

The Corporation of the
Municipality of Neebing

AGENDA for Special Meeting of Neebing Council, Sitting as Committee of the Whole
October 6, 2021 at 5:00 p.m.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/382650333>

You can also dial in using your phone.

Canada (Toll Free): [1 888 299 1889](tel:18882991889) Access Code: **382-650-333**

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: Site Specific Zoning By-law
Amendment for 44 Oleksuk Road**

- 2.1 Application Z02-2021 1-6
- 2.2 Report from Clerk-Treasurer Regarding Administration's Recommendations for
a general amendment to the Zoning By-law 7-13
(Recommendation to Recommend that Council approve the requested
amendment)
- 2.3 Receive Comments from Interested Members of the Public -
- 2.4 Consider Recommendations to 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 Re-Zoning and/or
 Official Plan Amendment**

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: Gwendolyn Marsonet	Tel: 807-358-5571
Address: 44 Oleksuk Rd.	Fax:
City/Prov/PC: Neebing, ON, P7L0B3	Email: gwen@borderlandsfarm.ca
Name: Brody Marsonet	Tel: 807-358-5572
Address Same As Owner Above <input checked="" type="checkbox"/> Or	Fax:
City/Prov/PC:	Email: brody@borderlandsfarm.ca

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

Name:	Tel:
Address:	Fax:
City/Prov/PC:	Email:

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.:

There aren't any encumbrances.

4. Property Legal Description:

Assessment Roll Number:	58-01-030-006-33600-0000		
Municipal Address (Or Abutting Road Name If Property Has No Address)	44 Oleksuk Rd. Neebing ON P7L0B3		
Registered Plan No.:	Mining Location No.:		
Reference Plan No.:	Lot No.:		
Concession No.: 9	Part No.: SEC 10	Sec. No.:	

BLAKE CON. 9 PT SEC 10 PCL 2083

NE 1/4 SEC 10 CON 9 BLAKE EXCEPT 1+2 55 R13242

5. Physical description/dimensions of the parcel:		
Frontage in Meters: ~ 550	Depth in Meters: ~ 1.44km	
Area in Square Meters: ~ 650,000	Area in Hectares: 65	
Number of Buildings and Structures	Existing: 7	Proposed: 8
(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.)		
Use of the Land	Existing: Residential/Farm	Proposed: Same.
Number of years existing use has been ongoing:	It is almost a century farm.	
Year the Applicant purchase the property:	2017	
Official Plan Designation:	Existing Zoning: Rural	
6. Are you seeking a New Official Plan designation?		
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
If YES, please indicate what is desired (attach more pages if necessary).		
7. Are you seeking a site-specific Official Plan policy amendment?		
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
If YES, please indicate what is desired (attach more pages if necessary).		
8. Are you seeking a new Zone?		
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
If YES, please indicate which zone you are seeking.		
9. Are you seeking changes to the Zone Regulations (set-backs)?		
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.:

We would like to build a second dwelling so that family members can live and work on the farm. It would be a workshop / garage on the main floor with living quarters on the second.

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.:

Current driveway will be expanded a bit to access new dwelling. see drawing.

13. Water supply to the property:

Mark (X)

X	Privately Owned and Maintained Individual Well
	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	<input checked="" type="checkbox"/>	Ditches
	Swales		Other (specify):
14. Is the subject land the subject of any other applications under the Planning Act?			
YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>	
If YES, provide the file/application number(s) and the status of such applications.			
Official Plan Amendment:		Plan of Subdivision:	
Zoning By-law Amendment:		Minor Variance:	
Minister's Zoning Order:		Consent:	
15. Is ANY boundary line of the Property:			Mark (X)
...within 500 metres of an agricultural operation?			YES
...within 500 metres of a landfill operation?			NO
...within 500 metres of mineral aggregate operations or a pit or a quarry?			YES
If YES, will the development hinder continued operations of extraction?			NO
...within 125 metres of a significant wetland?			YES
Does any portion of the Property contain habitat of any endangered or threatened species (plant or animal)?			NO
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.			
<p>As a farm, the proposed building is in alignment with typical farm buildings, as its not uncommon to have multiple generations of a family living and working on a farm. In a rural setting, the building blends with the look of a farm.</p>			
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.			

