

# DECISION

## With respect to the Municipality of Neebing Official Plan

### Subsection 17(34) of the *Planning Act*

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I hereby approve the repeal of the Municipality of Neebing Official Plan and all subsequent amendments thereto, pursuant to By-law 2022-029, insofar as this official plan is in effect;

I hereby approve the Municipality of Neebing Official Plan adopted by By-law 2022-029, subject to the following modifications with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. Page 5, Section 1.1 Preamble, is modified so that it reads:

Development constraints limit the creation of new residential opportunities. Future growth will occur as seniors leave their farmsteads for less work-intensive housing in urban settings, and young families take up the rural lifestyle. The following table illustrates the revised population projection for Neebing **until 2035 over the next 20 years, based on growth at one percent per year. For the purposes of this official plan, however, the 20-year planning horizon extends to 2045. Neebing's population as reported in the 2021 Statistics Canada Census was 2,241. If the projected modest annual growth of 1% continues to that date, Neebing could anticipate an estimated population of 2,845 people by 2045.**

2. Page 9, Section 2.2.1, Subdivision of Land, is modified by adding a new policy that reads:

m) **Prior to the creation of new lots, confirmation of sufficient treatment capacity for hauled sewage from individual on-site sewage services at an Environmental Compliance Approval approved waste disposal facility must be provided.**

3. Page 15, Section 2.13.4, Crown Lands, is modified by adding a new policy that reads:

**Crown land in the form of provincial parks and conservation reserves are identified on Schedules B-F, and negative impacts to these areas should be minimized.**

4. Page 15, Section 2.14, Wayside Pits and Quarries, is modified so that it reads:

2.14.2 Wayside pits and quarries, **portable asphalt plants and portable concrete plants** are permitted **without an amendment to this Plan or the Zoning By-law** throughout the Municipality except for the following:

- (a) within 120 meters of a neighbouring residence or dwelling;
- (b) within areas designated as either Environmental Protection or Watershed Reserve; and
- (c) within Natural Heritage Features.

~~2.14.4 The opening of wayside pits and quarries shall be permitted without an amendment to this Plan or the Zoning By-law.~~

~~2.14.5 The Ministry of Transportation shall ensure that wayside pits and quarries used for its purposes are rehabilitated.~~

5. Page 16, Section 2.16.2, Servicing, is replaced, so that it reads:

~~The Municipality shall not accept ownership or responsibility for the operation or maintenance of communal water and sewage systems.~~

**The Municipality does not have municipal water or municipal sewage services, nor does it have sufficient resources to take on responsibility for a private communal water or sewage system. Anyone requesting permission for a private communal water and/or sewage system would need to obtain municipal consent under section 93 of the Municipal Act, 2001 and be subject to a Municipal Responsibility Agreement.**

6. Page 18, Section 3.2.3, Sensitive Areas, is modified so that it reads:

Council recognizes the value of, and supports the protection of, Areas of Natural and Scientific Interest recognized by the Province. The Province has identified four Areas of Natural and Scientific Interest, which are depicted on the map schedules to this Official Plan. They are:

- i. Russel Point-Minong Foreland (see Schedule B);
- ii. Spar Island (see Schedule ~~C~~**B**);
- iii. Pearson Township Wetland (see Schedule E); and

- iv. Squaretop Mountain Maple Stand (see Schedule B).

...

Spar Island is located in geographic ~~Crooks~~ **Blake** Township, 4 kilometers off shore in Lake Superior. It is marked on Schedule ~~C-B~~.

