

THE CORPORATION OF THE MUNICIPALITY OF NEEBING
MINUTES OF THE SPECIAL MEETING OF COUNCIL, SITTING AS
COMMITTEE OF THE WHOLE – STATUTORY PUBLIC MEETING
IN ACCORDANCE WITH THE PLANNING ACT

Held at the Municipal Office
On Tuesday, May 10, 2016, at 5:00 p.m.

PRESENT: Mayor Ziggy Polkowski
Councillor Erwin Butikofer
Councillor Brian Wright
Councillor Bill Lankinen
Councillor Roger Shott
Councillor Curtis Coulson
Councillor Mike McCooeye

Rosalie A. Evans, Solicitor-Clerk

1. PRELIMINARY MATTERS:

- (a) **Call to Order:** Mayor Polkowski called the meeting to order at 5:00 p.m.
- (b) **Attendance:** Attendance was recorded.
- (c) **Declarations of Interest:** No declarations of interest were put forward by members present.

2. OFFICIAL PLAN REVIEW (TEXT)

2.1. Preamble

Mayor Polkowski advised those present that this is a meeting of the Neebing Council, sitting as Committee of the Whole, convened as a statutory public meeting under the provisions of the Planning Act. The purpose of the meeting is to receive input on amendments that the Council is proposing to its official plan.

2.2. Overview from Administration

The Solicitor-Clerk provided an overview of the Report included with the agenda. It was noted that the mapping associated with the Official Plan had not as yet been prepared, but was in production. A future public meeting will be held with respect to the mapping.

Changes being proposed to the mapping will include removal of (most of) Pie Island and Flatland Island, recently transferred to Reserve status, and inclusion of Gooseberry Island, inclusion of the proposed rural settlement area, and removal of “environmental protection” designations that related to peregrine falcon habitat.

2.3. Comments from the Public

The Solicitor-Clerk reviewed for Committee comments from the following which had been received in writing:

- The City of Thunder Bay (requesting more time within which to provide comments);
- The Lakehead Region Conservation Authority (advising of changes required in that it is no longer the agent for the Department of Fisheries and Oceans, and asking for individual notification if any changes are sought to the designations impacting its land in Thunder Bay); and
- The Ministry of Municipal Affairs and Housing, outlining procedural steps to follow any public meeting(s).

The Chair then requested to hear from those who had signed the speaker's list.

Shannon Dodd-Smith advised Committee that it should consider some other documents in making its Official Plan Amendment decisions. In particular, she referenced the strategic plan that had been previously prepared for the Municipality, the Municipality's asset management plan, and the background report that had been prepared for the last version of the Official Plan. Ms. Dodd-Smith gave her opinion that Council should not create a settlement area without appropriate planning work having been done first. She also felt insufficient justification had been provided for commercial concentration at transportation intersection nodes.

Ms. Dodd-Smith expressed her opinion that other planning needs to be completed. She asked whether a plan had been developed for the Municipality's inland lakes. She expressed a desire that Council provide policies relating to public access to waterways. Ms. Dodd-Smith referenced park planning, and suggested that Council should consider bringing Neebing's unique geography into the plan, including a trail system, and other natural features to form a tourism economic development platform. Policies relating to publicly-owned land should be included. She felt policies relating to the role of the Lakehead Region Planning Board were required as the Board is only mentioned once in the draft document.

Ms. Dodd-Smith expressed her view that the public was not being provided with sufficient information and suggested Council should utilize its website to a larger extent, and should also consider social media. She stated that messaging should be in plain language to discourage any "fear" associated with participation.

Finally, Ms. Dodd-Smith expressed concern at Council's proposed policies relating to industrial wind turbines. She reminded Committee that this is a long-term plan and caution should be taken in terms of closing down potential future opportunities.

Karen Coulson addressed the Committee as Chair of the Neebing Recreation Committee. She pointed out that the other Committee members were present in the audience. Ms. Coulson advised that the Committee wishes to keep dedicated parklands. She expressed her appreciation to the Council for its prior feedback on the Committee's work and on its support for the committee's parkland improvement suggestions. It was pointed out that although the committee complement is full, its meetings are open to the public and all input from the public is appreciated.

Eileen Pelletier queried the comment on the blackboard with respect to any changes proposed to Gooseberry Island, as she owns that property. The Solicitor-Clerk explained that previous iterations of the Municipality's maps, both for the Official Plan and for the Zoning By-law, had not shown the island. The proposal is that the new map set will include that property. No particular changes are proposed.

The Chair then opened the floor to members of the audience who wished to speak but had not signed the speaker's list.

Dawne Kilgour addressed the Committee as Chair of the Neebing Economic Development Advisory Committee. She advised those in attendance of some of the Committee's recent proposals and reviews. Realtors have complained that Neebing is an "unknown" to persons looking for property. The Committee is working to make the community a "known" and desirable location. In response to a question from the audience, Ms. Kilgour indicated she would look into posting the Committee's meeting minutes on the Municipal website.

John Levitski raised concern about comments made that Neebing is considering a marina. Mayor Polkowski advised that a private developer had at one time been planning a marina, and that, if those plans should be revived, the development would be welcome. Mr. Levitski went on to voice his disapproval with Council's recent decision to close the boat launch at East Oliver Lake. In response, he was advised that a committee had been formed by members of the public to make suggestions on how the area could be made safe, and Mr. Levitski was encouraged to participate in the work of that committee.

A brief recess was held at 6:23 p.m.

Committee reconvened at 6:30 p.m.

2.4. Consider Recommendation to Council

Mayor Polkowski opened the floor to motions from members for a recommendation to Council.

Res. No. 2016-05-001

Moved by: Councillor Shott

Seconded by: Councillor Wright

BE IT RESOLVED THAT, a public meeting having been held with respect to the draft wording for revisions to Neebing's Official Plan, the Committee of the Whole recommends to the Municipal Council that another statutory public meeting be held to consider alterations to the Plan text based on public input received, and to receive input from the public on proposed changes to the map schedules to the Official Plan when the proposed changes have been considered and circulated for public comment.

CARRIED ✓

3. ADJOURN THE MEETING

Mayor Polkowski, as Chair, declared the meeting adjourned at 6:40 p.m., there being no further business to attend to.

SPECIAL MEETING OF COUNCIL SITTING AS COMMITTEE OF THE WHOLE



Ziggy Polkowski
MAYOR, CHAIR



Rosalie A. Evans
SOLICITOR-CLERK