerk-Treasurer

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**RECOMMENDATION**

With respect to the application brought by Mink Mountain Properties, for a site-specific amendment to the Neebing Zoning By-law (#2017-030), Administration recommends that the Committee of the Whole pass a resolution recommending to Council the approval of the application, as follows:

That, a public meeting having been held with respect to the application by the property owner, Mink Mountain Properties, relative to property with municipal address 240 Mink Mountain Drive, and legally described as Concession 9 Block R Part Mining Location 21B, 22B, 33Z and 34Z, reference plan 55R9160 Parts 1, 3 and 4 PT; Parts 2, 5 and 6 Parcel 25071; TBF, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay, Committee of the Whole recommends:

THAT, Schedule "B" to Neebing's Zoning By-law Number 2017-030, be amended, so as to indicate that the zoning for Part 5 of reference plan 55R9160 of this property be shown as being in the General Commercial Zone; but with the following condition:

the following permitted uses allowed by Section 3.9.1 of By-law 2017-030 are restricted to access from Mink Mountain Drive:

- an automobile service station;
- a commercial garage;
- a gasoline retail outlet;
- a retail lumber yard;
- a vehicle repair shop; and
- a vehicle sales or rental establishment;

AND, FURTHER, THAT the necessary by-law be presented to the Municipal Council for ratification.



A By-law implementing these recommendations is included in agenda of the Regular Council meeting at 6:00 pm. Should any of the recommendations of Administration be altered, the by-law will require the appropriate amendments prior to passage.

## **DISCUSSION**

### **Description of Proposal**

The Subject Property is a large property that runs along both sides of Mink Mountain Drive and the north side of Island Avenue. The land is mostly vacant with the exception of a resort located on the east side of Mink Mountain Drive.

In 1997 before the resort was constructed, a re-zoning was approved to change a portion of the property from the Rural Zone to the General Commercial Zone. In 2010, a new comprehensive zoning by-law was passed but the re-zoning for this property was not carried forward to the new by-law. The new by-law repealed all earlier zoning by-laws. Since the resort was built and in operation at this time, the repeal made this property nonconforming. The next version of the comprehensive zoning by-law passed in 2017 attempted to correct this issue; however, it is still unclear. The zoning map shows the property as having a dual zone but the by-law does not describe what is included in the dual zone. This re-zoning application proposes to correct the error caused by the repeal and reinstate the area for the General Commercial Zone that was approved in 1997.

Attached to this report is a historical timeline of planning and building applications related to the Subject Property.

This application was first reviewed at a public meeting on March 6, 2024. At this time, Council deferred this matter to a future date to discuss alternate options with the property owner. From these discussions came a proposal to limit certain permitted uses to access the property from Mink Mountain Drive only. This will minimize the impact on residents along Island Avenue.

### **Description of Subject Property**

Attachment One to this Report is a summary of information about the Subject Property for Council's convenience.

### **Properties in the Vicinity**

The property is surrounded by mostly Crown Land and the Island Avenue subdivision. The subdivision is a mix of seasonal and permanent residents.

## **Comments Received**

### **Lakehead Region Conservation Authority**

Administration received comments from the Lakehead Region Conservation Authority ("LRCA") on February 26, 2024. The LRCA has no objection to the proposed application.

### General Public

Before the first public meeting held on March 6, 2024 there were seven letters opposing the application were received. Several members of the public spoke at the meeting. Since the notice of the second public meeting was distributed three new letters opposing the application were received. All the letters and the minutes from the first meeting are attached to this report.

### Other

Other feedback and/or responses to circulation notices that are received between the time this report is published and the time of the meeting will be made available at the meeting.

### **ALTERNATE RESOLUTION**

Should Committee of the Whole wish to recommend that Council deny the application rather than approve it, the Clerk-Treasurer will develop the appropriate resolution for Committee's consideration.

### **ATTACHMENTS**

1. Fact Sheet
2. Excerpt from Zoning By-law Schedule "B" showing the Use Limitation Area and the Proposed "General Commercial" Zone for the Subject Property
3. Historical Timeline
4. Minutes from March 6, 2024 Public Meeting
5. Correspondence from LRCA
6. Correspondence from Members of the Public

### **AVAILABLE FOR REVIEW UPON REQUEST AND/OR AT THE MEETING**

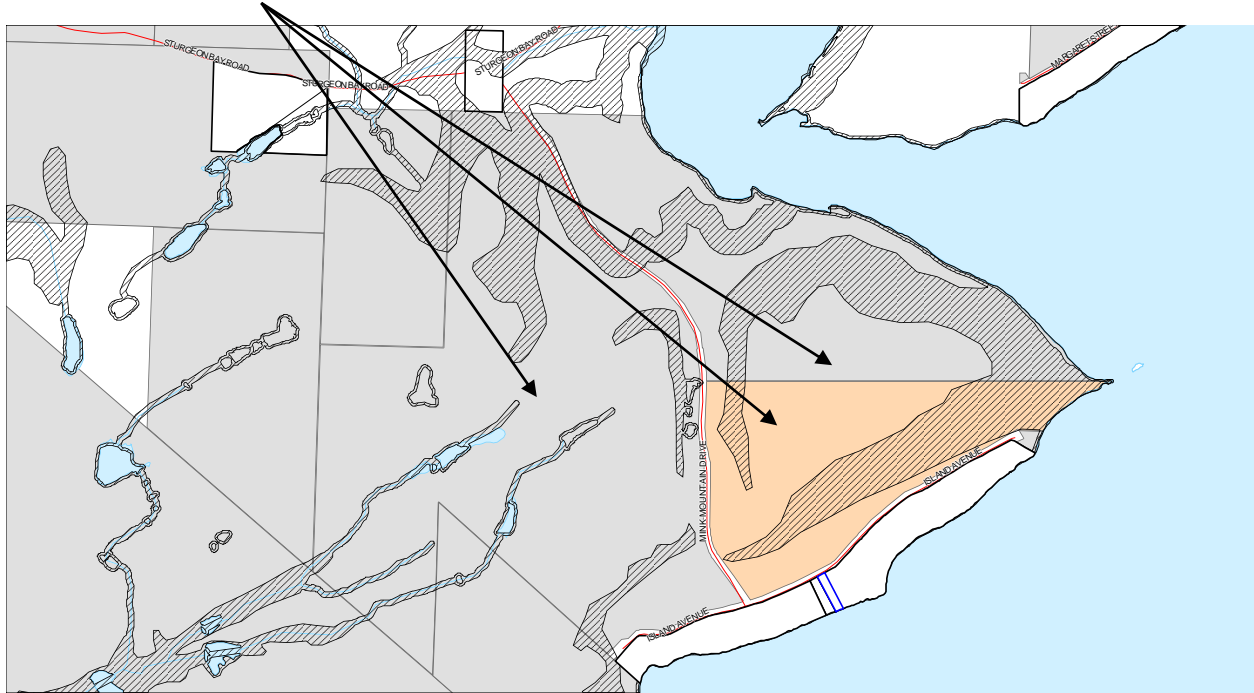
File Information – including all documents referenced in the report

