

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

Held online via GoToMeeting web conference system  
On Wednesday, October 7, 2020, 5:00 pm

**PRESENT:** Mayor Erwin Butikofer  
 Councillor at Large Gordon Cuthbertson  
 Crooks Councillor Brian Wright  
 Scoble Councillor Brian Kurikka  
 Pearson Councillor Gary Gardner  
 Pardee Councillor Curtis Coulson  
 Blake Councillor Mark Thibert

**STAFF PRESENT:**

Erika Kromm, Clerk-Treasurer  
 Laura Jones, Deputy Clerk-Treasurer

**1. PRELIMINARY MATTERS:**

- (a) Call to Order: Mayor Butikofer called the meeting to order at 5:00 p.m.
- (b) Attendance: Attendance was recorded.
- (c) Declarations of Interest:

No declarations of interest were brought forward.

**2. PUBLIC MEETING UNDER SECTION 53 OF THE PLANNING ACT: CONSENT (SEVERANCE) FOR STEVE SAWCHUK (482 UNION SCHOOL ROAD)**

**2.1. Application B02-2020 (for a severance to create 2 lots)**

Mr. Sawchuk was present in the gallery to address the consent application. No other persons were present to address this matter.

**2.2. Report from Clerk-Treasurer Regarding Administration's Recommendations  
 (Recommendation that Council approve the application, with conditions)**

The Clerk-Treasurer provided an overview of the application. The Lakehead Regional Conservation Authority provided comments acknowledging the Use Limitation areas, but did not oppose the creation of the lots.

No residents' concerns were received.

### **2.3. Debate Recommendation for Council**

Members of the public were invited to speak in favour or against the application. No other members of the public were present. No comments were made.

The Applicant was asked if he wished to speak. Mr. Sawchuk stated he was interested in creating additional lots if the option was available.

Council was invited to ask questions of the applicant. No further comments or questions were raised.

#### **Rec. No. 2020-10-05**

Moved by: Councillor Cuthbertson  
Seconded by: Councillor Thibert

WHEREAS Committee of the Whole considers that approval of the application brought by Steve Sawchuk to sever two lots from property a 482 Union School Road South represents good planning;

AND WHEREAS Committee of the Whole considers that the proposed locations for the severed and retained lots will not result in negative impacts to any nearby residential property owners;

AND WHEREAS the severed lots represent "infill" development on Mannisto Road;

AND WHEREAS Committee of the Whole recognizes that the approval of the application will not result in any additional service requirements from the Municipality,

NOW THEREFORE BE IT RESOLVED THAT, a public meeting having been held with respect to the application by Steve Sawchuk, relative to property with a municipal address of 482 Union School Road South located at the northeast corner of Union School Road South and Wamsley Road, and legally described as the South Part Lot 10, Concession 4, Less 55R11901 Parts 1 and 2, in the Municipality of Neebing (geographic Pearson Township) and the District of Thunder Bay, Committee of the Whole recommends to Council the consent requested in Application B02-2020, as submitted by the owner to sever two lots from their property, be approved by Council, subject to the following conditions:

- a) A survey is finalized and registered;
- b) Driveway entrances for the retained lot, and for both severed lots, are approved by the Working Roads Foreman;

- c) Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed and retained lots for septic services is obtained;
- d) If it is not already in Municipal Ownership, those portions of Union School Road South and Mannisto Road that are adjacent to the Severed Lots are transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and
- e) Conveyance of the road allowance and the two severed lots must occur within twelve (12) months of the date that this decision becomes final and binding.

**CARRIED ✓**

**3. Application B04-2020 (for a severance to create 3 lots at 140 Union school Road South)**

**3.1. Application B04-2020 (for a severance to create 3 lots)**

Mr. Sawchuk was present in the gallery to address the consent application. No other persons were present to address this matter.

**3.2. Report from Clerk-Treasurer Regarding Administration's Recommendations  
(Recommendation that Council approve the application, with conditions)**

The Clerk-Treasurer provided an overview of the application. The Lakehead Regional Conservation Authority provided comments acknowledging the Use Limitation areas, but did not oppose the creation of the lots.

Comments were received from one property owner. His concern was that the properties might be used for hunting and will increase the occurrence of trespassing by hunters on his property. The concerns regarding trespassing and hunting are a public law matter, not a municipal planning issue.

**3.3. Debate Recommendation for Council**

Members of the public were invited to speak in favour or against the application. No other members of the public were present.

Steve Sawchuk stated that the crown land property has a driveway at the end of the road, and the driveway could be dug out to discourage trespassing.

