

The Corporation of the
Municipality of Neebing

AGENDA for Special Meeting of Neebing Council, Sitting as Committee of the Whole
Wednesday, December 18, 2024 at 5:30 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 **505 498 61**

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 53 of the Planning Act: Consent (Severance) for Mannisto Road

- 2.1 Application B09-2024 (for a severance to create two lots) 1-5
- 2.2 Report from Clerk-Treasurer Regarding the Application 6-17
(Recommendation to recommend that Council approve the severance.)
- 2.3 Receive Comments from Interested Members of the Public -
- 2.4 Debate Recommendation for Council -

4. Adjourn the Meeting

Municipality of Neebing
4766 Highway 61 Neebing, ON P7L 0B5
T: 807-474-5331 F: 1-807-474-5332

Application for Consent

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.
THE INFORMATION IN THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.

1. Owner/Applicant Information:

Name: MICHAEL DODD SMITH

Tel: 807-344-4253

Address: 256 MANNISTO ROAD E

Fax: ~~~~~

City/Prov/PC: NEEBING/ONT

Email: mikeydintbay@gmail.com

Name: MICHAEL DODD SMITH

Tel: SAME

Address: Same As Owner Above Or

Fax: ~~~~~

City/Prov/PC: SAME

Email: SAME

2. Agent Information Acting On Behalf Of Owner (If Any):

Name: ~~~~~

Tel: ~~~~~

Address: ~~~~~

Fax: ~~~~~

City/Prov/PC: ~~~~~

Email: ~~~~~

3. Indicate the type of transaction for which the severance is required (Mark X):

To sell/transfer property

To approve a lease with a term over 21 yrs.

To add property to another (consolidate)

For a mortgage over part of the land

To provide an easement/right of way

Other (specify):

Provide the names of other parties involved, if known. (i.e. purchaser, mortgagor, tenant, person requiring easement, etc.) PARCEL 1 TO BE TRANSFERRED TO MICHAEL DODD SMITH AND GREYSON DODD SMITH, PARCEL 2 TO BE TRANSFERRED TO SHANNON DODD SMITH AND DELLAH DODD SMITH

4. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances currently on the property, please provide details. If there are no encumbrances, please indicate so.:

NONE

5. Property legal description:			
Assessment Roll Number:	58-01-910-001-05100-0000 000		
Municipal Address (Or Abutting Road Name If Property Has No Address)	256 MANNISTO ROAD EAST, NEEBING, ONTARIO		
Registered Plan No.:	55 R-8689	Mining Location No.:	
Reference Plan No.:	Lot No.: NORTH HALF OF LOT 9		
Concession No.:	4	Part No.:	1
Sec. No.:			
6. Physical description/dimensions of the parcel that will be <u>RETAINED</u> after severance:			
Frontage in Meters:	496.3m (716.47+)	Depth in Meters:	301.752m
Area in Square Meters:	2149759	Area in Hectares:	14.97ha
Number of Buildings and Structures	Existing: 3	Proposed: 0	
Use of the Land	Existing: RURAL RESIDENTIAL Proposed: SAME		
Official Plan Designation:	RURAL	Zoning: RURAL	
7. Physical description/dimensions of the parcel(s) that will be SEVERED:			
FIRST PARCEL:			
Frontage in Meters:	150	Depth in Meters:	301.752
Area in Square Meters:	45262.8	Area in Hectares:	4.53
Number of Buildings and Structures	Existing: 0	Proposed: TBD	
Use of the Land	Existing: RURAL RESIDENTIAL Proposed: SAME		
Official Plan Designation:	RURAL	Zoning: RURAL	
SECOND PARCEL (if applicable):			
Frontage in Meters:	150	Depth in Meters:	301.752
Area in Square Meters:	45262.8	Area in Hectares:	4.53
Number of Buildings and Structures	Existing: 0	Proposed: TBD	
Use of the Land	Existing: RURAL RESIDENTIAL Proposed: SAME		
Official Plan Designation:	RURAL	Zoning: RURAL	
THIRD PARCEL (if applicable):			
Frontage in Meters:	~~~~~	Depth in Meters:	~~~~~
Area in Square Meters:	~~~~~	Area in Hectares:	~~~~~
Number of Buildings and Structures	Existing: ~~~~~	Proposed:	~~~~~
Use of the Land	Existing: ~~~~~ Proposed: ~~~~~		
Official Plan Designation:	~~~~~	Zoning: ~~~~~	