- 7. Page 20, Section 3.3, Use Limitation Areas, is modified by adding a new policy that reads:

**3.3.8 Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire as shown on Schedule G.**

**Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with the wildland fire assessment and mitigation standards.**

**If development is proceeding where high to extreme risk for wildland fire is present, measures should be identified by proponents to outline how the risk will be mitigated, implemented, and how mitigation will be environmentally appropriate and not interfere with other natural heritage features.**

- 8. Page 22, Section 3.4, Archaeological and Cultural Heritage Resources, by adding new policies that read:

**3.4.9 As required by section 27 of the Ontario Heritage Act the municipal clerk shall maintain a Register of Heritage Properties which will include properties that have been designated by the municipality under Part IV or Part V of the Ontario Heritage Act.**

**3.4.10 Council will engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage resources.**

- 9. Page 24, Section 3.10, Waste Disposal Sites is modified by adding a new policy that reads:

**3.10.4 New development will be permitted subject to demonstration of reserve waste disposal capacity for each new proposed lot or use.**

- 10. Page 26, Section 4.2, Agricultural Area is modified by adding new policies that read:

**4.2.6 Non-agricultural uses will not be permitted in the Agricultural area unless the proposed use complies with the Minimum Distance Separation Formulae I, there is an identified need within the planning horizon for additional lands to accommodate the proposed use, alternative locations have been evaluated, and it has been demonstrated that there are no reasonable alternatives that avoid the Agricultural area or lower-priority agricultural lands.**

**4.2.11 Land may only be excluded from the Agricultural area for the expansion of or identification of settlement areas.**

11. Page 29, Section 4.3.16, Rural Area, is modified so that it reads:

When considering an application to establish a commercial use or uses, the Municipality shall have regard for the following:

- (a) the compatibility of the proposed use with the surrounding area;
- (b) the physical suitability of the site for the proposed use;
- (c) the adequacy of the street system to accommodate access and traffic generated from the proposed commercial use;
- (d) the convenience and accessibility of the site for both pedestrian and vehicular traffic; **and**
- (e) the adequacy of utilities and on-site servicing considerations; **and**
- (f) **the protection of adjacent natural heritage and cultural heritage values.**

12. Page 37, Section 4.6.5, Environmental Protection Area, is modified so that it reads:

The boundaries of Environmental Protection areas are shown in their general location on the land use schedules. The location of these areas shall be defined more specifically in the implementing zoning by-law from information provided by the Ministry of ~~Northern Development, Mines~~, Natural Resources ~~and Forestry~~ and the area zoned for environmental protection shall include the natural heritage features and areas and adjacent areas for the natural heritage features and areas being protected. The Municipality shall, in conjunction with the Province **and the Lakehead Region Conservation Authority**, require the proponent of an application to submit a study prepared by an appropriate qualified expert to address the following considerations:

- (a) a description of the natural environment and existing physical characteristics, including a statement of environmental quality;
- (b) a description of the proposed development and potential effect on the natural environment;
- (c) a description of the costs and benefits in terms of economic, social and environmental terms of any engineering works and/or resource management practices needed to mitigate the potential effects; and

- (d) an evaluation of alternatives including other locations for the proposal; **and**
- (e) **an evaluation of the impact to the hydrological function.**

Where it has been demonstrated to the satisfaction of the municipality **and the Ministry of Northern Development, Mines, Natural Resources and Forestry** that there will be no negative impact on the natural heritage feature(s) identified, in accordance with the prevailing provincial land use planning policies, no amendment to this Official Plan will be required.

**Permits will be required from the Lakehead Region Conservation Authority for development in the Environmental Protection Zone, where the feature is related to a wetland, whether deemed to be provincially significant or not.**

...

13. Page 40, Section 4.9, Fish Habitat and Lake Trout Lakes is modified so that it reads:

4.9.1 Council supports the management and protection of fish habitat. Accordingly, **new Planning Act approvals development and site alteration** shall not be permitted in or near known fish habitat except in accordance with provincial and federal requirements. **Where no detailed fish habitat mapping has been completed, all water features – including permanent or intermittent streams, headwaters, seasonally flooded areas, municipal or agricultural surface drains, lakes and ponds are considered fish habitat (unless demonstrated in a report by a qualified professional that the feature does not constitute fish habitat as defined by the Fisheries Act).**

4.9.2 **The Province has not identified any fish habitats in Neebing, but has identified** **There are** two lake trout lakes within Neebing, which are depicted on the map schedules to this Official Plan **and have been specifically identified as resources that should be protected.** One lake trout lake is Oliver Lake, located in geographic Scoble Township, and illustrated on Schedule F. The other is Loch Lomond, located in part in geographic Blake Township, and in part in Fort William First Nation, and illustrated on Schedule B.

