

The Corporation of the
Municipality of Neebing

AGENDA for Special Meeting of Neebing Council, Sitting as Committee of the Whole
Wednesday, October 4, 2023 at 5:00 p.m.
at the Municipal Office or join meeting from your computer, tablet or smartphone.

<https://meet.goto.com/666831453>

You can also dial in using your phone.

Access Code: 666-831-453 Canada (Toll Free): [1 888 299 1889](tel:18882991889)

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 Sections 45 and 53 of the Planning Act: Minor Variance and Consent (Severance) for 40 Cottonwood Road

- 2.1 Application B07/B08-2023 (Minor Variance for reduced frontage and severance to create 1 new lot) 1-11
- 2.2 Report from Clerk-Treasurer Regarding the Application (Recommendation to recommend that Council approve the requested amendment) 12-20
- 2.3 Receive Comments from Interested Members of the Public -
- 2.4 Debate Recommendation for Council -

3. Public Meeting Under Section 53 of the Planning Act: Consent (Severance) for Contracting Kings

- 2.1 Application B06-2023 (severance to create 3 new lots) 21-26
- 2.2 Report from Clerk-Treasurer Regarding the Application (Recommendation to recommend that Council approve the requested amendment) 27-40
- 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: JAMES A. MARTIN.		Tel: 807-964-1717.	
Address: 40 COTTONWOOD RD.		Fax:	
City/Prov/PC: NEEBING, ON, P7L0B5.		Email: valleymar@fbaytel.net.	
Name: SILVIA. S. MARTIN.		Tel: (C) 807-627-9057.	
Address Same As Owner Above <input checked="" type="checkbox"/> Or		Fax:	
City/Prov/PC: NEEBING, ON, P7L0B5.		Email:	
2. Agent Information Acting On Behalf Of Owner (If Any):			
Name: SILVIA. S. MARTIN.		Tel: 807-627-9057.	
Address: 40 COTTONWOOD RD.		Fax:	
City/Prov/PC: NEEBING, ON, P7L0B5.		Email: valleymar@fbaytel.net.	
3. Indicate the type of transaction for which the severance is required (Mark x):			
To sell/transfer property	<input checked="" type="checkbox"/>	To approve a lease with a term over 21 yrs.	<input type="checkbox"/>
To add property to another (consolidate)	<input type="checkbox"/>	For a mortgage over part of the land	<input type="checkbox"/>
To provide an easement/right of way	<input type="checkbox"/>	Other (specify):	<input type="checkbox"/>
Provide the names of other parties involved, if known. (i.e. purchaser, mortgagor, tenant, person requiring easement, etc.)			
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:	58-01-030-006-21800.	
Municipal Address (Or Abutting Road Name If Property Has No Address)	40 COTTONWOOD RD.	
Registered Plan No.:	Mining Location No.:	
Reference Plan No.: 55R-2466.	Lot No.:	
Concession No.: 6	Part No.: 1	Sec. No.: 9
6. Physical description/dimensions of the parcel that will be RETAINED after severance:		
Frontage in Meters: 20 meters.	Depth in Meters: 400	
Area in Square Meters: 160000	Area in Hectares: 16.	
Number of Buildings and Structures	Existing: 4	Proposed: 0
Use of the Land	Existing: RESIDENCIAL	Proposed: RESIDENCIAL SAME.
Official Plan Designation: RURAL	Zoning: RURAL	
7. Physical description/dimensions of the parcel(s) that will be SEVERED:		
FIRST PARCEL:		
Frontage in Meters: 65.	Depth in Meters: 400	
Area in Square Meters: 26,000	Area in Hectares: 2.6	
Number of Buildings and Structures	Existing: 0	Proposed: UNKNOWN.
Use of the Land	Existing: VACANT.	Proposed: RESIDENCIAL
Official Plan Designation: RURAL	Zoning: RURAL	
SECOND 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:	
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		
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		
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	X		
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. *B13-74. JULY 29, 1974. APPROVED FOR 2 new LOTS.*

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.

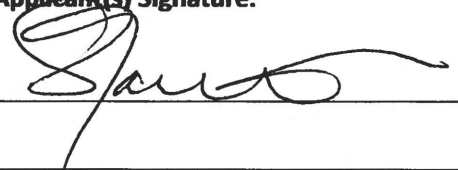
Official Plan Amendment:	Plan of Subdivision:
Zoning By-law Amendment:	Minor Variance: <u>B07-2023 Pending</u>
Minister's Zoning Order:	Consent:


15. Is this application consistent with the Provincial Policy Statement issued under the Planning Act?
 YES NO

CERTIFICATE OF THE APPLICANT
 I/We SILVIA S. MARTIN 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 14th day of September, 2023.

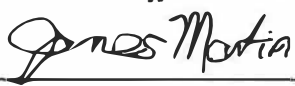

 Commissioner for Taking Affidavits

Applicant(s) 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/believes:
 I/We authorize SILVIA MARTIN (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