CERTIFICATE OF THE APPLICANT

I/We Ewendolyn Marsonet + Brady Marsonet of the Municipality/Township/City of Needing

Needing 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 31 day of August, 2021.

Lawm Jones
Commissioner for Taking Affidavits
Lawm Jones Deputy - Clerk-Treasurer

Applicant(s) Signature:

[Signature]
[Signature]

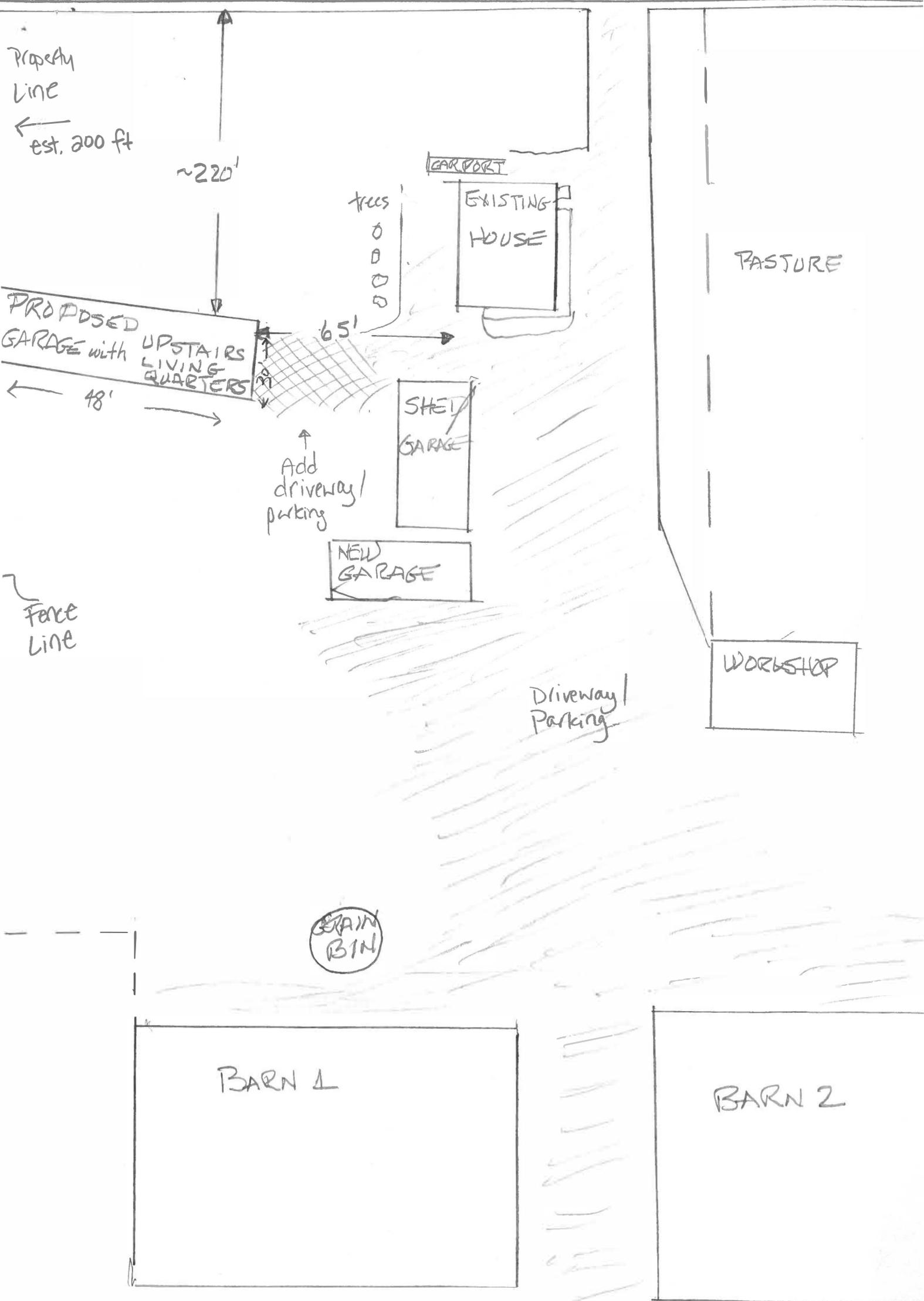
If the Applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporate Seal shall be affixed – or written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