Council was invited to ask questions of the applicant.

Councillor Cuthbertson inquired as to the proposed use of the lots. Mr. Sawchuck stated that he expected people who want to have residential property in the country would purchase the lots.

Rec. No. 2020-10-06

Moved by: Councillor Coulson

Seconded by: Councillor Thibert

WHEREAS Committee of the Whole considers that approval of the application brought by Steve Sawchuk to sever three lots from property a 140 Union School Road South represents good planning;

AND WHEREAS Committee of the Whole considers that the proposed locations for the severed and retained lots will not result in negative impacts to any nearby residential property owners;

AND WHEREAS the severed lots represent "infill" development on Pearson Road;

AND WHEREAS Committee of the Whole recognizes that the approval of the application will not result in any additional service requirements from the Municipality,

NOW THEREFORE BE IT RESOLVED THAT, a public meeting having been held with respect to the application by Steve Sawchuk, relative to property with a municipal address of 140 Union School Road South located at the northeast corner of Union School Road South and Wamsley Road, and legally described as the South Part Lot 12, Concession 1, Parcel 5566, in the Municipality of Neebing (geographic Pearson Township) and the District of Thunder Bay, Committee of the Whole recommends to Council that the consent requested in Application B04-2020, as submitted by the owner to sever three lots from their property, be approved by Council, subject to the following conditions:

- a) A survey is finalized and registered;
- b) Driveway entrances for the retained lot, and for both severed lots, are approved by the Working Roads Foreman;
- c) Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed and retained lots for septic services is obtained;
- d) If it is not already in Municipal Ownership, those portions of Union School Road South and Pearson Road that are adjacent to the Severed Lots are transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and

- e) Conveyance of the road allowance and the three severed lots must occur within twelve (12) months of the date that this decision becomes final and binding.

**CARRIED ✓**

4. Application B03-2020 (for a severance to create one lot on the property located at 276 Cloud River Road East)

4.1. Application B03-2020 (for a severance to create one lot)

Ms. Plexman was not present in the gallery to address the consent application. No other persons were present to address this matter.

4.2. Report from Clerk-Treasurer Regarding Administration's Recommendations  
(Recommendation that Council approve the application, with conditions)

The Clerk-Treasurer provided an overview of the application. The Lakehead Regional Conservation Authority provided comments acknowledging the Use Limitation areas, but did not oppose the creation of the lot.

No residents' concerns were received.

4.3. Debate Recommendation for Council

Members of the public were invited to speak in favour or against the application. The applicant was not present and no comments were made.

Rec. No. 2020-10-07

Moved by: Councillor Wright  
Seconded by: Councillor Kurikka

WHEREAS Committee of the Whole considers that approval of the application brought by Laura Plexman to sever one lot from property a 276 Cloud River Road East represents good planning;

AND WHEREAS Committee of the Whole considers that the proposed locations for the severed and retained lots will not result in negative impacts to any nearby residential property owners;

AND WHEREAS the severed lot represents "infill" development on Cloud River Road East;

AND WHEREAS Committee of the Whole recognizes that the approval of the application will not result in any additional service requirements from the Municipality,

NOW THEREFORE BE IT RESOLVED THAT, a public meeting having been held with respect to the application by Laura Plexman, relative to property with a municipal address of 276 Cloud River Road East located at the end of Cloud River Road East on the South side, and legally described as the North Part Lot 1, Concession 4, in the Municipality of Neebing (geographic Crooks Township) and the District of Thunder Bay, Committee of the Whole recommends to Council that the consent requested in Application B03-2020, as submitted by the owner to sever one lot from their property, be approved by Council, subject to the following conditions:

- a) A survey is finalized and registered;
- b) Driveway entrances for the retained lot, and for the severed lot, are approved by the Working Roads Foreman;
- c) Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed and retained lots for septic services is obtained;
- d) If it is not already in Municipal Ownership, the portion of Cloud River Road East that is adjacent to the Severed Lot is transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and
- e) Conveyance of the road allowance and the severed lot must occur within twelve (12) months of the date that this decision becomes final and binding.

CARRIED ✓

**5. ADJOURN THE MEETING**

Mayor Butikofer reminded the audience that these proceedings are recommendations only, and they would be brought forward to Council for consideration during the regular Council meeting held at 6:00 pm on October 7, 2020.

The time being 5:19 PM Mayor Butikofer adjourned the Special Meeting of Council.

SPECIAL MEETING OF COUNCIL

  
Erwin Butikofer  
MAYOR

  
Erika Kromm  
CLERK-TREASURER