8.(a) Road access to retained parcel	Mark (X)	(b) Road access to severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Provincial Highway		Provincial Highway			
Municipal Road	X	Municipal Road	X	X	
Private Road		Private Road			
Right of Way		Right of Way			
Water Only**		Water Only**			

** (c) 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 lands.

9.(a) Water supply to the retained parcel	Mark (X)	(b) Water supply to the severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Privately Owned & Maintained Well	X	Privately Owned & Maintained Well	X	X	
Lake		Lake			
Other (specify):		Other (specify):			

10.(a) Septic service to the retained parcel	Mark (X)	(b) Septic service to the severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Privately Owned & Maintained Septic System	X	Privately Owned & Maintained Septic System			
Outhouse/Privy		Outhouse/Privy			
Other (specify):		Other (specify):			

11. Has the land ever been the subject of an application for a plan of subdivision under the Planning Act or a prior consent under the Planning Act?

YES NO

If YES, provide the File/Application Number, date of application, and the result and decision with respect to the application.

FIRST FROM ORIGINAL PROPERTY AS OF 1972, FILED AS DEPOSITED PLAN 55 R-8689 ON JUNE 12, 1991

12. Were any land parcels severed from this property since October 4, 1972?

YES NO

If YES, advise how many times the property has been severed and when this happened.

SEE ABOVE

13. Have any land parcels been severed from the original parcel that was acquired by the Applicant?

YES NO

If YES, advise how many times the property has been severed and when this happened.

14. Is the subject land the subject of any other applications under the Planning Act?

YES NO

If YES, provide the file/application number and the status of such applications.

Official Plan Amendment:	<u> </u>	Plan of Subdivision:	<u> </u>
Zoning By-law Amendment:	<u> </u>	Minor Variance:	<u> </u>
Minister's Zoning Order:	<u> </u>	Consent:	<u> </u>

15. Is this application consistent with the Provincial Policy Statement issued under the Planning Act?

YES NO

CERTIFICATE OF THE APPLICANT

I/We MICHAEL DODD SMITH of the Municipality/Township/City of NEEBING

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 Needing. This 22nd day of November 2024

Applicant(s) Signature:

Michael G. Dodd

Laura Jones
LAURA JONES
a Commissioner, etc. Province of Ontario
Commissioner for Taking Affidavits
for the Municipality of Neebing,
as Deputy Clerk-Treasurer

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/belhalves: 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

PLAN OF SURVEY OF PART OF THE NORTH HALF OF LOT 9, CONCESSION 4 TOWNSHIP OF PEARSON DISTRICT OF THUNDER BAY SCALE = 1:2500