**ATTACHMENT ONE: Fact Sheet**

Owner/Applicant	Mink Mountain Properties (2000) Ltd.
Agent	N/A
Property Location	Geographic Township of Blake Mink Mountain Drive
Legal Description	Concession 9 Block R Part Mining Location 21B, 22B, 33Z and 34Z, reference plan 55R9160 Parts 1, 3 and 4 PT; Parts 2, 5 and 6 Parcel 25071; TBF, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay
Municipal Address	240 Mink Mountain Drive
Property Dimensions	Subject Property: 188 hectares, with approximately 2208 meters of frontage on Mink Mountain Drive
Existing Use	Resort
Existing Structures	Two
Proposed Use	Resort
Municipal Services	Maintained public roads - Mink Mountain Drive and Island Avenue
Official Plan Designation	Rural/Use Limitation
Proposed Official Plan Designation	No change
Current Zoning	Rural/Use Limitation
Proposed Zoning	Rural/Use Limitation/General Commercial
Pre-circulation	Completed February 20, 2024 and May 15, 2024
Comments Received	LRCA, Several Residents
Public Meeting Notice	Given, as required on February 20, 2024 and May 15, 2024 direct mail to public agencies, First Nations, and property owners of property within the prescribed distance. Signs were posted on the Subject Property approximately 2 days later Posted to Municipality's website
	May 31, 2024

**ATTACHMENT TWO: Excerpt from Schedule “B” to the Zoning By-law**

Subject Property



Grey shading is the “Rural” zone.  
Red hatches mark the “use limitation” layer.  
Orange shading is the proposed “General Commercial” zone.

## Mink Mountain Property Development Timeline

Date	Event	Description
<i>By-law 164-1990 is the active Comprehensive Zoning By-law at this time</i>		
February 1991	Application for Consent Received	Application for 54 lot subdivision
1992	Plan of Subdivision M555 Approved	Created the lots on Island Avenue (exact date unknown, approval is through the Lakehead Rural Planning Board)
August 1992	Re-zoning for Subdivision Approved	Island Avenue lots rezoned from Rural to Recreation 2 Approved through By-law 238-1992
September 1996	Application for Re-zoning Received	Application to allow following permitted uses in the Rural Zone: Recreational uses such as, but not limited to, hiking trails, cross country ski trails, bocci courts, tennis courts, horseshoe pits, baseball diamond Approved through By-law 374-1996
June 1997	Building Permit #972 Issued	Recreation Club House
June 1997	Application for Re-zoning Received	Application to allow a recreational complex in the Rural Zone for the part of the property that is Part 5 of 55R9130. Approved through By-law 391-1997
July 1997	Application for Re-zoning Received	Application to change the zone from Rural to General Commercial for the southern portion of ML 33Z (Part 5 of 55R9130) and a portion of ML B. Approved through By-law 399-197
December 1998	Consent for an Easement Approved	Easement for waterline across Mink Mountain Drive
April 2000	Application for Consent Received	Application to create lot for resort. Consent approved but never finalized.
November 2000	Building Permit #1155 Issued	Resort Lodge
November 2000	Building Permit #1156 Issued	Garage
August 2010	New Comprehensive Zoning By-law 860-2010 Passed	Repeals all previous zoning by-laws and amendments. All amendments should have been carried forward through this revised zoning by-law but the rezoning for Mink Mountain was missed. This is the point when it reverted back to the Rural Zone.
September 2017	New Comprehensive Zoning By-law 2017-030 Passed	Repeals all previous zoning by-laws and amendments. In this version, an attempt to correct the previous error was made. The property is zoned as a "Dual Zone" which is not defined within the by-law which give it no parameters to follow with regards to setbacks and permitted uses.

**THE CORPORATION OF THE MUNICIPALITY OF NEEBING  
MINUTES OF THE SPECIAL MEETING OF COUNCIL,  
SITTING AS COMMITTEE OF THE WHOLE**

Held in person at the Municipal Office and using GoToMeeting Web Conference System  
On Wednesday, March 6, 2024 at 5:30 pm

**PRESENT:** Mayor Mark Thibert  
Councillor at Large Gordon Cuthbertson  
Crooks Councillor Brian Wright  
Pearson Councillor Gary Gardner  
Blake Councillor Katherine Hill  
Pardee Councillor Curtis Coulson

**REGRETS:** Scoble Councillor Brian Kurikka

**STAFF:** Erika Kromm, Clerk-Treasurer  
Laura Jones, Deputy Clerk-Treasurer

**1. PRELIMINARY MATTERS**

- (a) Call to Order: Mayor Thibert called the meeting to order at 5:30 p.m.
- (b) Attendance: Attendance was recorded.
- (c) Declarations of Interest:

No declarations of pecuniary interests under the Municipal Conflict of Interest Act were brought forward.

