

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

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**Date:** August 2, 2019, for Special Committee of the Whole Meeting on August 7, 2019

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

**Subject:** Further LRCA Comments Regarding  
(a) Application for Re-Zoning  
Property File 58-01-760-000-12800-0000  
Landlocked Parcel, Oliver Lake; and  
(b) Application for Consent (Severance) to Provide an Access Easement to facilitate a Private Road/Driveway to an otherwise Landlocked Parcel of Land  
Property File 58-01-760-000-12980  
1 Podres Road East, Geographic Scoble Township

**Submitted by:** Rosalie A. Evans, Solicitor-Clerk

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**RECOMMENDATION**

Based on the Lakehead Region Conservation Authority's further comments, Administration recommends approval of both applications, with the route and cottage locations adjusted as set out in this Report.

**BACKGROUND**

Council, sitting as Committee of the Whole, met on May 15<sup>th</sup>, 2019 to hear from interested parties relative to Applications Z02-2019 (for rezoning) and B01-2019 (for severance). The applications are related, although they deal with two separate properties.

Details relating to Applications Z02-2019 (for rezoning) and B01-2019 (for severance) are described in the reports at agenda items 2.3 and 2.4 on this evening's agenda.

At the hearing on May 15<sup>th</sup>, 2019, the applications were both tabled, to be lifted from the table on August 7<sup>th</sup>, 2019 at 5:00 p.m.

The applications were tabled based on the unfavourable comments received upon circulation of the applications to the Lakehead Region Conservation Authority ("LRCA"). The parties wished to undertake a site visit, with a representative of the LRCA, to determine an alternate route for the proposed easement, and an alternate location for the proposed seasonal dwelling, if possible, that would be acceptable to the LRCA.

Administration is advised that a site visit was undertaken in June, and the parties were able to come up with an easement route and building envelope acceptable to the LRCA.

### **DISCUSSION**

Comments received from the LRCA on August 1, 2019, including a sketch showing the revised route and building location, are included at Attachment One to this Report.

### **ATTACHMENTS**

1. LRCA's Further Comments

### **AVAILABLE FOR REVIEW UPON REQUEST AND/OR AT THE MEETING**

File Information – including all documents referenced in the report

**ATTACHMENT ONE: LRCA Further Comments**

130 Conservation Road, PO Box 10427  
 Thunder Bay, ON P7B 6F8  
 Phone: (807) 344-5857 | Fax: (807) 345-9156

August 1, 2019

Rosalie A. Evans, Secretary-Treasurer  
 Committee of Adjustment, Municipality of Neebing  
 4766 Highway 61  
 Neebing, Ontario P7L 0B5

Dear Ms. Evans:

**Re: Application: B01-2019 Amendment**  
**Podres Road East, Part of Lot 10, Concession 4, (Parcel 21826)**  
**Geographic Township of Scoble, Municipality of Neebing**  
**Applicant: Buchanan Timberlands Inc.**  
**Agent: Marc Laatu (Carrel + Partners LLP)**

The staff have reviewed the above-noted application as it relates to flooding and erosion issues and have the following comments.

The applicant should be advised that the lot is affected by the Lakehead Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations. The construction of any buildings or structures, the placing or dumping of fill, site grading, or any alteration to the existing channel of the watercourse or the steep slope will require a permit from the Conservation Authority.

Based on a site inspection conducted by staff on July 27, 2019 and the revised road location sent on August 1, 2019, staff have no objection to the proposed easement which would allow development of a Seasonal Recreation residence on the adjacent parcel of land. Please note the water crossing installation on the proposed road will require a permit from the Authority and will need to provide adequate access and egress during a flood event. In addition, the proposed building location may require a permit from the Authority.

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.

Yours truly,

Tammy Cook  
 Chief Administrative Officer

[www.lakeheadca.com](http://www.lakeheadca.com)

/mds  
 Enclosure