P.R. MILTON O.L.S. 1891

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

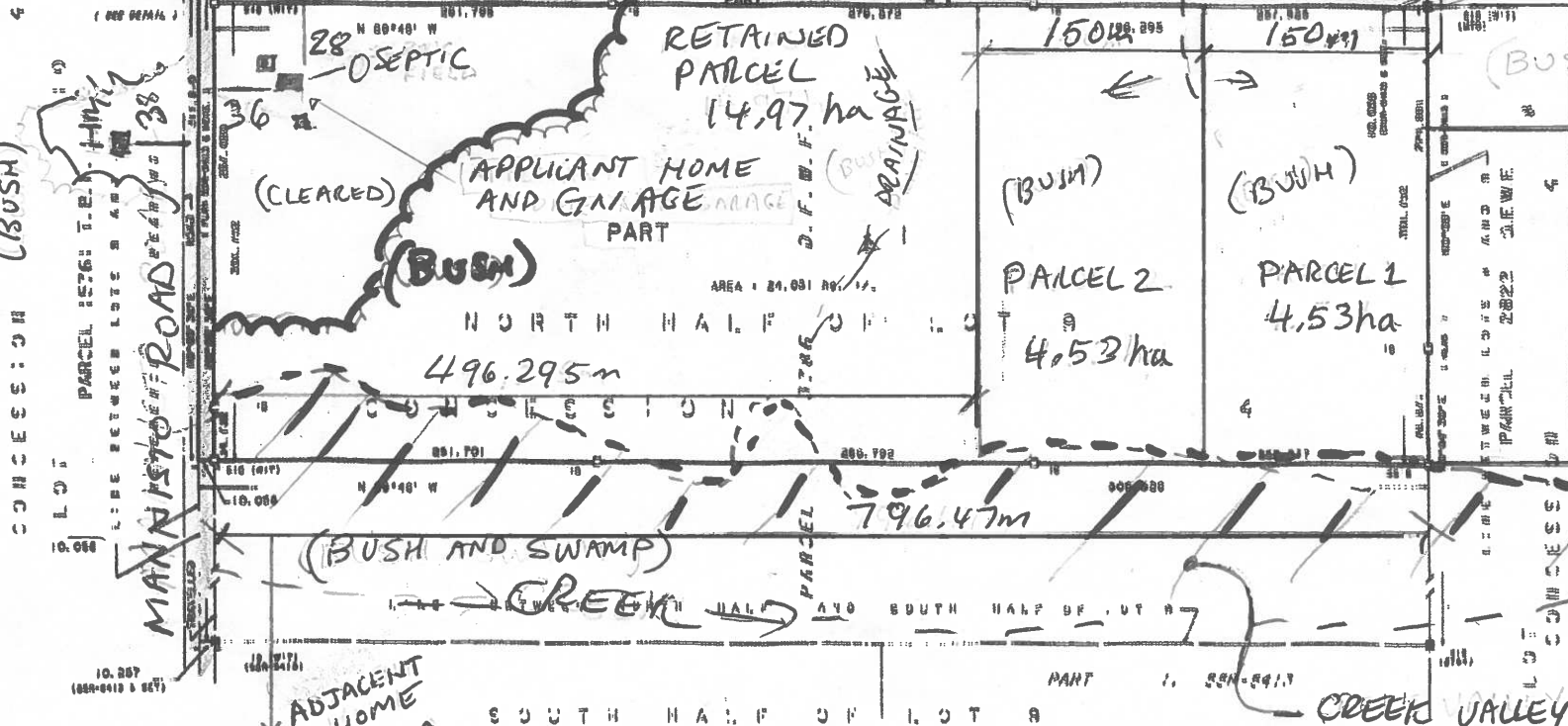
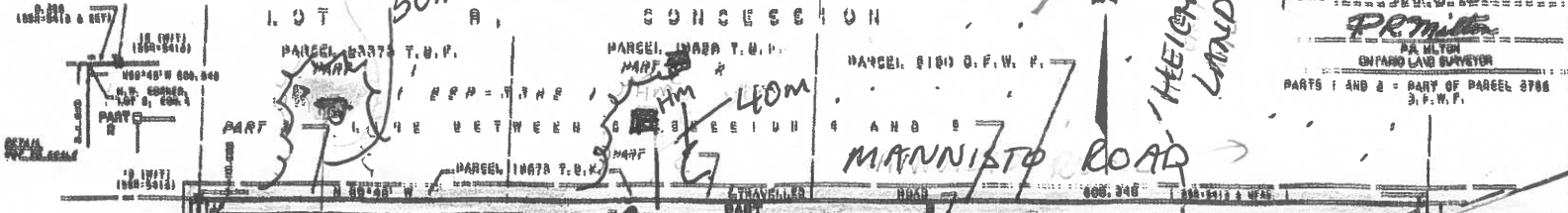
NOTES DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN 55 R-8689 RECEIVED AND DEPOSITED DATE JUN 12 1991

FOR THE LAND TRANSFER ACT AND THE REGISTRATION ACT DIVISION OF THUNDER BAY

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE JUN 6 1991

P.R. MILTON ONTARIO LAND SURVEYOR PARTS 1 AND 2 = PART OF PARCEL 3766 S.F.W.F.



SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 03 RD. DAY OF MAY 1991.
P.R. MILTON
P.R. MILTON
ONTARIO LAND SURVEYOR
THUNDER BAY, ONT.
MAY 30, 1991

LEGEND
□ 818 INDICATES STANDARD IRON BAR
□ 8518 INDICATES SHORT STANDARD IRON BAR
□ 10 INDICATES IRON BAR
□ INDICATES FOUND MONUMENT
□ INDICATES PLANTED MONUMENT
□ INDICATES PHILLIPS, WILSON & MILTON O.L.S.
WIT INDICATES WITNESS
764 INDICATES J.C. MARKUS O.L.S.
MTO INDICATES MINISTRY OF TRANSPORTATION OF ONTARIO

NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF LOT 9 AS SHOWN ON DEPOSITED PLAN 55 R-8413 HAVING A BEARING OF N 0°06' 50"E

PEARSON, WILSON & MILTON LTD. ONTARIO LAND SURVEYORS THUNDER BAY, ONT. MAY 30, 1991

Manniato

CONCESSION 4
LOT 9
MANNIATO ROAD

ADJACENT HOME 180m

ADJACENT HOME 270m

301.752

CREEK

SWAMP
LRCA
REGULATE

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

Date: Prepared December 13, 2024, for Special Committee of the Whole Meeting on December 18, 2024

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

Subject: Application B09-2024 for Consent (Severance) to Create Two Lots (for a total of three, including the Retained Parcel)
Property File 58-01-910-001-05100-0000
Mannisto Road
Geographic Pearson Township

Submitted by: Erika Kromm, Clerk-Treasurer

RECOMMENDATION

With respect to the application brought by Michael Dodd Smith, the property owner, for a severance to create two new lots (plus the retained parcel), 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 Michael Dodd Smith, the property owner, relative to property with municipal address 256 Mannisto Road, and legally described as Concession 4, Part North ½ of Lot 9, Part 1 on Reference Plan 8689, Parcel 24642, within geographic Pearson Township, Municipality of Neebing, in the District of Thunder Bay, Committee of the Whole recommends:

THAT the consent requested in Application B09-2024, as submitted by the owner to sever two lots from their property, be approved, subject to the following conditions:

- a) A survey is finalized and registered;
- b) A driveway entrance pre-approval is received from the Roads Foreman for the severed lots.
- c) Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed lot for septic services is obtained;
- d) If it is not already in Municipal Ownership, that portion of Mannisto Road that is adjacent to the Severed Lots is transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and
- e) Conveyance of the road allowance and the lots 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 locations for the severed and retained lots will not result in negative impacts to any nearby residential property owners;
- The severed lot represents “infill” development on Mannisto Road; and
- The application does not impose any additional service requirements on the Municipality.

DISCUSSION

Description of Proposal

The Subject Property is a residential lot, located on the south side of Mannisto Road. The property is currently zoned “Rural”.

The application proposes to create two new lots plus the retained.

One other lot has been severed from this property since October 4, 1972. If this severance is granted, no more severances could be granted for the Subject Property (as per the Province’s severance limitation rules).

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 application (Item 2.1 on the agenda) contains a diagram showing the lot fabric in the vicinity of the Subject Property. The properties in the area are rural residential and forested vacant lots.

Relevant Provincial Policies

The following are relevant excerpts from the Provincial Planning Statement 2024:

- 2.5.1(a) Healthy, integrated and viable rural areas should be supported by building upon rural character, and leveraging rural amenities and assets.

(This application creates a building site opportunity that is compatible with the rural landscape and uses existing amenities.)

- 2.6.2 Development that can be sustained by rural service levels should be promoted.

