

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

Held at the Municipal Office
On Wednesday, May 15, 2019

<u>PRESENT:</u>	Deputy Mayor Brian Wright Councillor at Large Gordon Cuthbertson Scoble Councillor Brian Kurikka Pardee Councillor Curtis Coulson Pearson Councillor Gary Gardner Rosalie A. Evans, Solicitor-Clerk	<u>REGRETS:</u>	Mayor Erwin Butikofer Blake Councillor Mark Thibert
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1. PRELIMINARY MATTERS:

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

No declarations of interest were brought forward.

2. PUBLIC MEETING UNDER SECTION 34 OF THE PLANNING ACT: CONSENT (SEVERANCE)

- 2.1 Application B01-2019, Submitted by Marc Laatu, Carrel & Partners, as Agent for the Property Owner, for a Consent to Allow for an Access Easement

The Solicitor-Clerk over-viewed the Application.

- 2.2 Report from Solicitor/Clerk regarding Application B01-2019

The Solicitor-Clerk over-viewed the Report and responded to questions.

The Solicitor-Clerk suggested that, prior to taking comments from members of the audience, Council consider hearing the items under Section 3 of the Agenda first, as the two matters are related, and many of those in attendance may wish to address both matters.

By consensus of members present, the assembly proceeded to Section 3 of the Agenda.

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

- 3.1 Application Z02-2019, Submitted by Marc Laatu, Carrel & Partners, as Agent for the Property Owner, for a Re-Zoning to allow Construction of a Seasonal Residence on a Private Road

The Solicitor-Clerk over-viewed the Application.

3.2 Report from Solicitor/Clerk regarding Application Z02-2019

The Solicitor-Clerk over-viewed the Report and responded to questions.

Deputy Mayor Wright asked the Applicant's Agent for any comments.

Mr. Laatu advised that, given the comments from the Lakehead Region Conservation Authority, his clients have been advised to have a site meeting with the LRCA present, to see whether a more appropriate access route for the easement (and location for the building) can be ascertained. Given the weather and the wet site conditions, he respectfully requested that the applications be tabled to another public meeting to allow the site visit to take place, and subsequent comments to be received.

Deputy Mayor Wright asked whether anyone in the audience wished to address the Committee regarding the applications.

Mr. Barry Chezick asked for clarification on whether the residence will be serviced by a well, or whether it would be taking lake water. According to the application, the owner intends to take lake water. He expressed an opinion that, given the state of the lake, the owner should be required to have a well.

Deputy Mayor Wright indicated that a condition could be imposed to require a well if the application is ultimately approved.

Mr. Varley Beirnes asked whether the private driveway would be gated. The Solicitor-Clerk responded that would be the decision of the property owner, not controlled by these applications. He addressed a concern that gravel trucks and other heavy vehicles required for construction of the private access road would cause damage to West Oliver Lake Road. Mr. Beirnes also asked whether, in future, someone might apply to have the zoning changed to allow permanent residence. The Solicitor-Clerk advised that it is open to anyone to apply for a zoning by-law amendment, however, the concern regarding private road access remains the ability for emergency response to reach the house when called upon, and that concern would remain in the future.

Mr. John Riley asked whether the owner could access the property from the east instead of through the Buchanan property. Mr. Laatu responded that it was necessary to find a willing private property owner – and the willing owner found was Buchanan Timberland Inc.

Mr. Stuart Fleming expressed a view that "Hunter Lane" would provide access to the property in question. He was advised that the publicly maintained road did not reach the site.

Mr. Brian Stewardson asked whether the Applicant was planning to put stairs on the cliff in order to access the lakefront. The Solicitor-Clerk advised that such would be a concern to the Lakehead Region Conservation Authority, and would be part of the discussion held at the site meeting. Mr. Stewardson also commented that a stream through the Buchanan property crosses his property as well. He wants to be assured there will be no negative impact to the stream.

Ms. Irene Austin asked whether there were other examples of seasonal properties on private roads in Neebing. The Solicitor-Clerk referenced Podres Road East (past the boat launch) and Van Johnson Drive.

Mr. David Loiselle asked whether the construction of the road would result in a severance of the Buchanan Property. The Solicitor-Clerk indicated if the road were a public road, it would – but being a private easement, it would not.

Messrs. Chezick and Stewardson asked to be notified of the next meeting.

There being no further comments from the floor, Deputy Mayor Wright requested a tabling motion. Potential meeting dates were discussed.

Res. No. 2019-05-02

Moved by: Councillor Coulson

Seconded by: Councillor Kurikka


BE IT RESOLVED THAT all matters on this evening's agenda be tabled, to be lifted from the table at a special meeting to be held at 5:00 p.m. on August 7th, 2019.

CARRIED ✓

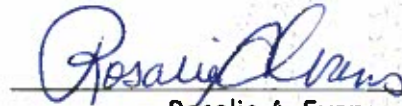
4. ADJOURN THE MEETING:

There being no further business to attend to, Deputy Mayor Wright adjourned the meeting at 5:35 p.m.

SPECIAL MEETING OF COUNCIL, SITTING AS COMMITTEE OF THE WHOLE



Brian Wright
DEPUTY MAYOR



Rosalie A. Evans
SOLICITOR-CLERK