**Any planning approval required to accommodate redevelopment or a change in use within 300 metres of these lakes must be supported by a hydrogeological assessment, prepared in accordance with the Lakeshore Capacity Assessment Handbook, and to the satisfaction of Council, that demonstrates that the proposed development will not have a negative impact on the water quality of the lake trout lakes.**

14. Schedules A to G are modified as follows, as per Attachments 1-7:

Remove and replace Schedule A as provided by the Municipality to reflect and distinguish types of protected areas.

Remove and replace Schedule B as provided by the Municipality to include missing islands and correct identification labelling, as well as add Agricultural designation back to lands placed in Rural designation.

Remove and replace Schedule C as provided by the Municipality to include missing provincial parks and conservation reserves.

Remove and replace Schedule D as provided by the Municipality to include missing provincial parks and conservation reserves.

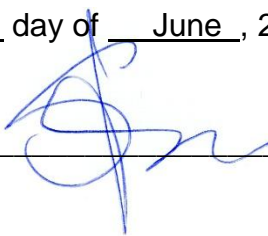
Remove and replace Schedule E as provided by the Municipality to include missing Area of Natural and Scientific Interest.

Remove and replace Schedule F as provided by the Municipality with clearly identified Lakefront Residential designation.

New Schedule G to be added to demonstrate areas of wildland fire risk within the municipality.

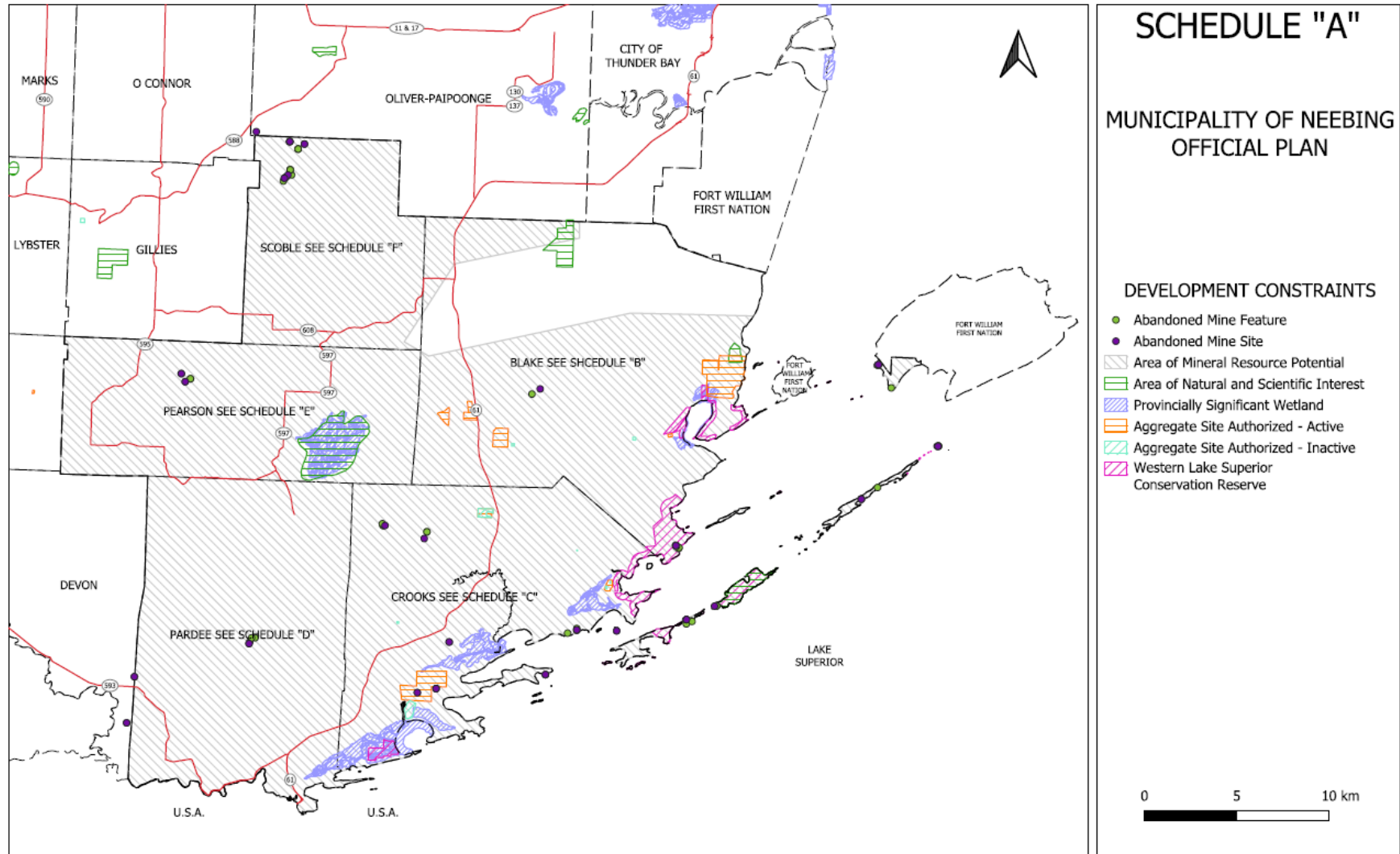
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Dated at Toronto this 3rd day of June, 2025.

