

THE CORPORATION OF THE MUNICIPALITY OF NEEBING

MINUTES OF THE SPECIAL MEETING OF COUNCIL

Held at the Municipal Office

On Wednesday, November 19, 2008

PRESENT: Mayor Steven Harasen  
Councillor Dawne Kilgour  
Councillor Roger Shott  
Councillor James Jeffery  
Councillor Maureen Schmidt  
Councillor Beverly Mercer  
Acting Clerk Delma Stajkowski

ABSENT: Councillor Bev Dale

Mayor Harasen called the meeting to order at 6:03 p.m.

DISCLOSURE OF CONFLICT OF INTEREST:

There was no disclosure of interest noted at this time.

RESOLUTIONS:

Resolution declaring this a SPECIAL MEETING OF COUNCIL to discuss an Official Plan Amendment and a Zoning By-law Amendment under Sections 17 and 34 of the Planning Act and Amendments thereto as submitted by Wolfwood Enterprises ULC.

Res. No. 417-11-2008

Moved by: Beverly Mercer  
Seconded by: Bev Dale

THAT this be declared a SPECIAL MEETING OF COUNCIL to discuss an Official Plan Amendment and a Zoning By-law Amendment under Sections 17 and 34 of the Planning Act and Amendments thereto as submitted by Wolfwood Enterprises ULC

**CARRIED**

Discussion:

Zoning By-law Amendment (Wolfwood Enterprises ULC)

Comments from Ministries and Agencies:

LRCA: No comments, no concerns

MAH: RE; Nov. 19/08 Public Meeting Notice - Proposed Official Plan Amendment No. 3 - Site specific change in designation from Rural (R) and Use Limitation (UL) to Lakefront Residential and UL.

Thank you for circulating us on Proposed Official Plan Amendment (OPA) # 3. The Ministry received the above-mentioned Notice via email dated November 6, 2008 which followed the background report dated October 31, 2008.

As discussed, the requirements for pre-consultation under subsection 17(15) of the Planning Act have not yet been satisfied as the Provincial "One Window" (OW) process has not yet been completed due to the insufficient timeline. It's possible that more information may also be required. However, depending on Neebing's timing, we may have OW comments with respect to OPA#3 submitted to you in time for your second public meeting as prescribed by your Official Plan section 6.2.4.

To avoid future delays, we strongly recommend that Council not adopt OPA#3 until you/they have had time to review and address One Window comments.

With respect to the Zoning By-law Amendment, it has always been the position of the Ministry that the appropriate method of developing property for plans of subdivision or condominium which require rezoning is that the draft plan approval should be granted first. The reason for this is that during the subdivision process, matters are often raised that can affect the final design of the plan. Where this has happened, the municipality has had to further amend the zoning thereby completing the zoning process twice.

We presume that you have circulated OPA#3 to other agencies such as the Lakehead Region Conservation Authority, etc. for their comments.

Written Comments Received:

Richard Kukkee:

I have a large concern about the zoning amendment Z03-08 and having the access off Memory Road

I saw a map of the proposed lot divisions and I feel that the amount of traffic and equipment that are going to access it are going to cause lots of safety issues and damage to Memory Road. The documents I received said the new road will be maintained by it owners.... but who is going pay for all the additional road work that is going to be needed to maintain Memory road or develop it to handle the excess access. The curved and hilly nature of Memory Road does not lend itself well to being the access point for those properties and the amount of traffic it will see.

Sandra A. Peltonen:

This letter is written in support of the amendments proposed by Wolfwood Enterprises. These changes in land use designations are crucial to ensure success for future development in the Municipality. This re-zoning will allow the proponent to proceed with the next steps in their planning proposal.

I have attended past presentations by representatives of Wolfwood and have been impressed by the quality of the information given to the participants in attendance. The plan outlines different stages that will be needed to further the subdivision.

This proposal will also support the objectives of the Official Plan to increase the tax base. Road construction could also provide some needed employment opportunities. Economic Development continues to be one of my concerns for this municipality.

The Municipality needs to show support for individuals who wish to invest in Neebing.

Ian Pattison:

I am writing to support the position of Donn Larson in his e-mail of Sept. 4, 2007, following the Aug. 29/07 presentation by Mr. Jones of the Wolfwood Enterprises proposal for cottage lots on McKellar Point and Pine Point.