**2. PUBLIC MEETING UNDER SECTION 53 OF THE PLANNING ACT: CONSENT (SEVERANCE) FOR KENNA AND GREGORY HUFFMAN**

- 2.1. Application Z01-2024 (re-zone to general commercial) and B01-2024 (for a severance to create a lot)
- 2.2. Report from Clerk-Treasurer Regarding the Application

The Clerk-Treasurer presented an overview of the report. Both applications are for the same property. There is a request to sever one lot of 4 hectares, which has Mink Mountain resort and a rezoning application to correct a mistake made on a past zoning by-law.

The Clerk-Treasurer read out the comments that were received after the report was written. The following is a summary of those comments:

Jessica Garrit expressed concern regarding the re-zoning of the retained lot to commercial. She expressed concern that the re-zoning will affect property values. She also noted that Island Avenue and Mink Mountain have load restrictions.

Carina and Alan Berry stated they support the severance and are opposed to re-zoning of land to commercial. They are specifically concerned about future commercial ventures.

John and Alison Paddington have no concerns about the severance but are opposed to the re-zoning because of its proximity to the residential area and the lake.

Mary Ann Beckwith and Craig MacDonald have no objection to severance, but since lot developed along Island Avenue occurred after 1997, permitted uses for a commercial zone are incompatible with the existing community. They have no concerns with the resort being zoned commercial but want to leave the rest of the land zoned rural.

Jamie Jarvis was unable to attend. He expressed concern that some were not made aware of this rezoning meeting. He was concerned that lots could be developed all the way to Picnic Point. He asked that Council take more time to resolve concerns.

Frank and Nancy Luckai stated they had no comment on the severance; however; they are opposed to re-zoning the retained lot to commercial. They stated they understood the attempt to increase the tax base but stated that is not the right property for commercial zoning. The applicant runs a construction company, and with commercial zoning very little can be done to block development. They are not opposed to residential use. They noted that use of Mink Mountain trail system has increased, and the municipality should not exacerbate the situation.

Luc Pradal has owned his property since 1994 and stated that the zoning changes to the property were undisclosed, and the re-zoning could have undesirable consequences.

Shannon Dodds Smith stated that an easement would be a better option for the small piece of land allocated to the severed lot for the water line.

Mayor Thibert asked if the Applicant would like to address the written concerns.

Mr. Enzo Di Gregorio stated he would respond after the members of the public had spoken.

### 2.3. Receive Comments from Interested Members of the Public

Elaina Roberts stated she mirrors the comments that were read. She is opposed to re-zoning the lot along Island Avenue to commercial.

Bonnie Wuebben stated she is opposed to commercial zoning across from her property. She does agree with the lodge being commercial, but wants the retained property not to be zoned commercial.

The Clerk-Treasurer stated the current zoning by-law lists the property as a dual zone, but the definition of dual zone was not provided in the by-law. She stated that a portion of the property was zoned commercial in 1997, and subsequently was inadvertently repealed. The property owner was not consulted.

Mr. Di Gregorio advised that they want to correct past errors. They were not advised of the change and have believed it to be zoned commercial since 1997. He stated that until he submitted the application for severance that he was unaware the property was not zoned commercial. He stated that there are no plans to develop the parcel.

Councillor Cuthbertson stated that the current Council is being asked to correct something that happened in the past. He asked the property owner whether people were advised of the commercial zoning when they bought lots along Island Avenue.

Mr. Di Gregorio stated he did not know what was done in the past.

Councillor Cuthbertson asked if the commercial zone could be reduced.

Mr. Di Gregorio stated the error occurred without notice and consent the zone was switched. He said if that mistake had not been made, he would only be discussing a severance application.

Councillor Coulson stated he had no objection to correcting our oversight. He also noted it was not the whole property that would be re-zoned commercial, only the section that was zoned in 1997.

Bonnie Wuebben stated that the property is not zoned commercial right now and that is a gift to the community. They did not understand why if we are correcting a problem that the signs say that the property is being re-zoned.

The Clerk-Treasurer provided a summary of how the problem arose. She stated that all previous zoning by-laws were repealed in 2017 and legislation does not allow us to just put it back in. Staff does not have authority to fix the by-law. The legislation requires us to go through the zoning process.

Councillor Wright stated he is opposed to the zoning as he does not know what will be put there in the future.

Mayor Thibert stated that everything that is received will be studied and assessed prior to a decision. He also stated that Council makes decision in the best interests for everyone in the community.

Fritz Lehmborg stated that the commercial zone is incompatible with residences. He stated he has hiked those trails.

Mr. Di Gregorio stated that the area on his property where the hiking trails are located is not developable land. It is not feasible to build on top of a mountain. There are no plans to develop the lot. He thought the zoning was commercial for more than 20 years. They have paid taxes on commercial assessment.

The recreational activities are a large draw. It would not make sense from a development standpoint to remove the recreational activities.



Carolyn Nelson, an online participant stated she strongly disagrees with any kind of re-zoning. It feels iffy and she don't like it. The remainder of her comment was unintelligible due to poor connection.

Shawn Bell, an online participant, was opposed. The remainder of his comment was unintelligible due to poor connection.

Councillor Cuthbertson noted as this a meeting of the Committee as a Whole, the Committee must make a recommendation to Council. He thinks the Severance should be approved and the zoning on Severance be Commercial.

#### 2.4. Debate Recommendation for Council

Members present discussed the application.

##### Rec. No. 2024-03-03

Moved by: Councillor Cuthbertson

Seconded by: Councillor Coulson

That, a public meeting having been held with respect to the application by Mink Mountain Properties Inc, relative to property with municipal address 240 Mink Mountain Drive, and legally described as Concession 9 Block R Part Mining Location 21B, 22B, 33Z and 34Z, reference plan 55R9160 Parts 1, 3 and 4 PT; Parts 2, 5 and 6 Parcel 25071; TBF, within geographic Blake Township, M Municipality of Neebing, in the District of Thunder Bay, Committee of the Whole recommends:

THAT the consent requested in Application B01-2024, as submitted by by Mink Mountain Properties Inc, be approved by Council.

It is further recommended that this approval be conditional upon the following:

- a) A survey is finalized and registered;
- b) The portion of the severed parcel on the west side of Mink Mountain Drive be registered as an easement for the resort's water line;
- c) If it is not already in Municipal Ownership, that portion of Mink Mountain Drive and Island Avenue that is adjacent to the Severed Lot is transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and
- d) Conveyance of the road allowance, the lot and easement must occur within twenty-four (24) months of the date that this decision becomes final and binding.