(This application creates a building site opportunity that does not increase the required service levels.)

- 2.6.3 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

(This application does not require municipal or provincial infrastructure expansion; conditions ensure septic viability)

Relevant Policies in Neebing's 2008 Official Plan

The following are relevant excerpts from the Official Plan:

- 2.2.1 Consents shall only be granted that conform with the policies of this Plan, provided that:
Consents shall only be granted that conform with the policies of this Plan, provided that:
- (a) The retained and severed lot(s) can be adequately and safely serviced;
 - (b) The soil and drainage conditions are adequate for the proposed use and permit the proper siting of buildings and the installation of private septic disposal systems;
 - (c) The lands front onto a public road that is maintained by the Municipality or the Province and is of an acceptable standard of construction;
 - (d) ...
 - (e) No traffic hazard is created by the consent, and safe access/egress to the retained and severed lot(s) is feasible;
 - (f) The consent does not result in land use conflicts with existing nearby uses;
 - (g) The lot size and configuration are suitable for the proposed use and, where possible, consistent with adjacent development;
 - (h) The requirements of the Minimum Distance Separation Criteria 1 are adhered to when a consent for residential purposes is being proposed in proximity to existing livestock operations;
 - (i) The consent does not result in land locked parcels being created;
 - (j) The proposed use can be safely located away from and outside of floodways of rivers and streams, use limitation areas, mine hazards and areas designated Environmental Protection;
 - (k) ...
 - (l) Subject to all other policies of this plan, not more than 4 lots, inclusive of the retained part shall be permitted from a parcel of land held under unity of ownership as of October 4, 1972.

The proposed severance falls within all of the above relevant paragraphs. With respect to the MDS Criteria 1, there are no livestock operations in the vicinity of the Subject Property.

- 4.3.2 The Rural area is characterized as a low density, multi-purpose area in which a variety of land uses can be accommodated in a compatible manner consistent with the rural character of the Municipality

The proposed severance, does not detract from the low density characteristics of the Rural area. The proposed severed and retained lot meet Zoning By-law frontage, depth and overall size requirements.

- 4.3.5 While land in the rural designation may be developed for a variety of uses, regard shall be given to ensure that development is compatible with surrounding land uses and appropriate for the site before development approval is given.

The development is compatible with surrounding land and appropriate for the Subject Property

- 4.3.6 Rural residential uses shall be permitted in the Rural designation on existing lots of record and on lots created through the consent and subdivision process in accordance with the policies of this Plan (Section 2.2) and provided that:

- (a) New lots for rural residential uses must be a minimum area necessary for the use permitted and the installation of a private water supply and sanitary sewage disposal system approved by the Thunder Bay District Health Unit or designated authority, however, now new residential lot shall be smaller than 1.0 hectare;
- (b) New rural residential uses should be a reasonable distance and are oriented away from industrial uses ...
- (c) New rural residential uses should not conflict with existing agricultural operations and will comply with the Minimum Distance Separation Criteria I, as amended from time to time; and
- (d) In the Rural area a maximum of 4 residential lots per holding can be created by consent from a parcel of land held under unity of ownership as of October 4, 1972, inclusive of the retained part provided all of the above matters and other policies of this Plan can be suitably addressed.

The proposed severance falls within all of the above relevant paragraphs. With respect to the MDS Criteria 1, there are no livestock operations in the vicinity of the Subject Property.

Comments Received

Hydro One

Administration received acknowledgement from Hydro One regarding receipt of notification on December 9, 2024. Hydro One does not have any comments or concerns.

Lakehead Region Conservation Authority

Administration received acknowledgement from Lakehead Region Conservation Authority (LRCA) regarding receipt of notification on December 5, 2024. LRCA does not have any objections to the application.

General Public

As at the time this report was prepared, no members of the general public had commented on the application.

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.

CONCLUSION

Administration concludes that the proposed severance is supported by the policies and general intent of Neebing's Official Plan and the Provincial Planning Statement, 2024.