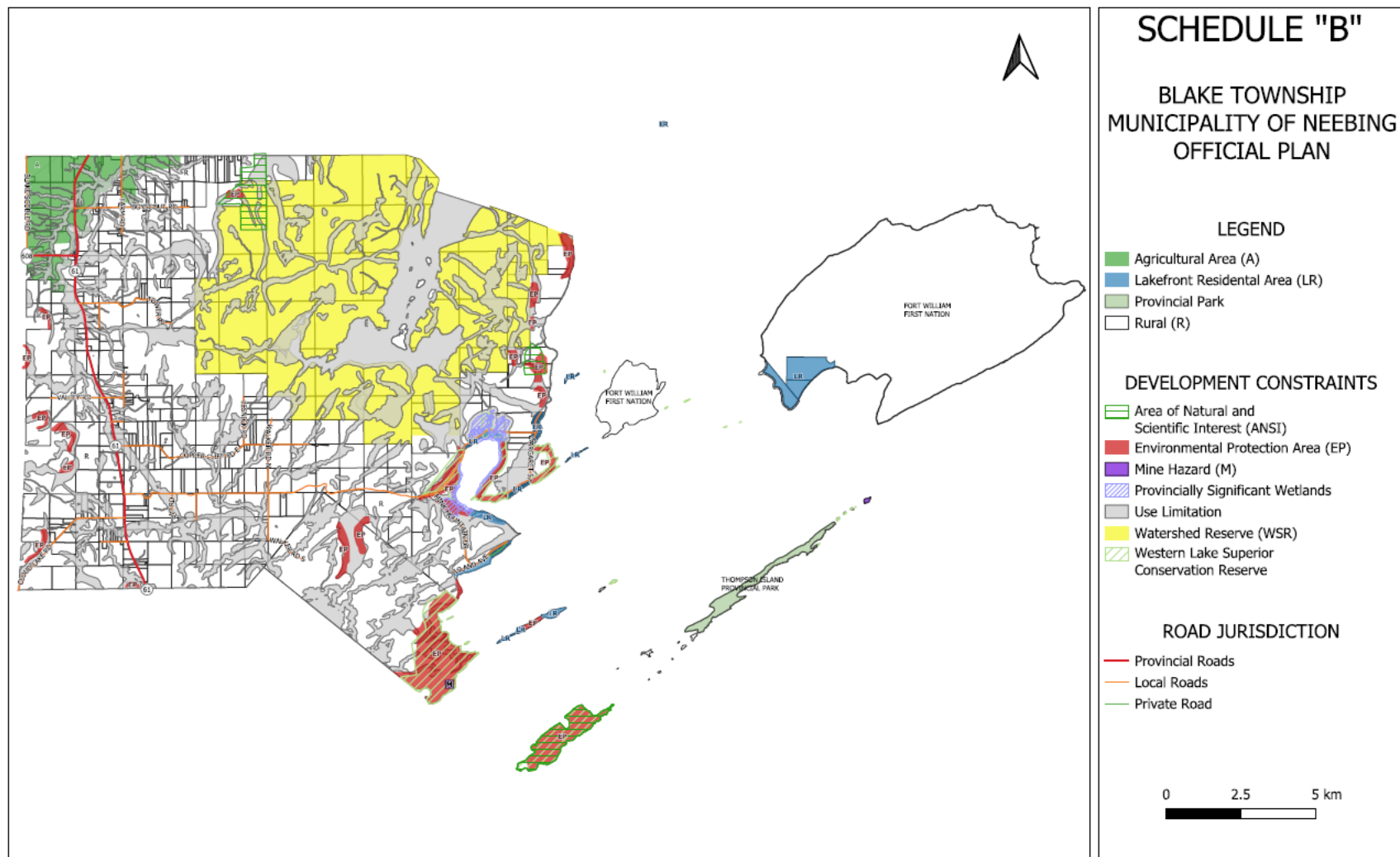


Sean Fraser  
Assistant Deputy Minister  
Municipal Services Division  
Ministry of Municipal Affairs and Housing