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**

Date: October 1, 2021 for Special Committee of the Whole Meeting
October 6, 2021

To: Mayor and Council

Subject: Application for Re-Zoning

Submitted by: Erika Kromm, Clerk-Treasurer

RECOMMENDATION

With respect to this Report, Administration recommends that the Council approve the application Z02-2021 and pass the following resolution:

That, a public meeting having been held with respect to the application by Gwendolyn and Brody Marsonet relative to property municipally known as 44 Oleksuk Road, and legally described as Concession 9, Part NE ¼ Lot 10, PCL 2083, in the Municipality of Neebing (geographic Blake Township) and the District of Thunder Bay, a site specific amendment be completed for Neebing's comprehensive Zoning By-law (By-law 2017-030) to allow two dwellings on this lot within the Rural Zone.

A By-law implementing these recommendations is included at Item 5.1 of the Council Agenda. Should any of the recommendations of Administration be altered, the by-law will require the appropriate amendments prior to passage.

DISCUSSION

Description of Proposal

This application is brought by Gwendolyn and Brody Marsonet, the property owners. They wish to build a second dwelling over an accessory building for family members who are working on the farm. Now, they wish to construct a garage, with a second dwelling unit for a family member. As the zoning only allows one dwelling per lot, a site-specific re-zoning is required to allow the second unit.

Attachment One to this Report contains a map showing the general vicinity of the site within Neebing. It also contains a summary of information for Council's convenience.

No written comments, either in favour of or against, the application had been received by Administration at the time this Report was prepared.

The Chief Building Official has no concerns regarding this application.

The Lakehead Region Conservation Authority has no concerns regarding this application.

Approval of the application is consistent with the provisions of the Provincial Policy Statement. Approval of the application is consistent with the policies in Neebing's Official Plan. Neebing's Official Plan is under review by the Province. Pending amendments will impact this application in a positive manner, as provisions are being added encouraging residential intensification, in keeping with the Provincial Policy Statement.

All of the properties abutting the subject property are zoned "rural" and developed as rural residences.