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 layer over the Rural Zoning for the Subject Property
3. Correspondence from Hydro One and LRCA

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	Michael Dodd Smith
Agent	None
Property Location	Geographic Township of Pearson South side of Mannisto Road
Legal Description	Concession 4, Part North ½ of Lot 9, Part 1 on Reference Plan 8689, Parcel 24642, within geographic Pearson Township, Municipality of Neebing, in the District of Thunder Bay
Municipal Address	256 Mannisto Road
Property Dimensions	Subject Property: 24 hectares, with approximately 796 meters of frontage Mannisto Road
	Proposed Retained Lot: 15 hectares, with approximately 496 meters of frontage on Mannisto Road
	Proposed Severed Lot 1: 4.5 hectares, with approximately 150 meters of frontage on Mannisto Road
	Proposed Severed Lot 2: 4.5 hectares, with approximately 150 meters of frontage on Mannisto Road
Existing Use	Residential
Existing Structures	3
Proposed Use	Residential
Municipal Services	Retained and Severed Lots have frontage on Mannisto Road
Official Plan Designation	Rural
Proposed Official Plan Designation	No change
Current Zoning	Rural
Proposed Zoning	No change.
Proposed Severance	To create a total of three lots – with the Retained Lot having 15 hectares, and the severed lots each having 4.5 hectares.
Agencies/Authorities to whom notice was sent:	Circulated: Lakehead Region Conservation Authority; Lakehead Rural Planning Board; Ministry of Natural Resources & Forestry; Ministry of Municipal Affairs and Housing; Thunder Bay District Health Unit; Hydro One (Twice: Board and Land Use Planning Section); Ontario Power Corporation; Enbridge Gas; Fort William First Nation; Métis Nation of Ontario; and Red Sky Métis Nation.
Pre-circulation	Completed November 28, 2024
Comments Received	LRCA and Hydro One
Public Meeting Notice	Given, as required on November 28, 2024 email to public agencies and First Nations; and personal delivery to property owners of property within the prescribed distance. Signs were posted on the Subject Property approximately 3 days later Posted to Municipality's website
	December 13, 2024

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

Subject Property



Grey shading is the “Rural” zone. The pink and green hatches mark the “use limitation” layer (LRCA Regulated Area).

Erika Kromm

From: AMIN Pranav <Pranav.Amin1@HydroOne.com>
Sent: Monday, December 9, 2024 10:31 PM
To: Erika Kromm
Subject: Neebing - 256 Mannisto Road East - B09-2024