Sept. 14, 2023
 Date

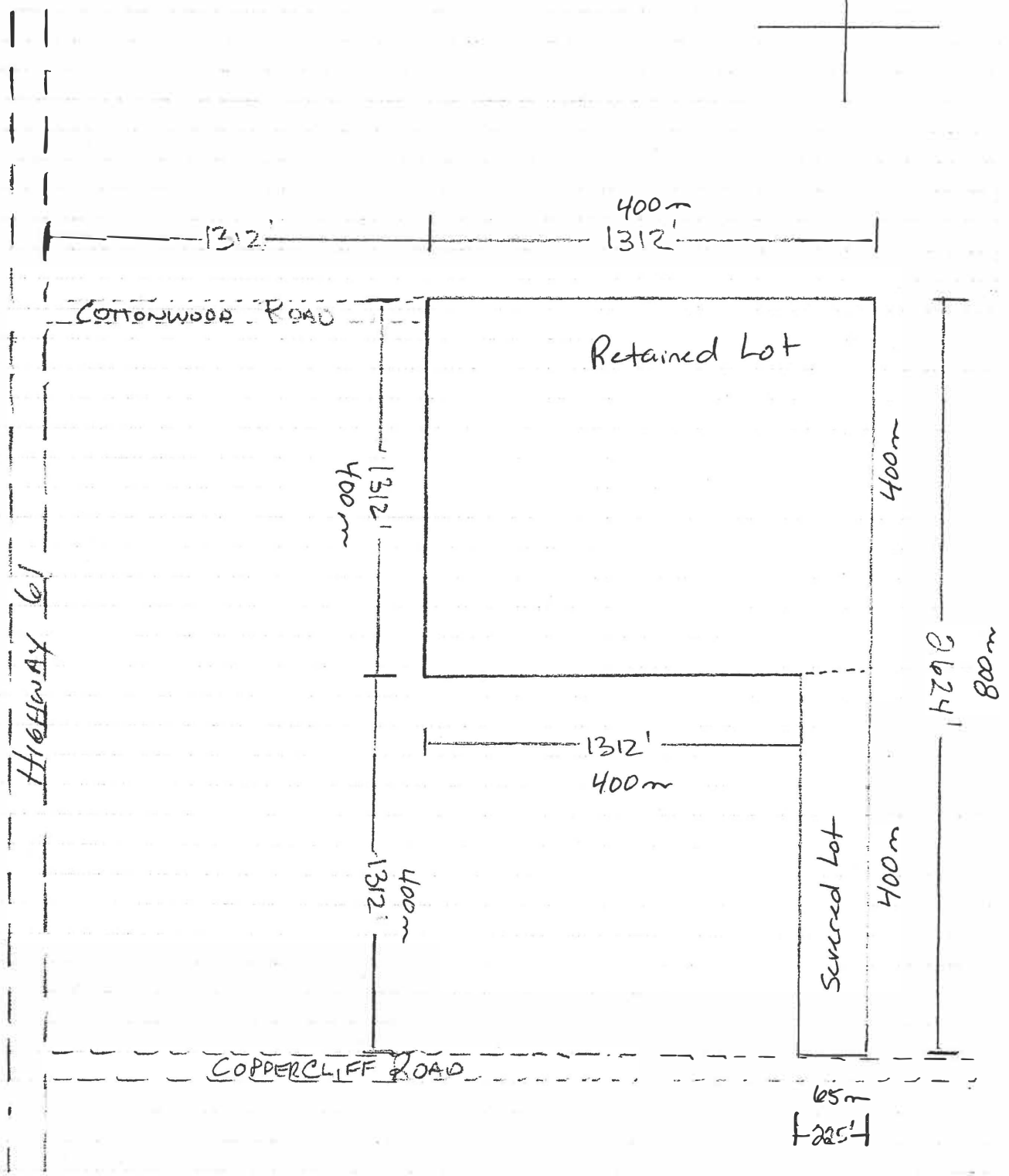
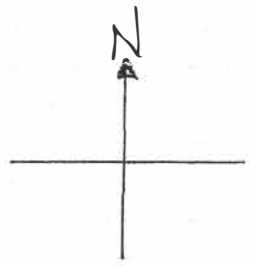
Jim Martin

LOT DIMENSIONS.

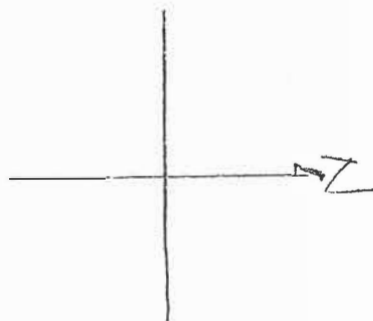
2.1-5

Scale: 1 cm = 200 ft.

LOT DESCRIPTION: CONC. 6 SPT LOT 9 55R2466
PART 1 PCL 23780



EXISTING STRUCTURES NEW ADDITION



Scales 1cm = 20'

Cottonwood POND

90'

New Addition EXTENDS 8' out on West Side of house.

Septic System

House

Garage

90'

60'

Damaged well

Old Well Storage Enclosure

Storage Building

Barn

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

APPLICATION FOR MINOR VARIANCE

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.

It is required that the completed application be accompanied by the applicable sketch and requisite fee.

OWNER/APPLICANT/AGENT INFORMATION

Owners' Names & Addresses:	Telephone and/or facsimile:	Email Address:
1. <u>JAMES + SILVIA MARTIN</u> - <u>40 COTTONWOOD ROAD</u> <u>NEEBING, ON P7L 0B5</u>	<u>807-964-1717</u> <u>807-627-9057</u> <u>807-627-9058</u>	<u>valleymar@</u> <u>tbaytel.net.</u>
2. _____ - Address same as owner above <input checked="" type="checkbox"/> or: _____	_____ _____ _____	_____ _____ _____
<small>(Attach pages for additional owners, if any) **Proof of Ownership may be required</small>		

1(a) Agent's Name & Address (if an Agent is engaged):	Telephone and/or facsimile:	Email Address:
_____ _____ _____	_____ _____ _____	_____ _____ _____

3. This application is required for (indicate correct intention – more than one may apply):

<input type="checkbox"/> Relating to property use rights	<input type="checkbox"/> To legalize an existing use
<input type="checkbox"/> Relating to property measurements	<input checked="" type="checkbox"/> To legalize an existing measurement
<input type="checkbox"/> For new development	<input checked="" type="checkbox"/> Other: <u>Site Specific Amendment</u>

Provide names of any other parties involved (i.e. purchaser, mortgagor, tenant, developer, etc.), if known:
N/A

4. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances on the property now, please provide details. If there are none, please indicate so.
N/A

8. Where this application relates to required measurements on the subject property, please provide the following information:

Required Frontage: 75 meters

* Proposed Frontage: 20 meters (Retained) 65 meters (severed)

Required Lot Depth: 120 meters

Proposed Lot Depth: _____ meters

Required Lot Area: 10,000 square meters 1 hectares

Proposed Lot Area: _____ square meters _____ hectares

Required Front Yard Set Back: 10 meters

Proposed Front Yard Set Back: _____ meters

Required Rear Yard Set Back: _____ meters

Proposed Rear Yard Set Back: _____ meters

Required _____ (east, west, north or south) Side Yard Set Back: _____ meters

Proposed _____ (east, west, north or south) Side Yard Set Back: _____ meters

Required minimum building floor area: _____ square meters

Proposed minimum building floor area: _____ square meters

Required maximum building floor area: _____ square meters

Proposed maximum building floor area: _____ square meters

Maximum building height: _____ meters

Proposed building height: _____ meters

Maximum Lot Coverage: _____ percent

Proposed Lot Coverage: _____ percent

9. Has the subject property been re-zoned since the date of the most recent comprehensive Zoning By-law for the Municipality? Yes No

If "yes", provide the date and the site-specific approvals:

10. Has minor variance approval been previously granted for the subject property? Yes No

If "yes", provide the date and the site-specific approvals:

5. Property legal description:	
Registered Plan No. _____	Lot No. _____
Reference Plan No. <u>ESR-2466</u>	Part No. <u>Southwest^{Part 1} Quarter</u>
Concession No. <u>6</u>	Sec. No. <u>9</u>
Mining Location No. _____	Municipal Address: <u>40 COTTONWOOD ROAD</u>

6. Physical Description/Dimensions of the subject property:

Frontage: 65.18
433.907 meters Depth: 404.00
455.023 meters

Area: 197,437.665 square meters Area: 49.74 hectares
223,770.385 22.37

Number of buildings and structures existing: _____ proposed: _____

Use of the land: existing: Residential proposed: Residential

Official Plan Designation: Residential Zoning: R1

7. Please provide the following information relating to the subject property:

Frontage: 433.907 meters Depth: 455.023 meters

Area: 197,437.665 square meters or hectares (indicate which)

Number of buildings and structures existing: 34 proposed: 4

Current Land use: Residential - single family

Proposed Land use: same

Use of the land abutting the subject property to the east: Residential

Municipal Address of that Property (if applicable): _____

Distance between the closest building (if any) on that property and the shared lot line with the subject property: 300 meters

Use of the land abutting the subject property to the west: Vacant land

Municipal Address of that Property (if applicable): _____

Distance between the closest building (if any) on that property and the shared lot line with the subject property: No buildings meters

Use of the land abutting the subject property to the north: Residential - Agricultural

Municipal Address of that Property (if applicable): _____

Distance between the closest building (if any) on that property and the shared lot line with the subject property: 500 meters

Use of the land abutting the subject property to the south: Residential

Municipal Address of that Property (if applicable): _____

Distance between the closest building (if any) on that property and the shared lot line with the subject property: 300 meters

11. Is the subject land the subject of any other applications under the Planning Act? If so, indicate below, and provide file/application number, and the status of such application.

Official Plan Amendment: _____ Plan of Subdivision: _____

Zoning By-law Amendment: _____ Minor Variance: _____

Minister's Zoning Order: _____ Consent: _____

12. Explain why it is not possible to conform to the provisions of the applicable Zoning By-law (attach additional pages if required):


*Does not meet minimum property frontage requirement.
Houses and property abutt a dead end road.
Not possible to add width to severed parcel.*

13. Is this application consistent with the Provincial Policy Statement issued under the Planning Act? Yes No

CERTIFICATE OF THE APPLICANT

I/We JAMES + SILVIA MARTIN of the Municipality/Township/City of NEEBING in the Province of Ontario, solemnly declare that the statements contained in this application are true, and 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 1st day of September, 20 23

[Signature]
Commissioner for Taking Affidavits


[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.

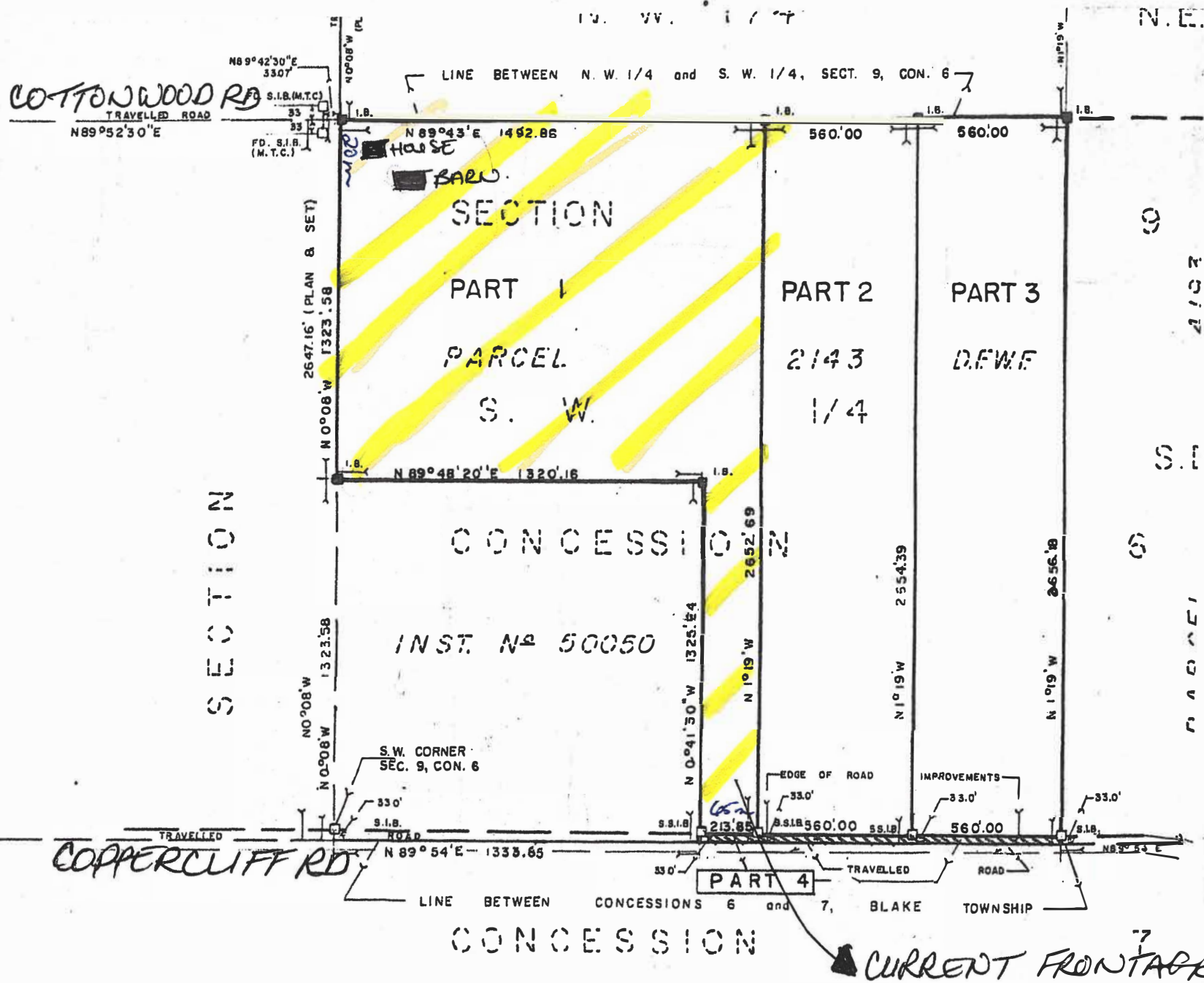
Owner's/Owners' Authorization for an Agent to Make the application on his/her/their behalf/behaves:

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

pg 1



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

Date: Prepared September 27, 2023, for Special Committee of the Whole Meeting on October 4, 2023

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

Subject: Applications for Minor Variance and Severance
File Number: B07-2023 and B08-2023

Submitted by: Erika Kromm, Clerk-Treasurer

RECOMMENDATION

Recommendation for B07-2023:

With respect to the application brought by James and Silvia Martin, the owners, for a severance to create one new lot (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 James and Silvia Martin, the owners, relative to property known municipally as 40 Cottonwood Road, and legally described as Concession 6 South Part Section 9, Part 1 on Reference Plan 55R2466 in the geographic Blake Township, in the Municipality of Neebing and the District of Thunder Bay; the Committee of the Whole recommends:

THAT the consent requested in Application B07-2023, as submitted by the owners to create one new lot, be approved, subject to the following conditions:

- a) A survey is finalized and registered;
- b) Driveway entrance for the new lot is approved by the Working Roads Foreman;
- c) Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed lot for septic services is obtained;
- e) If it is not already in Municipal Ownership, that portion of Copper Cliff 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
- f) Conveyance of the lots and road allowance 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; and
- The application does not impose any additional service requirements on the Municipality.

Recommendation for B08-2023:

With respect to this Report, 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 James and Silvia Martin, relative to property at Concession 6 South Part Section 9, Part 1 on Reference Plan 55R2466 (Blake Township), municipally known as 40 Cottonwood Road, the Zoning By-law (By-law 2017-030) be amended as follows:

a site-specific amendment, applicable to this lot only, to reduce the frontage requirements from the existing restriction (75 meters) to 20 meters for the retained lot and 65 meters for the severed lot;

and that the necessary by-law be presented to the Municipal Council for ratification.

DISCUSSION

Description of Proposal

Mr. and Mrs. Martin have applied for severance to create one lot along Copper Cliff Road East and a minor variance for both the retained and severed lots to allow for a reduced frontage. The retained lot would have access at the end of Cottonwood Road.

The property was created in a way to maintain frontage on Copper Cliff Road East, however, the owners access the property from the end of Cottonwood Road. At the time Cottonwood Road was not a municipally maintained road. It is now a municipally maintained road, however, since the property is at the end of the road, there is not the required 75 meters of frontage. The application requests that the frontage requirements for this property along Cottonwood Road be reduced to the width of the road allowance (20 meters/66 feet). This would be for the retained portion.

At the time that the lot was created, the zoning by-law required that the frontage be 200 feet (60.96 meters). The lot met the zoning provisions at the time with frontage of 213 feet (65 meters). The new zoning by-law requires 75 meters (246 feet) of frontage. The application requests that the severed lot be approved with an allowance for the reduced frontage of 65 meters.

Description of Subject Property

The subject property is a registered lot at the end of Cottonwood Road that also fronts along Copper Cliff Road East. The property is an L-shape.

Dimensions and other relevant information are noted in Attachment One to this Report.

Properties in the Vicinity

Attachment Two shows the lot fabric in the vicinity of the Subject Property.

The properties in the area are a mix of rural residential and vacant land.

Relevant Provincial Policies

The following are relevant excerpts from the Provincial Policy Statement 2020:

- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
(This application maintains the rural landscape)
- 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or 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.

- 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. The size of the proposed severed lot does not meet the current zoning requirements, but would still allow sufficient size for development. The minor variance application is to address the reduced width of the lot.

Comments Received

Neighbourhood Comments

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

One of the neighbours visited the municipal office to inquire about the application. Their parcel had been severed from the applicant's property in 1976 and had been told that no other severances could be permitted. The Official Plan has had different requirements over time with regards to the number of allowable lots. At this time, the current policies would allow one more lot in this block of land. If this severance is approved, so other severances could be approved under the current Official Plan. This neighbour expressed an interest in dividing their property as well.

Hydro One

Administration received comments from Hydro One on September 25, 2023. Hydro One has no comments or concerns about 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 amendments are supported by the policies and general intent of the Official Plan and the Provincial Policy Statement.

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. Location Maps
3. Comments Received

AVAILABLE FOR REVIEW UPON REQUEST AND/OR AT THE MEETING

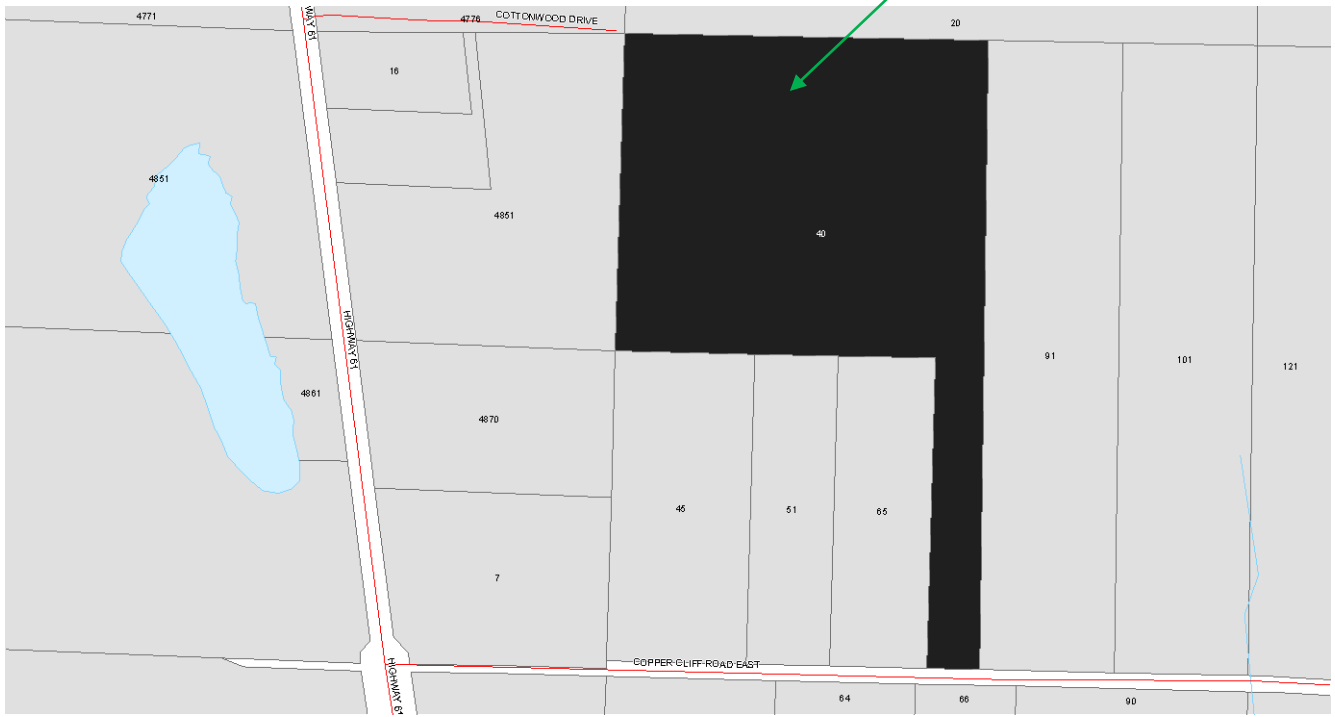
File Information – including all documents referenced in the report