Because it is important, in the event of an appeal, that Council clearly state its reasoning for the approval of the application, the Committee of the Whole further recommends that Council adopt the following as the reasons for approval of the application, being:

- Overall, the Committee is satisfied that the application represents "good planning";

- The proposed lot will not result in negative impacts to any nearby residential property owners; and
- The application does not impose any additional service requirements on the Municipality.

**CARRIED ✓**

Rec. No. 2024-03-04

Moved by: Councillor Coulson

Seconded by: Councillor Cuthbertson

BE IT RESOLVED THAT the Committee of the Whole recommends that application Z01-2024 be tabled;

AND THAT Council schedule a special meeting of Council, sitting as Committee of the Whole, as a public meeting under the Planning Act, on a date when further information can be provided related to the concerns presented by members of the public;

AND FURTHER THAT notices be sent out once a new meeting date has been set.

**CARRIED ✓**

The time being 6:34 pm Mayor Thibert adjourned the Special Meeting of Council.

SPECIAL MEETING OF COUNCIL

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Mark Thibert  
MAYOR

---

Erika Kromm  
CLERK-TREASURER



130 Conservation Road, PO Box 10427  
 Thunder Bay, ON P7B 6T8  
 Phone: (807) 344-5857 | Fax: (807) 345-9156

February 26, 2024

VIA EMAIL: clerk@neebing.org

Erika Kromm  
 Clerk-Treasurer  
 Municipality of Neebing  
 4766 Highway 61  
 Neebing, Ontario P7L 0B5

Dear Ms. Kromm,

**Re: Application: Z01-2024  
 240 Mink Mountain Drive  
 Concession 9 Block R Part Mining Location 21B, 22B, 33Z and 34Z, Reference Plan 55R9160  
 Parts 1, 3 and 4 PT; Parts 2, 5 and 6 Parcel 25071; TBF Geographic Blake Township,  
 Municipality of Neebing  
 Owner: Mink Mountain Properties (2000) Ltd.**

Lakehead Region Conservation Authority (LRCA) staff have reviewed the above-noted Zoning By-law Amendment to reinstate the General Commercial Zone that was approved to accommodate the construction of Mink Mountain Resort in 1997 under By-Law 399-1997 for the property located at 240 Mink Mountain Drive.

#### **Documents Received and Reviewed by Staff**

Staff have reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020); as a regulatory authority under Ontario Regulation 180/06; related to policy applicability and to assist with implementation of the Lakehead Source Protection Plan under the *Clean Water Act*; and when applicable as a potential adjacent landowner.

#### **Recommendation**

Staff have no objection to the proposed Zoning By-law Amendment.

#### **Site Characteristics**

Existing mapping indicates that the subject property is within the LRCA Regulated Area. Regulated features include:

- 100-year flood level on Lake Superior and adjacent regulated buffer,
- Sturgeon Provincially Significant Wetland and adjacent regulated buffer,
- Unevaluated wetland and adjacent regulated buffer,
- Land zoned Hazard Land, Use Limitation or Environmental Protection.

**Delegated Responsibility and Statutory Comments:**

1. The Lakehead Region Conservation Authority has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement.
  - Application is consistent with Section 3.1 of the PPS.
2. The Lakehead Region Conservation Authority has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 180/06. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. The Lakehead Region Conservation Authority also regulates the alteration to or interference in any way with a watercourse or wetland.
  - The construction of any buildings or structures, the placing or dumping of fill, site grading, interference with a wetland, or any alteration to the shoreline or existing channel of a lake or watercourse may require a permit from the Authority.
  - Any development within the wetland may also require an Environmental Impact Statement prepared by a qualified professional.

**Summary**

Given the above comments, it is the opinion of the Lakehead Region Conservation Authority that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 180/06 does apply to the subject site. A permit from Lakehead Region Conservation Authority will be required prior to any development taking place in the regulated area;
3. The subject site is not located within an area that is subject to the policies contained in the Source Protection Plan.

This information is current at the time of writing and may be amended as more accurate information becomes available. If you should have any questions, please contact Melissa Hughson, Watershed Manager, at the Authority office.

Please forward a copy of the decision to the Conservation Authority.

Sincerely,



Scott Drebit  
GIS/Water Resources Technologist

Encl: Map



**240 Mink Mountain Drive**



**Legend**

-  Subject Property
-  Parcels
-  Approximate Regulated Area
-  Lake Superior Regulated Area
- Regulated Features:**
-  Regional Floodline
-  100 Year Floodline
-  Fill Line
-  Floodplain
-  Approximate 100 Year Lake Superior Floodline
-  Water Body
-  Provincially Significant Wetland
-  Evaluated Wetland
-  Unevaluated Wetland
-  Stream
-  River
- Roads**
-  Highway
-  Road
-  Street