The size of this development is at odds with current residential development and living style in the affected neighbourhoods of Cloud Bay and Little Trout Bay. As Mr. Larson put it, while similar residential and cottage real estate development is in Neebing's interests in seeking to broaden the tax base, "It is the scale, the enormity, the intrusion of the scheme and insults the natural environment and the senses of the community. By suggesting so many lots and reserving so little for scenic and conservation values, Wolfwood is cheapening the land it seeks to market at a high price and profit."

Mr. Jones initially discussed a development of 350 lots, including along the most challenging, vertical cliff areas of McKellar Point. While there is no such number included with the information from the municipality in advance of the Nov. 19 public meeting, it appears from included drawings that little has changed in terms of scale and density.

Please consider having Wolfwood reduce the size of its proposal to more closely match existing adjacent residential development and respect the quiet, natural environment that we who live here now cherish. Perhaps the Nature Conservancy of Canada continues to hold an interest in McKellar Point and its unique values.

Don Bernosky:

Regretably due to a previous commitment, I will be unable to attend the meeting tonight. Please accept this as my position regarding the proposed amendments.

DISCUSSION: con't

It is my understanding that Wolfwood Enterprises ULC has applied to have the designations on those properties as Mining Locations A;3B; 9B, 10B; 8H; 10H and 11h more commonly known as McKellar Point on Little and Big Trout Bays changed from Rural and Use Limitation to Lakefront Residential and Use Limitation to allow for plans of subdivisions and vacant land condominiums to be created.

Due to the significant nature and scope of this development it would be my expectation that the applicant will be presenting and supplying all the necessary information/documentation and analysis regarding the impact of the proposed official plan designation and zoning. This would include a biological and/or Environmental Impact Study (EIS) and any mitigation measures and contingency plans that could/should be included in the zoning. In addition a detailed draft plan and subdivision, permits etc. Which are required for any official plan amendment or zoning by-law amendment are in place for the council and the community to property make an informed decision.

Unless there is clear evidence that the proper process has been conformed to in conjunction with a planning report submitted by a registered Professional Planner, I then submit this application as premature and object to these amendments going forward.

Comments from the applicant:

Mr. Jones supplies an update on the progress that Wolfwood Enterprises ULC has been making over the past few months. He stated that they worked with the Province to successfully work out Minutes of Settlement for the appeals to the Official Plan. He stated that they were not trying to change the designation of the UL or the EP only the Rural (RU) designations. Any changes to the UL would be immediately changed right back to Use Limitation. Mr. Jones advised that due to the terrain, it would be an expensive proposition to construct a road into the area, therefore they had to maximize the number of lots that could be developed. Mr. Jones went on to advise that most of the studies would be completed through the subdivision process and the draft plan, but before undertaking these they wished to be ensured that the designations and zoning were complete.

Comments from the audience:

Dr. Henry Hamilton stated he would like to see the environment studies that are being completed. He is not necessarily against the project if the studies are finalized and show no negative impacts.

Mr. Bill Lankinen supported the project to and applauded the move. He stated that there are safe guards along the way, however the process needs to get started. He advised that the cost estimates are expensive, however he has not seen any negative impacts from the previous subdivisions that Mr. Jones was involved with previously.

Mrs. Sandra Peltonen stated that the applicant has to satisfy Council every step of the way.

Comments from Council:

Councillor Dale stated Neebing needed economic growth to improve, however there was not a great demand for lakefront property at this time. She stated that she had some concerns at this time as we needed some natural areas to enjoy and needed to save some shoreline for the future. She stated that the Nature Conservancy was looking at the diversity of the country and that Neebing was special and unique. She advised that Neebing needs to think about this development as it was major in size.

Councillor Kilgour noted that MNR has 87% of the Province for enjoyment, residences are what Neebing needs, private land should be looked to for development.

Councillor Shott supported the project as it was good to see people with vision for our area and we should support the developer who wants to work with Neebing.

Councillor Dale continued to advise that Neebing needs to proceed cautiously.

Councillor Mercer stated this was a good first step.

ADJOURNMENT:

Res. No. 418-11-2008

Moved by: Roger Shott  
Seconded by: B. A. Dale

THAT the time being 6:57 p.m., this Statutory Public Meeting is hereby adjourned.

**CARRIED**

SPECIAL MEETING OF COUNCIL

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Mayor  
Steven Harasen

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Clerk  
Delma Stajkowski, AMCT