ATTACHMENT ONE: Application Fact Sheet

Owner/Applicant	James and Silvia Martin
Property Location	Cottonwood Road and Copper Cliff Road East
Legal Description	Concession 6 South Part Section 9, Part 1 on Reference Plan 55R2466, in the geographic Blake Township
Municipal Address	40 Cottonwood Road
Property Dimensions	Subject Property: 186,000 m ² / 45 acres, with approximately 20 meters of frontage on Cottonwood Road and 65 meters of frontage on Copper Cliff Road East
	Proposed Retained Lot: 160,000 m ² / 39 acres, with approximately 20 meters of frontage on Cottonwood Road
	Proposed Severed Lot 1: 26,000 m ² / 6 acres, with approximately 65 meters of frontage on Copper Cliff Road East
Existing Use	Residential
Proposed Use	Residential
Municipal Services	Maintained public road
Official Plan Designation	Rural
Proposed Official Plan	No change
Current Zoning	Rural
Proposed Zoning	No change
Current Restriction	75 meter frontage
Proposed Restriction	20 meter frontage on Cottonwood Road 65 meter frontage on Copper Cliff Road East
Agency Comments	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 September 14, 2023
Agency Comments Received	Hydro One
Public Meeting Notice	Given, as required via mailed notices in accordance with the Planning Act Regulations, and posting sign at property
Public Comments Received	None
	September 2023

ATTACHMENT TWO: Map

Location of Subject Property



From: ARABIA Gabriel <Gabriel.Arabia@hydroone.com>
Sent: Monday, September 25, 2023 1:26 PM
To: Erika Kromm
Subject: Municipality of Neebing - Copper Cliff Road East - B07-2023

Hello,

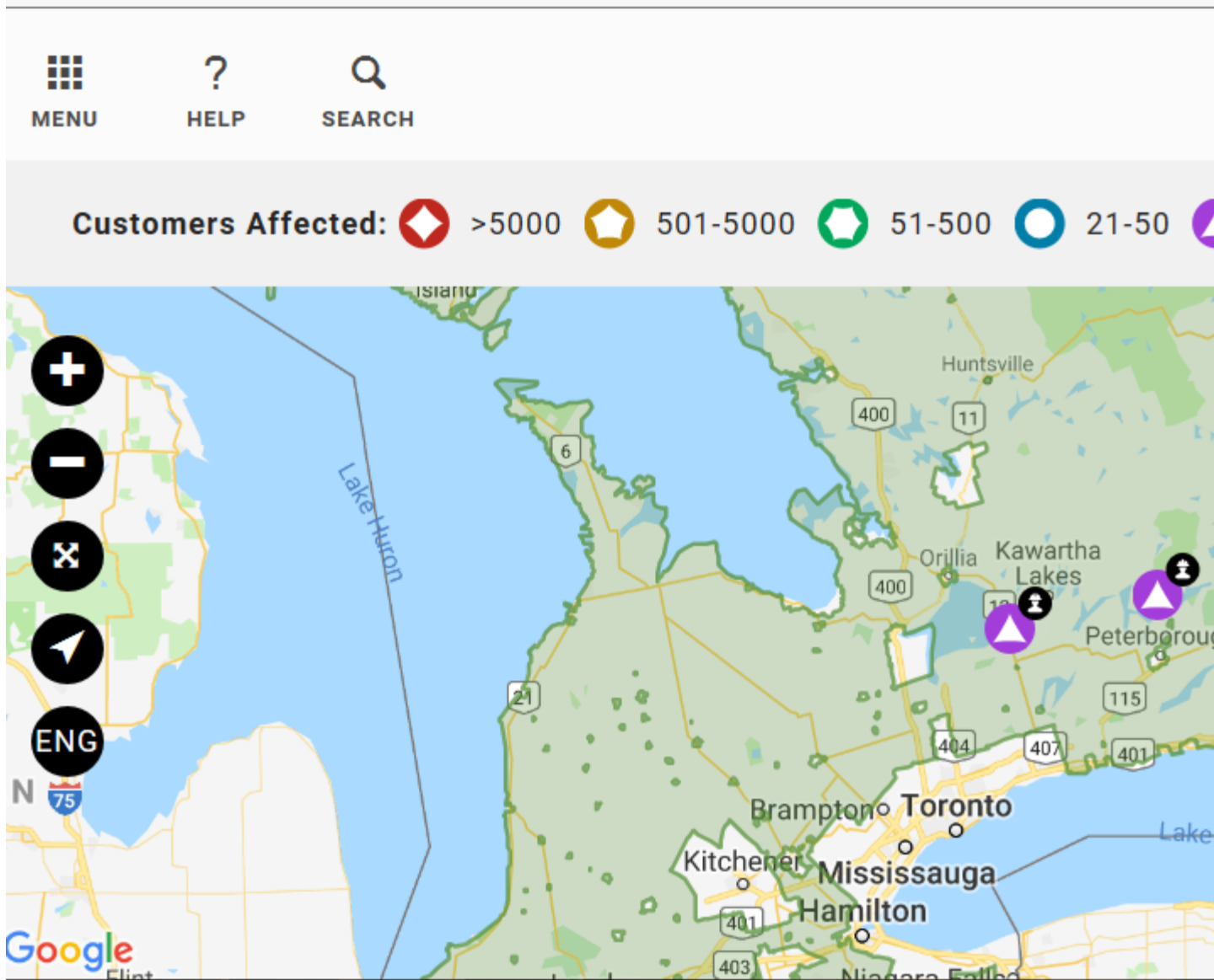
We are in receipt of your Application for Consent, B07-2023 dated September 15th, 2023. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

[HydroOne Map](#)

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



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

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

This email and any attached files are privileged and may contain confidential information intended only for the person

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 MEANY - CONTRACTING KINGS	Tel: 807-708-4683
Address: 562 BOUNDARY DR.	Fax:
City/Prov/PC: SLATR RIVER, ON P7J0A5	Email: CONTRACTINGKINGS@HOTMAIL.CA
Name:	Tel:
Address Same As Owner Above <input type="checkbox"/> Or	Fax:
City/Prov/PC:	Email:

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	<input checked="" type="checkbox"/>	To approve a lease with a term over 21 yrs.	<input type="checkbox"/>
To add property to another (consolidate)	<input type="checkbox"/>	For a mortgage over part of the land	<input type="checkbox"/>
To provide an easement/right of way	<input type="checkbox"/>	Other (specify):	<input type="checkbox"/>

Provide the names of other parties involved, if known. (i.e. purchaser, mortgagor, tenant, person requiring easement, etc.)