0 250 500 750 m

**1:20,000**

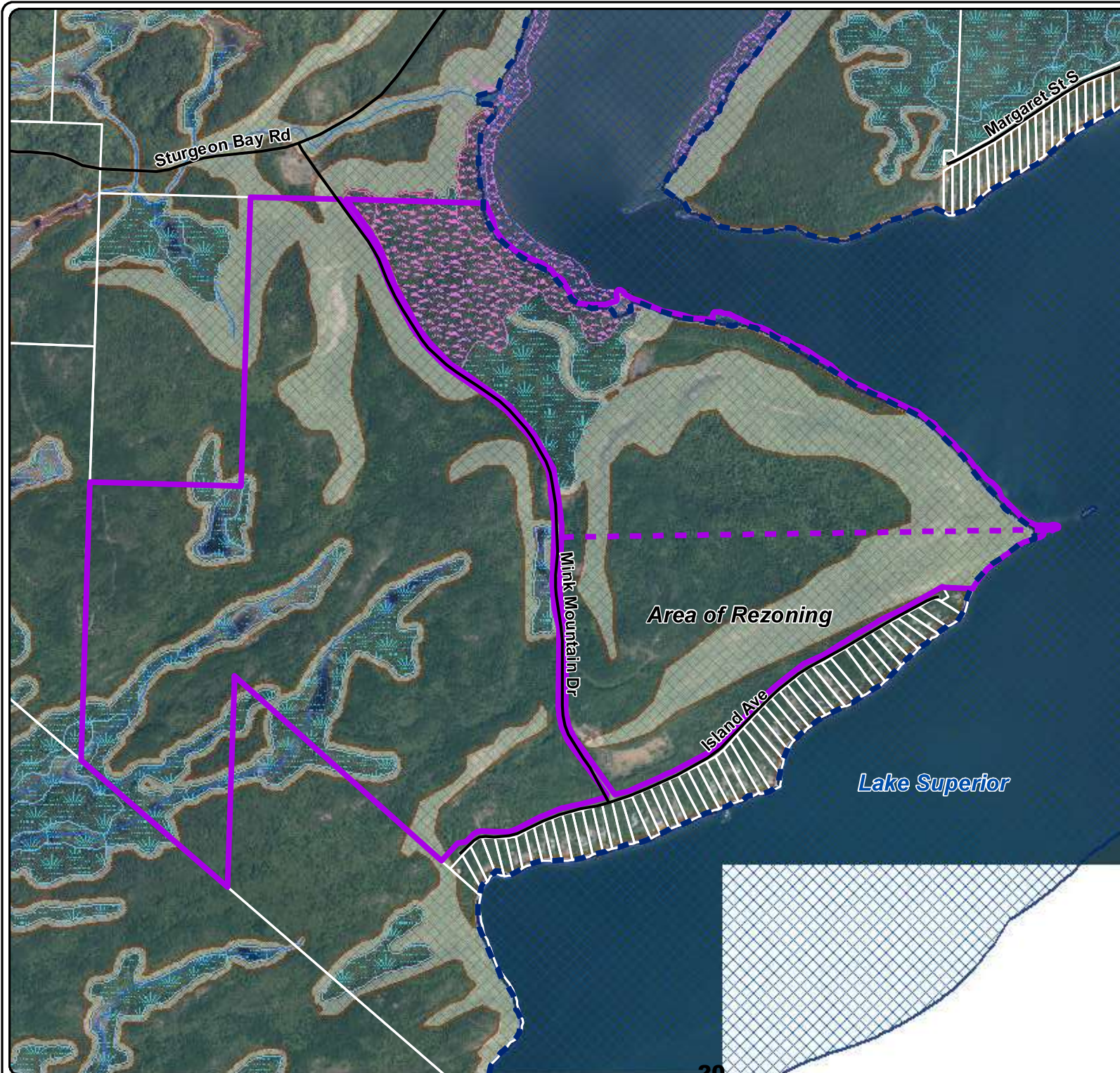
This publication was produced by:  
 Lakehead Region Conservation Authority  
 130 Conservation Rd,  
 Thunder Bay, ON  
 P7B 6T8

Base data used under license through the members of  
 the Ontario Geospatial Data Exchange.

This map is illustrative only. Do not rely on it as being a  
 precise indicator of routes or features, nor as a guide to  
 navigation.

Coordinate System: NAD 1983 CSRS UTM Zone 16N  
 Projection: Transverse Mercator  
 Datum: North American 1983 CSRS  
 Units: Meter

Created by: scott  
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**From:** Jessica Gerrits <gerritsonthelake@gmail.com>  
**Sent:** Monday, March 4, 2024 3:35 PM  
**To:** Katherine Hill; Erika Kromm; Jessica Gerrits  
**Subject:** Concern regarding Application for Re-zoning Z01-2024  
**Attachments:** Screenshot\_20240304\_153040\_Gmail.jpg

Good Afternoon,

I'm writing to express my concern as a resident residing adjacent to the property stated in the Application for Rezoning Z01-2024; I've placed a red box around my property for clarity;

- The image in the rezoning request Z01-2024 does not appear to factor in the Application for Severance B01-2024; the image would suggest the Rezoning Request will impact both the "Severance Lot" and the "Retained Lot" adjacent to Island Avenue.
- While I have no concerns as it relates to the Severance in B01-2024 or it's specific request to rezone from "Rural" to "General Commercial", I do have concern with the suggested request to rezone the residual property post-severance adjacent to Island Avenue.
- Am I correct that the rezoning impacts both properties post-severance? Providing I am, I will reiterate the neighborhoods resounding voice against this application:
  - While the application states no intent for development or sale, Rezoning decisions have ramifications for the future – ramifications we need to be highly thoughtful of.
  - This is a family-oriented peaceful and quiet neighborhood; property values and attraction to the area for hiking and recreation consider these factors. As someone specialized in property valuations through my profession, I understand the risk rezoning plays on property value. The considerations for use as indicated in the Neebing By-Law for General Commercial fully work to disrupt that status and value our neighborhood has worked hard to build since development began in the early 1990's.
  - While we are open to some risk for the "Severed Lot", we have comfort doing so knowing it supports the existing operations of the Lodge and it's resale as a going concern. The scale of rezoning for the severed lot is small in nature with minimal impact to the broader neighborhood (by land base adjacency to zoned Residential properties),
  - While the "Severed Lot" and "Retained Lot" is on a municipal road, it's important to reinforce that Island Avenue is a gravel road, with Sturgeon and Mink Mountain Drive being subject to material load bands in the Spring thaw; are we placing consideration to the Municipal Budget which will be required to address a shift for commercial operations? Uses under the by-law would require we consider the significant cost and impact on our tax base this decision could have.

I won't go on here however will be at the meetings alongside all residents living along Island Avenue – we all want to better understand the Re Zoning impact first in conjunction with the B01-2024 Severance before making the assumption and raising our collective voice.