ATTACHMENTS

One: Map and Fact Sheet for Z02-2021

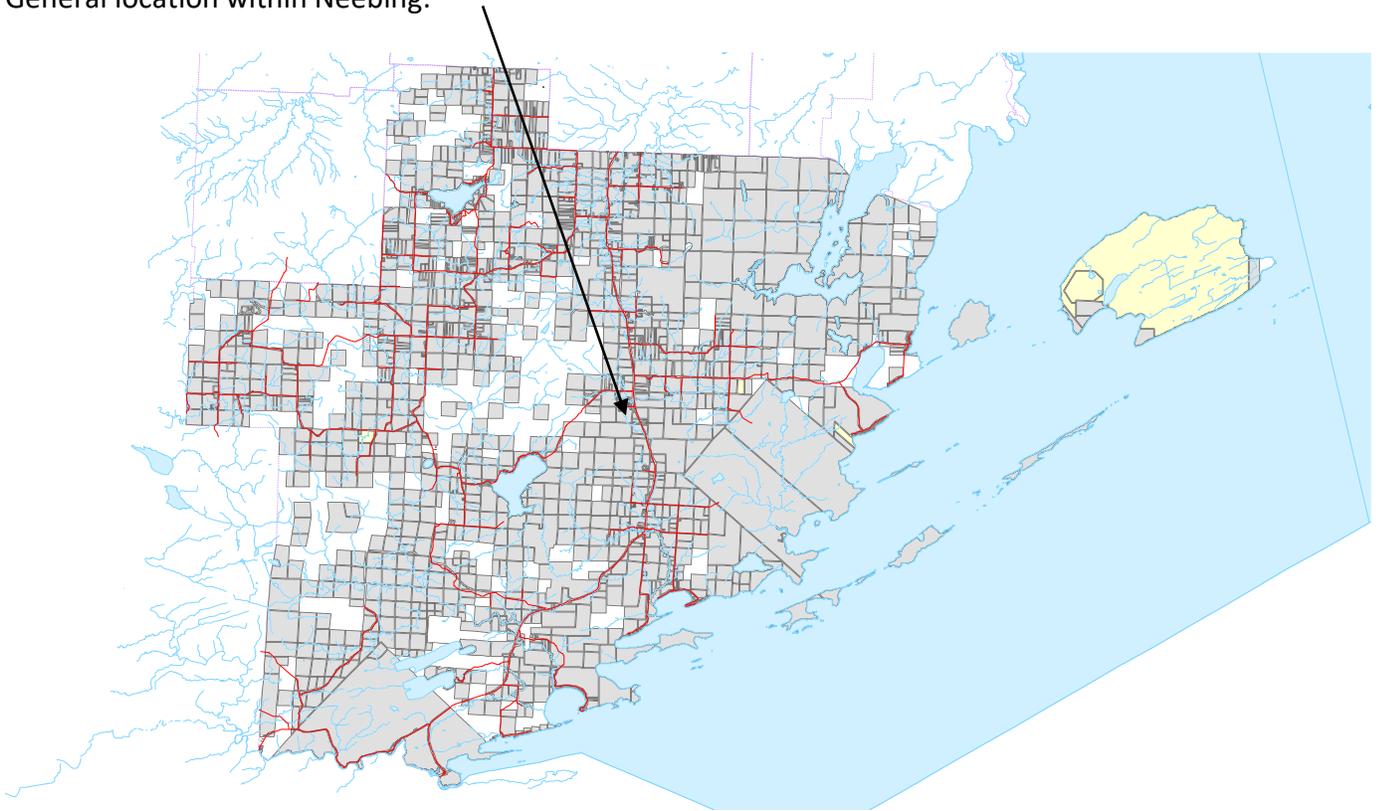
Two: Letter from LRCA

AVAILABLE FOR REVIEW UPON REQUEST AND/OR AT THE MEETING

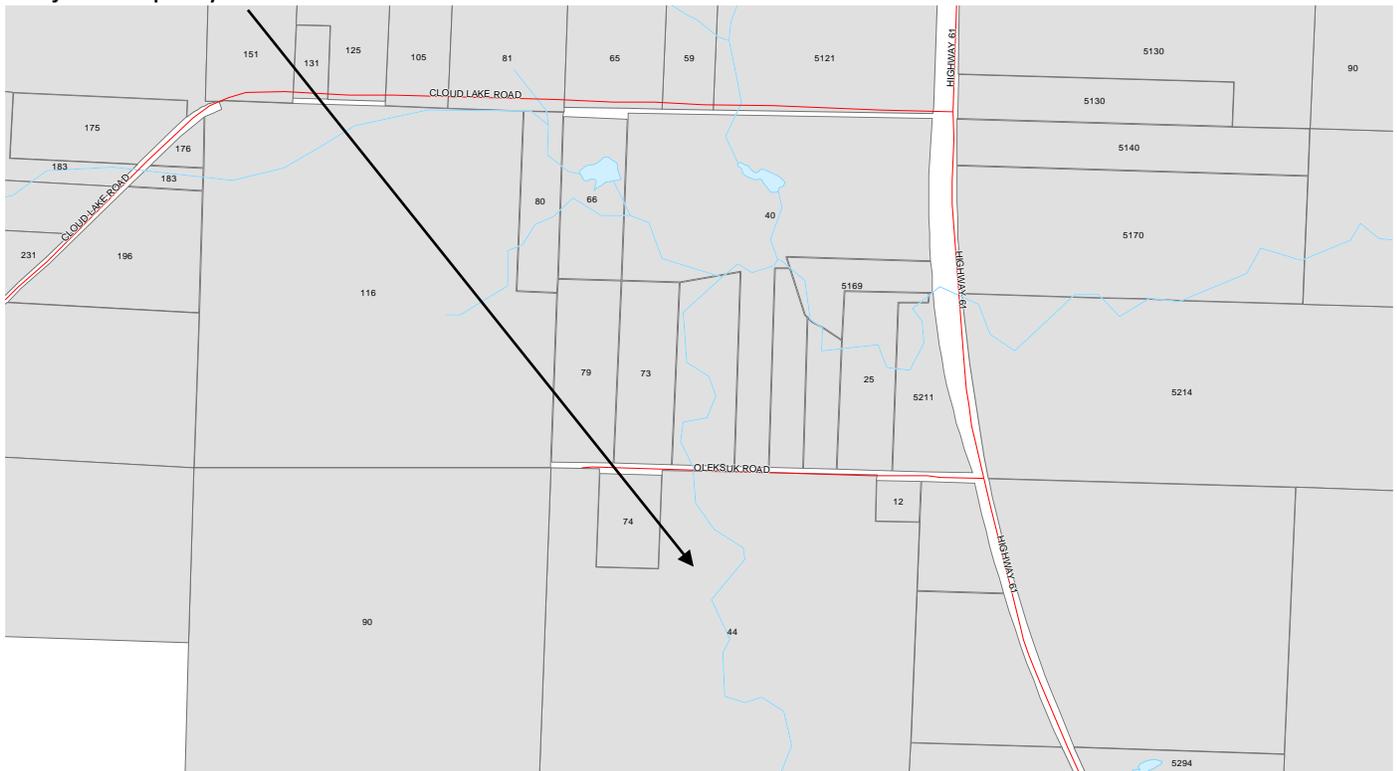
File Information – including all documents referenced in the report

ATTACHMENT ONE: Maps & Application Fact Sheet for Z01-2020

General location within Neebing:



Subject Property



Z02-2021 Fact Sheet:

Owner/Applicant	Gwendolyn and Brody Marsonet
Agent	None
Property Location	Geographic Blake Township
Legal Description	Concession 9, Part NE ¼ Lot 10, PCL 2083, in the geographic Blake Township, in the Municipality of Neebing and Province of Ontario
Municipal Address	44 Oleksuk Road
Property Dimensions	Frontage: 550 meters
	Depth: 800 meters
	Area: 150 acres
Existing Use	Residential/Farm
Proposed Use	Residential/Farm (with two units)
Municipal Services	Maintained public road
Official Plan Designation	Rural
Proposed Official Plan	No change
Current Zoning	Rural
Proposed Zoning	Site specific amendment to allow second dwelling on same lot
Pre-circulation	Completed February 24, 2020
Agency Comments Received	LRCA has no concerns.
Public Meeting Notice	Given, as required on September 14, 2021 via direct mail to public agencies and property owners of property within the prescribed distance; posted sign on property
Public Comments Received	No comments have been received directly relating to this application.
	October, 2021



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

September 24, 2021

VIA EMAIL: clerk@neebing.org

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

Dear Ms. Kromm,

**Re: Application: Z02-2021
 44 Oleksuk Road
 Concession 9, Part NE ¼ Lot 10, PCL 2083
 Geographic Blake Township
 Municipality of Neebing
 Owner: Gwendolyn and Brody Marsonet**

Lakehead Region Conservation Authority (LRCA) staff have reviewed the above-noted application to allow the construction of a second dwelling on the same lot located at 44 Oleksuk Road.

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 Planning Act application.

Site Characteristics

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

- Wetland and evaluated buffer,
- Tributary of the Jarvis River and adjacent regulated area,
- 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 will require a permit from the Authority.

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 Scott Drebit, GIS/Water Resources Technologist, at the Authority office.

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

Sincerely,



Scott Drebit
GIS/Water Resources Technologist

Encl: Map



44 Oleksuk Road



Legend

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



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.

Datum: NAD 83
 Projection: UTM Zone 16N
 Date: September, 2021
 Created by: scott

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