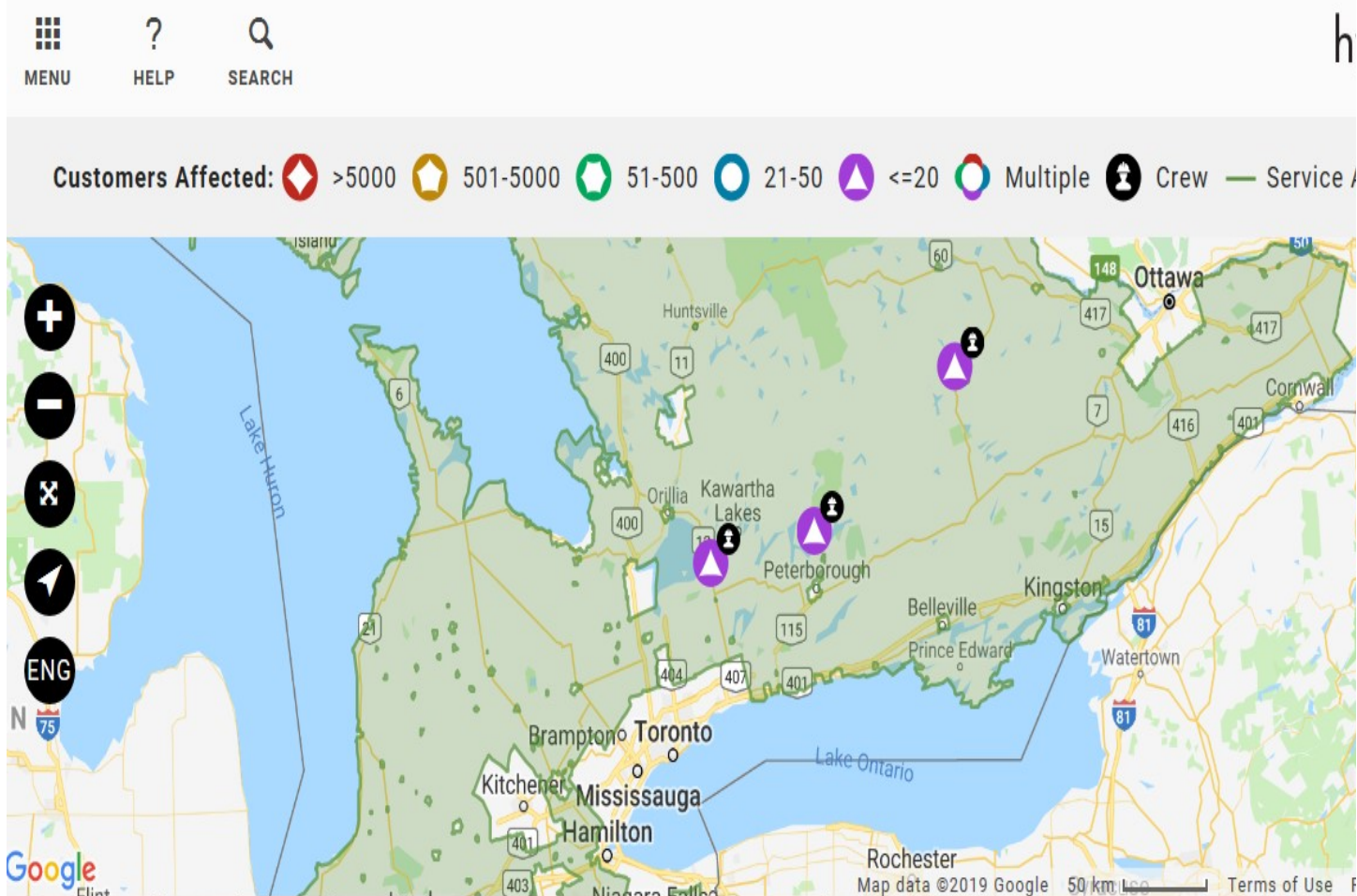
Hello,

We are in receipt of your Application for Consent, B09-2024 dated 2024-11-28. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre (hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead,

Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

December 5, 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: B09-2024
256 Mannisto Road East
Concession 4, Part North ½ of Lot 9, Part 1 on Reference Plan 8689, Parcel 24642
Geographic Pearson Township, Municipality of Neebing
Applicant: Michael Dodd Smith**

Lakehead Region Conservation Authority (LRCA) staff have reviewed the above-noted consent application to create two new lots plus the retained lot located on 256 Mannisto Road East, legally known as Concession 4, Part North ½ of Lot 9, Part 1 on Reference Plan 8689, Parcel 24642, within geographic Pearson Township, Municipality of Neebing.

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 5.2 of the Provincial Planning Statement (PPS, 2024); as a regulatory authority under Ontario Regulation 41/24; 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 Consent application.

Site Characteristics

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

- Tributary of the Slate River and adjacent regulated buffer,
- Unevaluated wetland and associated adjacent regulated buffer.

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 5.2 of the Provincial Planning Statement.
 - Application is consistent with Section 5.2 of the PPS.
2. The Lakehead Region Conservation Authority has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. 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, unstable soil and bedrock are not affected, and the activity is not likely to create conditions that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.
 - The construction of any buildings or structures, the placing, dumping or removal of fill, site grading, interference with a wetland, or any alteration to the shoreline of a lake or existing channel of a river, creek, stream 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 5.2 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 does apply to the subject site. A permit from the 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

256 Mannisto Road (B09-2024)



Legend

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

0 50 100 150 200 250 m



1:7,500

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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