Sincerely,

Jessica Gerrits

[Application-for-rezoning-Z01-2024.pdf \(neebing.org\)](#)

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**From:** Barriebuilt <barriebuilt@tbaytel.net>  
**Sent:** Tuesday, March 5, 2024 11:36 AM  
**To:** Erika Kromm; Mark Thibert; Katherine Hill; Brian Wright; Curtis Coulson; Gary Gardner; Brian Kurikka; coucilatlarge@neebing.org  
**Subject:** Mink Mountain applications

Carina and myself are owners of lots #50 & #56 on Island Avenue.

We would like to notify the committee of adjustment and the council that we are in support of the severance B01-2024.

However we are strongly opposed to the rezoning Z01-2024 because any of the permitted commercial uses would have negative repercussions in our pristine neighbourhood environment.

Regards,

Carina & Allen Barrie

(807) 631-1101



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**From:** C <nordligehjerte@gmail.com>  
**Sent:** Tuesday, March 5, 2024 12:32 PM  
**To:** Katherine Hill; Gordon Cuthbertson; Erika Kromm  
**Subject:** March 5, 2024: REZONING: Application Numbers B-1-2024 & Z01-2024

**Re: Application Numbers B-1-2024 & Z01-2024.** I have owned property at 120 Island Avenue since 2001 and am very concerned about the rezoning of a large piece of property behind the cottage/houses that line the lake (including mine).

I spoke with Erika Kromm at the municipality today after receiving a notice in the postal mail yesterday. Below is the information she provided:

- The land was zoned commercial in 1997 before the resort was built.
- The resort was built in 2001.
- In 2010 it was updated and the commercial zoning was not carried through -- basically the municipality made a mistake (they admitted this).
- Now the owner wants to sell the resort but can't because the property is non-conforming.
- The municipality's goal is to fix their mistake and rezone commercial so the owners can sell the resort.
- The municipality does not know long-term plans.

I absolutely **OPPOSE** the rezoning of the large piece of property proposed in Application Numbers B-1-2024 & Z01-2024. I do not oppose a **small section where the resort is located** to be rezoned commercial so the owner can sell. Rezoning this large section of land to commercial opens the area to development, which is certain to cause harm to the virgin land and nature, the animals who inhabit it and Lake Superior.

I will be live streaming your meeting tomorrow, March 6, 2024.

Thank you,

Carolyn Nelson  
612 968 9454



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**From:** John and Alison Paddington <paddingtonajjc@gmail.com>  
**Sent:** Tuesday, March 5, 2024 1:29 PM  
**To:** Erika Kromm  
**Subject:** Proposed Land Severance and Zoning By-law Amendment B01-2024 and Z01-2024

We would like to officially register our comments and concerns regarding the Application for Severance and Re-zoning - 240 Mink Mountain Drive - B01-2024 and Z01-2024.

We have no issue with the application for severance (B01-2024) of the parcel including Mink Mountain Resort.

We wish it to be known that we, as residents of Island Avenue, strongly object to the re-zoning of the parcel of land bordering Island Avenue to commercial (Z01-2024).

The permitted uses for a commercial property would not be appropriate for this parcel of land. Not only does it border a rural, residential area it also borders the shoreline of Lake Superior. We are very concerned about the negative impact a potential commercial venture would have here, both aesthetically and environmentally.

The land uses permitted under the rural designation would be appropriate.

Respectfully submitted,  
Alison and John Paddington  
178 Island Avenue  
Needing, On

Sent from my iPad

66 Island Ave  
Neebing, ON P7L 0C1

Municipality of Neebing  
4766 Highway 61  
Neebing, ON P7L 0B5

Attn: Erika Kromm, Clerk-Treasurer

5 March, 2024

Re: Notice of a Public Meeting being held to consider an application for a proposed Land Severance and Zoning By-Law Amendment  
(Application Numbers B01-2024 and Z01-2024)

The following comments and observations on the above subject matter are submitted for consideration by Council by Mary Ann Beckwith and Craig A McDonald, tenants in common of the property at 66 Island Ave.

With respect to the severance application B01-2024

We have no objection to the granting of the requested severance. The severance application available on the Neebing website indicates that the current and proposed use of the land in question is that of "Resort" which implies that the zoning applicable to the severed parcel ought to be "Commercial" notwithstanding the fact the current zoning, inadvertent or not, is not so designated.

We request that the severed parcel be zoned commercial so that the intended use can be legally pursued.

With respect to the re-zoning application Z01-2024

We note that the zoning originally established under By-Law 399-1997 was approved to accommodate the establishment of Mink Mountain Resort. For whatever reason at the time, considerably more property on the North side of Island Ave than required for the resort was captured under the Commercial Zone category.

Since 1997, the Mink Mountain community has developed along the South, or lakeside, of Island Ave.

Many of the permitted uses under the Commercial zoning are incompatible with the nature of the community as it currently exists. Accordingly, we propose that Council consider the following:

1. The severed parcel, if approved, be zoned Commercial such that the Mike Mountain Resort can continue to operate legally.
2. The balance of the 'Area of Re-zoning' indicated on the sketch attached to the subject Notice be left as is. Any future proposed development could then seek a zoning variance or re-zoning of a particular parcel taking into account the nature of the Island Ave community and the associated development at that time.

Respectfully submitted

Mary Ann Beckwith

Craig A McDonald

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**From:** Jamie Jarvis <jjarvis@tbaytel.net>  
**Sent:** Tuesday, March 5, 2024 5:39 PM  
**To:** Mark Thibert; Erika Kromm  
**Subject:** Rezoning of Mink Mountain Properties, Severance B01-2024, Rezoning Z01-2024

Dear Mayor Thibert:

I am sending you this letter as my wife DENYSE and I are unable to attend the Council meeting this Wednesday March 6 . I request that you read this letter aloud at the meeting regarding rezoning.

My first concern is that you and at least one councillor were not made aware of this important rezoning meeting. I find that in itself , to be a red flag . Was this important decision affecting our neighborhood to just be rubber stamped?

secondly I have no problem with rezoning the lodge to commercial but the land that goes with it, if sold to a new owner, could be developed all the way to Picnic Point which I am sure all the residents would object to.

Thirdly the wording of the rezoning of the parcel of land described in the rezoning is ambiguous . As a property owner who enjoys nature and the limited development of the area I need further clearly stated objectives of this rezoning.....Can we be assured that there will be no other future commercial development of this land?