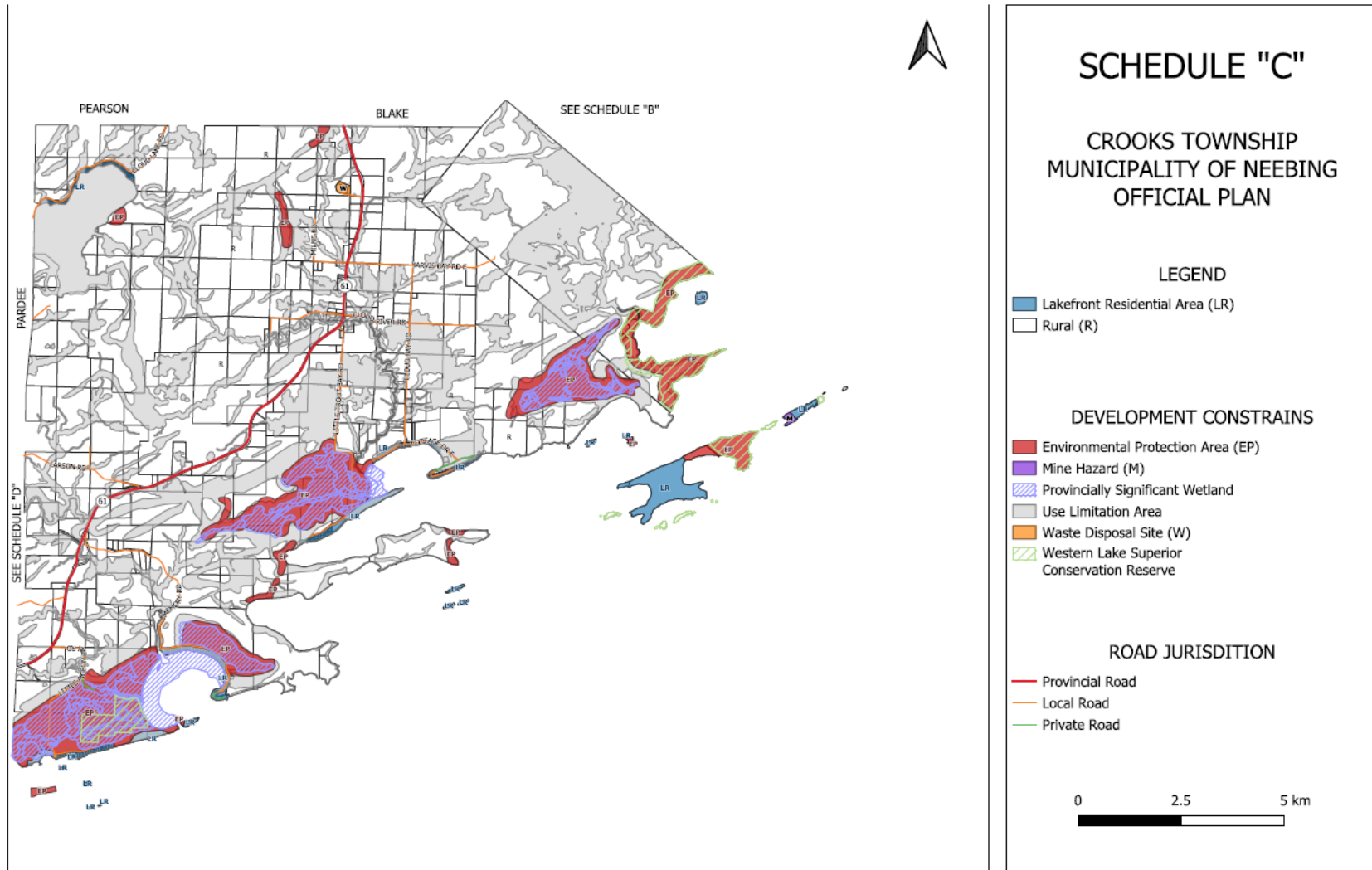
## Attachment 1:



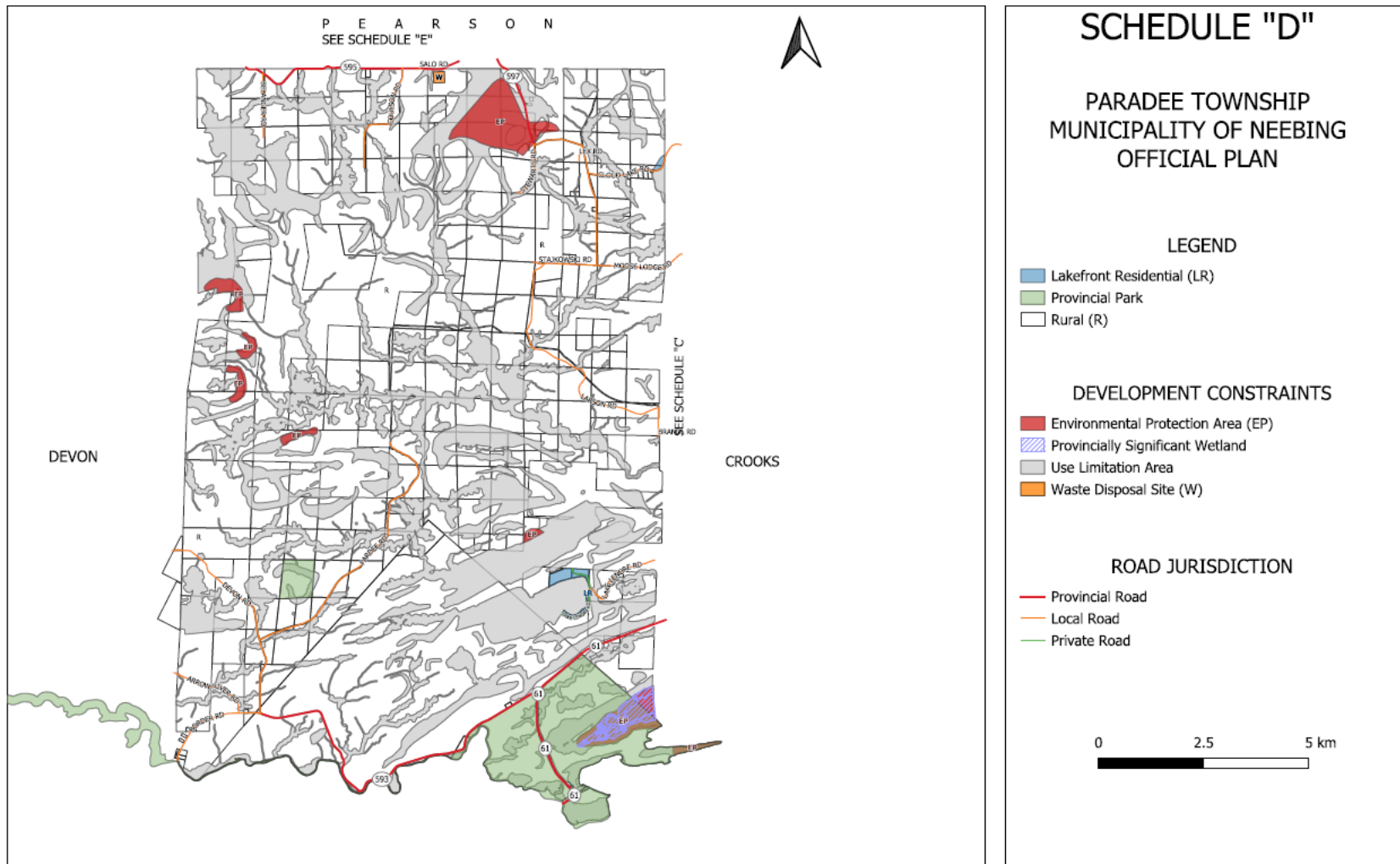
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