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.:

MORTGAGE ON LAND IN THE NAME OF CONTRACTING KINGS
THROUGH COPPERFIN CREDIT UNION.

5. Property legal description:		
Assessment Roll Number:	58-01-760-000-20200-0000	
Municipal Address (Or Abutting Road Name If Property Has No Address)	Oliver Creek Road	
Registered Plan No.:	Mining Location No.: R226	
Reference Plan No.:	Lot No.: Parcel 1856 FWP	
Concession No.:	Part No.:	Sec. No.:
6. Physical description/dimensions of the parcel that will be RETAINED after severance:		
Frontage in Meters: 410m	Depth in Meters: 790m	
Area in Square Meters: 323,900	Area in Hectares:	
Number of Buildings and Structures	Existing:	Proposed:
Use of the Land Vacant	Existing:	Proposed: Buildable
Official Plan Designation:	Zoning: Rural	
7. Physical description/dimensions of the parcel(s) that will be SEVERED:		
FIRST PARCEL:		
Frontage in Meters: 136m	Depth in Meters: 790	
Area in Square Meters: 107,440	Area in Hectares:	
Number of Buildings and Structures	Existing:	Proposed:
Use of the Land Vacant	Existing:	Proposed: Buildable
Official Plan Designation:	Zoning: Rural	
SECOND PARCEL (if applicable):		
Frontage in Meters: 136 m	Depth in Meters: 790m	
Area in Square Meters: 107,440	Area in Hectares:	
Number of Buildings and Structures	Existing:	Proposed:
Use of the Land Vacant	Existing:	Proposed: Buildable
Official Plan Designation:	Zoning: Rural	
THIRD PARCEL (if applicable):		
Frontage in Meters: 136 m	Depth in Meters: 790m	
Area in Square Meters: 107,440	Area in Hectares:	
Number of Buildings and Structures	Existing:	Proposed:
Use of the Land Vacant	Existing:	Proposed: Buildable
Official Plan Designation:	Zoning: Rural	

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	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		Privately Owned & Maintained Well			
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		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.

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.

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:

Plan of Subdivision:

Zoning By-law Amendment:

Minor Variance:

Minister's Zoning Order:

Consent:

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

YES

NO

CERTIFICATE OF THE APPLICANT

I/We MICHAEL MRANY 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 NEEBING.

This 26 day of July, 2023.

[Signature]

Commissioner for Taking Affidavits



Applicant(s) 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.

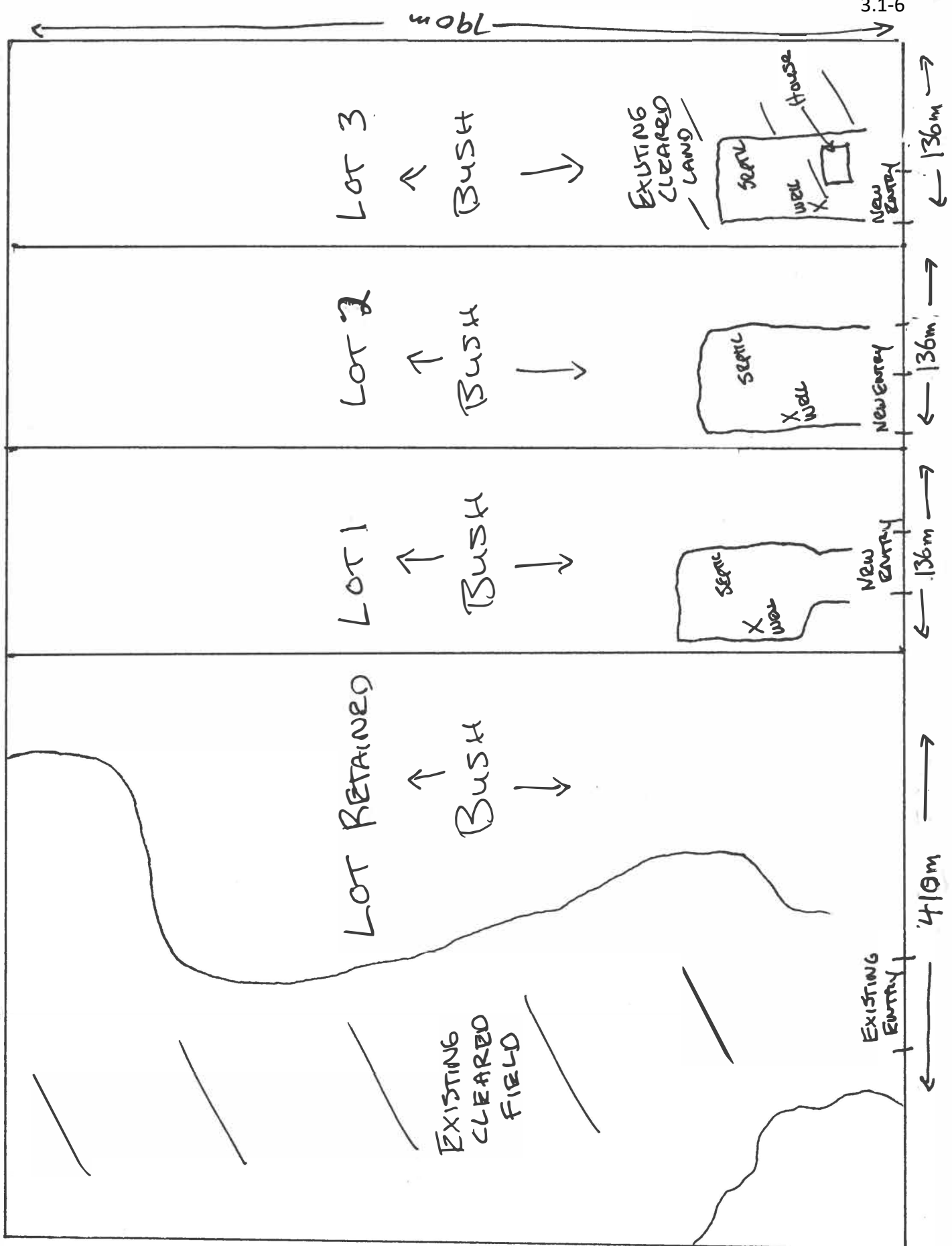
Owner's/Owners' Authorization for an Agent to make the application on his/her/their/ behalf/behaves:

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





OLIVER CREEK ROAD

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

Date: Prepared September 27, 2023, for Special Committee of the Whole Meeting on October 4, 2023

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

Subject: Application B06-2023 for Consent (Severance) to Create three New Lots
Property File 58-01-760-000-20200-0000
Oliver Creek Road
Geographic Scoble Township

Submitted by: Erika Kromm, Clerk-Treasurer

NOTE: This report is a reproduction of the report presented on August 16, 2023, but has been updated with further information related to comments received from members of the public.

RECOMMENDATION

With respect to the application brought by Contracting Kings Inc., the owner, for a severance to create three 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 Contracting Kings Inc., the owner, relative to vacant property with no municipal address on Oliver Creek Road, legally described as Mining Location R226 West Part PCL 1856 FWF in the geographic Scoble Township, in the Municipality of Neebing and the District of Thunder Bay; the Committee of the Whole recommends:

THAT the consent requested in Application B06-2023, as submitted by the owner to create three new lots, be approved, subject to the following conditions:

- a) A survey is finalized and registered;
- b) Driveway entrances for the new and retained 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;
- e) If it is not already in Municipal Ownership, that portion of Oliver Creek Road that is adjacent to the Severed Lot is transferred to the

Municipality, free of encumbrances, and at no cost to the Municipality;
and

- f) Conveyance of the lots and road allowance 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; and
- The application does not impose any additional service requirements on the Municipality.

DISCUSSION

Description of Proposal

The Subject Property is a vacant lot on the east side of the road. The property is currently zoned “Rural” with some Use Limitation along the creek and elevated area.

The property owner is proposing to sever the one piece to create three new lots for the purposes of creating buildable lots.

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

Attachment Two shows the lot fabric in the vicinity of the Subject Property.

The properties in the area are a mix of rural residential and vacant land.

Relevant Provincial Policies

The following are relevant excerpts from the Provincial Policy Statement 2020:

- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
(This application maintains the rural landscape)
- 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or 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.

- 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. \

Comments Received

Lakehead Region Conservation Authority

Administration received comments from the Lakehead Region Conservation Authority ("LRCA") on August 2, 2023. The LRCA has no objection to the proposed application.

Hydro One

Administration received comments from Hydro One on August 2, 2023. Hydro One has no comments or concerns about the application.

Enbridge Gas

Administration received comments from Hydro One on July 27, 2023. Hydro One has no comments or concerns about the application. Any disconnections or relocation of services would be at the expense of the property owner.

General Public

As at the time this report was prepared, one comment had been received by a member of the public with concerns relating to water supply and driveway safety. The email is attached to this report.

There were some members of the public in attendance at the public meeting on August 16, 2023 who also raised concerns relating to water supply and driveway safety. A copy of the minutes from that meeting is attached to this report.

Feedback from Planning Consultant

A hydrogeological study is likely the only way of determining the precise impact of new wells on the surrounding area. These can be expensive.

The Official Plan allows for Council to request that a property owner provides proof of adequate and safe drinking water for the retained and severed lots. It does not have a provision relating to impacts on surrounding wells. However, the Official Plan does state that Council can impose any other condition reasonable to the granting of the consent. Council would have to assess the merits of requesting a hydrological study and determine if it would be a “reasonable” request.

Feedback from Roads Committee

The Roads Committee did a field visit at the property and measured the distances for the lot boundaries. In their opinion, the entrances can be place in a way that would minimize the safety risk.

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 Policy Statement, 2020.

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 Residential 1 Zoning for the Subject Property
3. Correspondence from Ryan Druhar, LRCA, Enbridge and Hydro One
4. Minutes of August 16, 2023 Committee of the Whole Meeting

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	Contracting Kings Inc.
Agent	None
Property Location	Oliver Creek Road
Legal Description	Mining Location R226 West Part PCL 1856 FWF in the geographic Scoble Township, in the Municipality of Neebing and the District of Thunder Bay;
Municipal Address	No municipal address
Property Dimensions	Subject Property: 646,220 m ² / 160 acres, with approximately 818 meters of frontage on Klages Road
	Proposed Retained Lot: 323,900 m ² / 80 acres, with approximately 410 meters of frontage on Oliver Creek Road
	Proposed Severed Lot 1: 107,440 m ² / 26 acres, with approximately 136 meters of frontage on Oliver Creek Road
	Proposed Severed Lot 2: 107,440 m ² / 26 acres, with approximately 136 meters of frontage on Oliver Creek Road
	Proposed Severed Lot 3: 107,440 m ² / 26 acres, with approximately 136 meters of frontage on Oliver Creek Road
Existing Use	Vacant Land
Existing Structures	None
Proposed Use	Residential
Municipal Services	Municipal Road
Official Plan Designation	Rural, with use limitation
Proposed Official Plan Designation	No change
Current Zoning	Rural, with use limitation
Proposed Zoning	No change
Proposed Severance	To create three new lots
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 July 27, 2023
Comments Received	LRCA, Hydro One, Enbridge
Public Meeting Notice	Given, as required on July 27, 2023 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
	August 2023

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

Subject Property



In the map above, red hatches mark the “use limitation” layer as they currently appear in the Zoning By-law.



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

August 2, 2023

VIA EMAIL: clerk@neebing.org

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

Dear Ms. Kromm,

Re: Application: B06-2023
Oliver Creek Road
Mining Location R226 West Part PCL 1856 FWF
Geographic Scoble Township
Municipality of Neebing
Owner: Contracting Kings Inc.

Lakehead Region Conservation Authority (LRCA) staff have reviewed the above-noted consent application to create three new lots plus the retained lot on the parcel legally described as Mining Location R226 West Part PCL 1856 FWF located on Oliver Creek 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:

- Tributary of Oliver Creek and adjacent regulated buffer,
- Unevaluated wetland 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, unstable soil and bedrock 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

Oliver Creek Road Lot



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
 Copyright 2023, LRCA



Erika Kromm

From: Ontario Lands <ONTLands@enbridge.com>
Sent: Thursday, July 27, 2023 4:15 PM
To: Erika Kromm
Subject: RE: Notice of Public Meeting Application B06-2023

Thank you for your correspondence with regard to the proposed Severance. Enbridge Gas Inc, does have service lines running within the area which may or may not be affected by the proposed severance.

Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the Attachment Centre at 1-866-772-1045.

Should you require any further information, please contact the undersigned.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
 50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

From: Erika Kromm <clerk@neebing.org>
Sent: Thursday, July 27, 2023 4:10 PM
To: Scott Drebit <scott@lakeheadca.com>; Executivevp.lawanddevelopment@opg.com;
 landuseplanning@hydroone.com; Ontario Lands <ONTLands@enbridge.com>; donelda@rsmin.ca
Subject: [External] Notice of Public Meeting Application B06-2023

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
 DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Please see the attached notice of public meeting.



Erika Kromm

Clerk-Treasurer
 Municipality of Neebing
 Email: clerk@neebing.org
 Phone: 807-474-5331 | Fax: 807-474-5332
 4766 Highway 61, Neebing, ON P7L 0B5
www.neebing.org

Erika Kromm

From: ARABIA Gabriel <Gabriel.Arabia@hydroone.com>
Sent: Wednesday, August 2, 2023 1:00 PM
To: Erika Kromm
Subject: Municipality of Neebing - B06-2023

Hello,

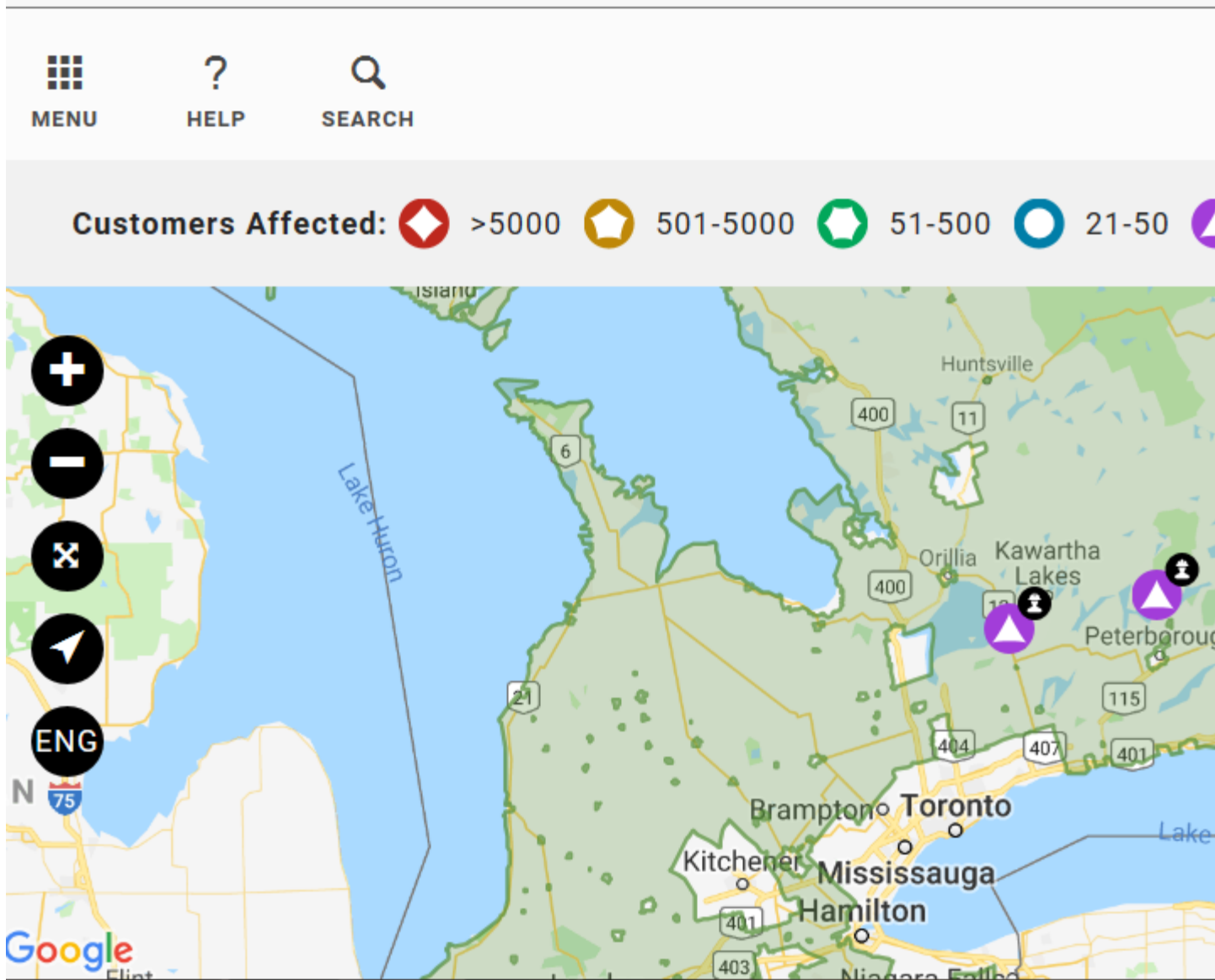
We are in receipt of your Application for Consent, B06-2023 dated July 27th, 2023. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

[HydroOne Map](#)

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



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

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

This email and any attached files are privileged and may contain confidential information intended only for the person

From: Ryan Druhar <hellraiseryan@gmail.com>
Sent: Tuesday, August 15, 2023 7:32 PM
To: Erika Kromm
Subject: B06-2023.

As a nearby property owner and a Scoble/Neebing resident for 40 years i am opposed to these new subdivisions / severance's on the property as the addition of new wells and septic systems could negatively affect one or more of the surrounding properties in the area as well as each other if dwellings were to be constructed. One or more of the driveways will be placed on a steep blind hill that would make school bus stops - snow removal- and deliveries dangerous for drivers and passengers. Half of one lot will be unusable due to the location of a mountain and the natural water drainage from the mountain could be impacted from developing these lots into usable space. Grouping lots and homes in close proximity also increases the fire risks from bush/grass fires and dwelling fires turning one fire into several. Also it would create added strain on the Scoble dump and local road traffic for the area. Most of these issues can be found in the Neebing official plan. Personally i think its a beautiful piece of property and it would be a shame to break it up into crappy building lots. Thank you for taking the time to read my concerns on this matter.
Mr R Druhar.