Finally this seems to be rushed through with some questioned unanswered. I am not against economic growth . I believe the immediate area around the building could be rezoned as this is historical and a benefit to all. Can we take more time to resolve our concerns? This is indeed a matter for council to carefully consider keeping the needs of the community in mind.

Regards

Jamie and Denyse Jarvis

Comments regarding:

Application for Severance and Re-zoning - 240 Mink Mountain Drive (B01-2024 and Z01-2024)

We have no comment on the application for severance application (B01-2024).

We are opposed to the re-zoning of the 472 hectare parcel bordering Island Avenue (our neighborhood) to a commercial designation (Z01-2024).

Most of the permitted uses on the property if zoned commercial are not acceptable to us as the property in question is directly across from a lakefront residential neighborhood and along the shores of Lake Superior. Most acceptable uses can be accomplished through the current rural designation.

We understand the municipality's quest to increase the tax base and attract more business to the community but this is not the correct property to rezone to commercial thus opening up the area to potentially negative uses. The current residential properties along Island Avenue already provides Neebing with substantial income from property taxes.

The applicant runs a construction company and some of the permitted uses are "a commercial garage, service shop, repair shop etc. If the zoning is approved there is very little that could be done do to prevent the construction of these and similar establishments.

The designated area also includes a large area of frontage on Lake Superior which could be negatively affected by a commercial designation and subsequent development.

Most of us have made large investments in our homes because we are able to live in an area of unspoiled (both visual and environmental) beauty. If people wish to build their homes on available building lots then by all means do so, we do not object to residential use.

The permanent residents are already contending with increased vehicle traffic and late night noise from the rental units that are administered by the current commercial venture. The use of the Mink Mountain trail system has increased and parking along and at the end of Island Avenue is becoming an issue. Increased commercial activity will likely make these problems worse. We believe the municipality has some responsibility to not exacerbate the situation.

Regards: Frank and Nancy Luckai, 190 Island Ave.

May 27, 2024

Municipality of Neebing, Ontario

Re: Mink Mountain Rezoning Application

Dear Council Members,

I am the owner of the property located at 120 Island Avenue (lot 35). The property is divided into 2 parts; the upper cliff separated by the private road and the lower half where the house was built prior to my purchasing it in 2001. I am concerned about a notice in 2024 to **change the zoning of a large parcel of land along Island Avenue** that could affect my property and right to quiet contentment.

I stopped by the municipality on Friday, May 24, 2024 to pay property taxes and ask questions about a (second) rezoning meeting scheduled June 5, 2024. The people at the municipality were helpful and provided the information they had access to at the time, which included a **Mink Mountain Property Development Timeline (see attached)**.

**Questions:**

1. In 1992 when the rezoning of the subdivision was approved from "rural to recreation 2" Approved 238-1992. **Q: What exactly were the changes included in recreation 2? Please provide documentation.**
2. In 1996 when the application for re-zoning was received "to allow permitted uses in the rural zone: Recreational uses such as, but not limited to, hiking trails, cross country ski trails, bocci courts, tennis courts, horseshoe pits, baseball diamond. Approved 374-1996. **Q: Was the property still zoned rural? Because it states the "application to allow following permitted uses in the Rural Zone". Please provide documentation.**
3. In June 1997 a building permit was issued (#972) for a "Recreation Club House". **Q: What was the status of the zoning in 1996 when the building permit was issued? What is the "Club House"? Please provide more information and documentation.**
4. In June 1997 an "Application for Re-Zoning Received." The application to allow a recreational complex in the (still) RURAL ZONE for the part of the property that is 5 of 55R9130. Approved 391-1997. **Q: Please provide documents from 1997 that include the application, approval & map of "part of the property Part 5 of 55R9130". Please provide documentation.**
5. In July 1997 an application for Re-Zoning received "to change from Rural to General Commercial for the southern portion of ML 33Z (Part 5 of 55R9130) and a portion of ML B. Approved 399-197. **Q: Please provide documents from 1997 that include the application, approval, map and exactly the property that encompasses Part 5 of 55R9130 and a portion of ML B. Please provide documentation.**
6. In December 1998 a consent for an Easement was approved for a waterline across Mink Mountain Drive. **Q: Was there an application? Please provide documentation.**
7. In April 2000 an application for consent was received to create a lot for the resort. The consent was approved but never finalized. **Q: Please provide all documents from 2000 that include (but not limited to) the application, consent and exact land the "lot" entailed. Please provide documentation.**
8. In November 2000 a building permit was issued #1155 for the Resort/Lodge and #1156 Garage. **Q: Please provide all applications, permits, approvals & documentation for**

**the zoning for this structure in November 2000. Q: Would it be required the property be zoned commercial to build this structure? Q: What is the time “to perform” from the date of the application (1 year)? Please provide documentation.**

9. In August 2010 there was a “New Comprehensive Zoning By-Law passed 860-2010. This new by-law “repeals all previous zoning by-laws and amendments”. All amendments should have been carried forward through this revised zoning by-law but the zoning for Mink Mountain was “missed”. This is the point when it reverted back to the Rural Zone. **Q: Was, in fact, this property actually never officially zoned anything other than Rural? For example, it wasn’t that it was “missed” by the municipality because it actually was never officially changed from Rural to Recreational or Commercial? And therefore remains Rural to this day? Please provide all documentation.**
10. In September 2017 a “New comprehensive Zoning By-Law 2017-020 passed. It repeals all previous zoning by-laws and amendments. In THIS version an attempt to “correct the pervious error was made”. The property is zoned as a “dual zone”, which is not defined within the by-law which gives it no parameters to follow with regard to setback and permitted uses. **Q: Please provide documentation of this “New comprehensive zoning by-law”. Q: Please provide documentation of the official zoning status of the property in 2017. Please provide documentation.**

I have been a property owner since 2001 and have never been informed, notified or contacted via email, postal mail or phone call about ANY zoning changes that could affect my property and right to quiet contentment.

