

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

Held in person at the Municipal Office and using GoToMeeting Web Conference System
On Wednesday, October 4, 2023 at 5:00 pm

PRESENT: Mayor Mark Thibert
Councillor at Large Gordon Cuthbertson
Crooks Councillor Brian Wright
Pearson Councillor Gary Gardner
Blake Councillor Katherine Hill
Scoble Councillor Brian Kurikka

REGRETS: Pardee Councillor Curtis Coulson

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

1. PRELIMINARY MATTERS

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

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

2. PUBLIC MEETING UNDER 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)

2.2. Report from Clerk-Treasurer Regarding the Application

The Clerk-Treasurer presented an overview of the report.

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

Bernie Oleksuk, expressed concern that when they requested a severance on the neighbouring parcel they were turned down. They expressed concern that the information they received was incorrect. He was advised that there could be future opportunities to sever based on changes in the proposed Official Plan.

2.4. Debate Recommendation for Council

Members present discussed the application.

Rec. No. 2023-10-008

Moved by Councillor Cuthbertson
Seconded by Councillor Hill

BE IT RESOLVED THAT 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 by Council, 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;
- d) 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
- e) Conveyance of the lots and road allowance must occur within twenty-four (24) months of the date that this decision becomes final and binding.

AND THAT 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.

CARRIED ✓

Rec. No. 2023-10-009

Moved by Councillor Wright
Seconded by Councillor Cuthbertson

BE IT RESOLVED 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 Committee of the Whole recommends that 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.

3. PUBLIC MEETING UNDER SECTION 53 OF THE PLANNING ACT: CONSENT (SEVERANCE) FOR CONTRACTING KINGS

3.1. Application B06-2023 (for a severance to create three lots)

3.2. Report from Clerk-Treasurer Regarding the Application

The Clerk-Treasurer presented an overview of the report.

The Clerk-Treasurer stated that our Planning Consultant said that a Hydrological study would be the only way to determine the water source for the neighbouring property. Council can demand any conditions with the severance.

The Roads Committee complete a field visit. The positioning of the posts are not quite where they should be, the posts are roughly 60m, rather than 75 m, and the Roads Committee think the driveways can be positioned.

One comment from the public objecting to the severance on the grounds of water and driveway safety was received as well as one comment indicating support and the fact that other nearby properties do not have water supply issues. The Applicant is out of the country, but stated he would work with Municipality to locate driveways in a safe condition.

3.3. Receive Comments from Interested Members of the Public

The Clerk-Treasurer read the email correspondence received from James Reid. Mr. Reid explained his experiences with his well and one other well. He is concerned that additional development will disrupt the water supply for the existing homes. He feels a hydrogeological study should be done.

Morgan Austin stated that the nearby properties mentioned by the applicant are downstream not upstream from the aquifer and draw from a different source which could explain why they don't have issues with the water supply. He also wanted to know how drivers will be made aware of the new entrances.

Heather Peden commented that Oliver Creek Road is a heavily travelled road and some people are considerate and some are not. Oliver Creek Road hill is unsafe and it is not smart to add more obstacles. She mentioned safety concerns about snow clearing and school busses. She also stated that Council should consider water for neighbouring properties.

3.4. Debate Recommendation for Council

Members present discussed the application. There was some discussion regarding the creation of an access road with one entrance to service the new lots. There was also discussion regarding the expense of a hydrogeological study and the requirements under the Official Plan.

Administration was directed to provide information regarding the cost of a study. Administration was also directed to schedule the next meeting for a time that the applicant could be present.

Rec. No. 2023-10-009

Moved by Councillor Kurikka
Seconded by Councillor Wright

BE IT RESOLVED THAT, the Committee of the Whole defers this application until a later date when further information can be provided about the concerns presented by members of the public at this meeting.

The time being 5:47 pm Mayor Thibert adjourned the Special Meeting of Council.

SPECIAL MEETING OF COUNCIL



Mark Thibert
MAYOR



Erika Kromm
CLERK-TREASURER