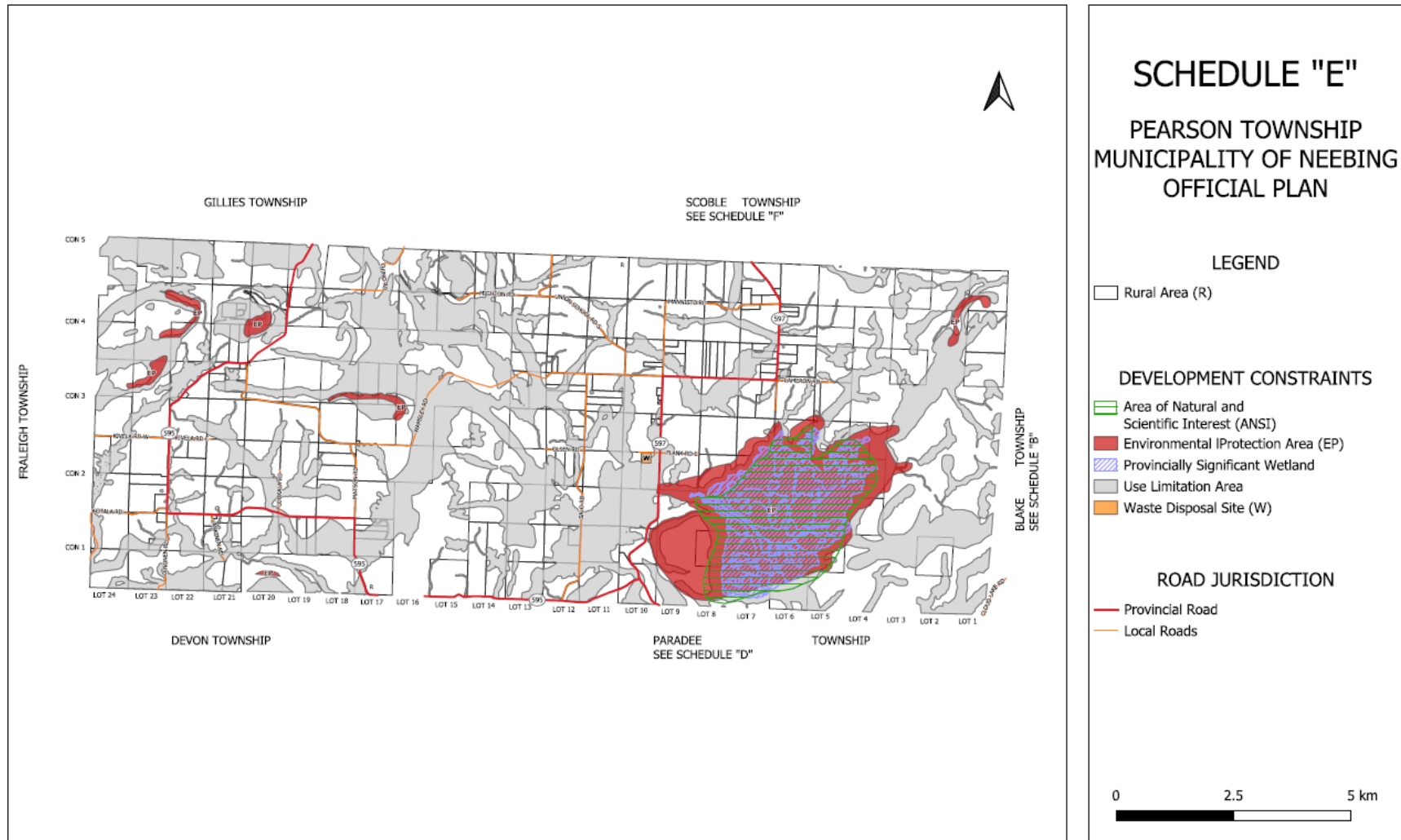