I am not necessarily opposed to some development in the area (for example the lodge area) but a blanket “commercial zoning” could entail anything from a resort to a gravel pit to mining. It is therefore extremely important **transparency** between the owner of the property, potential new owners of the lodge, the council members, homeowners and the community. **Open, transparent communication is crucial to ease speculation, fear and doubt.**

Thank you,

Carolyn Nelson  
120 Island Avenue

By Rural"

### Mink Mountain Property Development Timeline

Date	Event	Description
<b>By-law 164-1990 is the active Comprehensive Zoning By-law at this time</b>		
February 1991	Application for Consent Received	Application for 54 lot subdivision
1992	Plan of Subdivision M555 Approved	Created the lots on Island Avenue (exact date unknown, approval is through the Lakehead Rural Planning Board)
August 1992	Re-zoning for Subdivision Approved	Island Avenue lots rezoned from Rural to Recreation 2 Approved through By-law 238-1992
September 1996	Application for Re-zoning Received	Application to allow following permitted uses in the Rural Zone: Recreational uses such as, but not limited to, hiking trails, cross country ski trails, bocci courts, tennis courts, horseshoe pits, baseball diamond Approved through By-law 374-1996
June 1997	Building Permit #972 Issued	Recreation Club House
June 1997	Application for Re-zoning Received	Application to allow a recreational complex in the Rural Zone for the part of the property that is Part 5 of 55R9130. Approved through By-law 391-1997
July 1997	Application for Re-zoning Received	Application to change the zone from Rural to General Commercial for the southern portion of ML 332 (Part 5 of 55R9130) and a portion of ML B. Approved through By-law 399-1997
December 1998	Consent for an Easement Approved	Easement for waterline across Mink Mountain Drive
April 2000	Application for Consent Received	Application to create lot for resort. Consent approved but never finalized.
November 2000	Building Permit #1155 Issued	Resort Lodge
November 2000	Building Permit #1156 Issued	Garage
August 2010	New Comprehensive Zoning By-law 860-2010 Passed Did not include Amendment in 1997	Repeals all previous zoning by-laws and amendments. All amendments should have been carried forward through this revised zoning by-law but the rezoning for Mink Mountain was missed. This is the point when it reverted back to the Rural Zone.
September 2017	New Comprehensive Zoning By-law 2017-030 Passed	Repeals all previous zoning by-laws and amendments. In this version, an attempt to correct the previous error was made. The property is zoned as a "Dual Zone" which is not defined within the by-law which give it no parameters to follow with regards to setbacks and permitted uses.

encomp. pink Area → zoned Commercial

X

would not be able to build w/out COMMERCIAL ZONING ???

To perform 1 year

Now → 'Dual zoned' min a min property.  
2 years to create severance.



Neebing Municipality

May 26, 2024

Re: Application to re-zone 240 Mink Mountain Dr.

Council members,

My name is Bonnie Wuebben and I own a developed piece of property at 130 Island Ave.

Several of the lake lots in this development were divided into two parts to allow for private road access to the lower sections of the property; 130 (lot 37) is one of those divided lots.

In 2013 I chose to build my home on the upper section of my property which is in close proximity to Island Avenue.. Because of this reason I am particularly concerned with the zoning of the property directly across the street. When I was building in 2013, the property directly across from my cottage was zoned rural (re: 2010 Mink Mountain Property Development Timelines).

Recently I had the opportunity to review the "Mink Mountain Property Development Timeline" which is on file at the Neebing Municipal office. **The event listed in 2010 (14 years ago)** the New Comprehensive Zoning By-Law 860-2010. In this statement it declares the property in question to be Rural Zoned.

When I built my home in this pristine wooded area I could never have imagined that there would be the possibility of a commercial application directly across the street. The FACT that the land has been zoned RURAL since 2010 is very fundamental to me personally and financially.

"As I've stated, it's been 14 years since the zoning change took effect; this is a very different area than it was 14 years ago. New homes have and are being constructed and multiple new permanent residents have moved in. A commercial application thrown into the middle of a now quiet residential wooded area would have an unsettling negative effect.

I do not support the rezoning of all of the property as requested in the current application. I understand the Lodge needing that designation but, as per our meeting in March, those residents present, generally did not object to the Lodge being severed and that portion of the property being able to apply for the commercial rezoning.

I am confident that our council members will listen to the concerns of the residents in this area and will apply that information to their vote for **us**.

Bonnie Wuebben

130 Island Ave.

Neebing, ON P7L0C1

B.Y. Rural"

### Mink Mountain Property Development Timeline

Date	Event	Description
<i>By-law 164-1990 is the active Comprehensive Zoning By-law at this time</i>		
February 1991	Application for Consent Received	Application for 54 lot subdivision
1992	Plan of Subdivision M555 Approved	Created the lots on Island Avenue (exact date unknown, approval is through the Lakehead Rural Planning Board)
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encomp. pink Area → zoned Commercial

(\*)

would not be able to build w/out commercial zoning ???

← To perform 1 year

Now → 'Dual zoned' mink mtn property.  
2 years to create severance.

March 31, 2024

Municipality of Neebing Council

RE: Rezoning of 240 Mink Mountain Dr.

Councilors,

These numbers reflect the make up of the Island Avenue community (to the best of our knowledge). It demonstrates that this is a residential community and is not favorable to a large commercial development across the street from our homes.

## **Community of Mink Mountain**

### **53 Lots**

#### **29 Residential Homes**

#### **1 seasonal camp**

#### **15 vacant lots**

1 municipal lot (will never be developed)

#### **6 being prepped for building**

8 vacant

6 rentals Managed by Mink Mountain Resort

2 privately rented full time

Since 2010 when 240 Mink Mountain Drive was zoned "Rural"(according to the letter from the municipality dated Mar 24, 2024), approximately 28 properties (including rentals, vacant lands and homes) have changed ownership. These owners purchased their land/ homes when the property directly behind them was zoned Rural.

**This zoning is COMPATIBLE with the neighborhood that has evolved since 2010.**

Luc Pradal  
Bonnie Wuebben  
96 Island Ave.  
Neebing, On P7L 0C1