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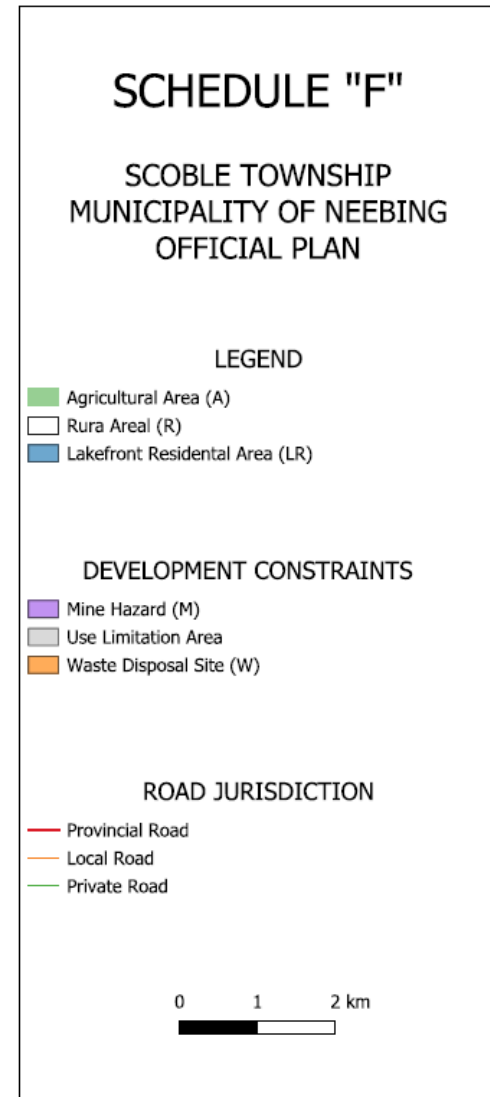
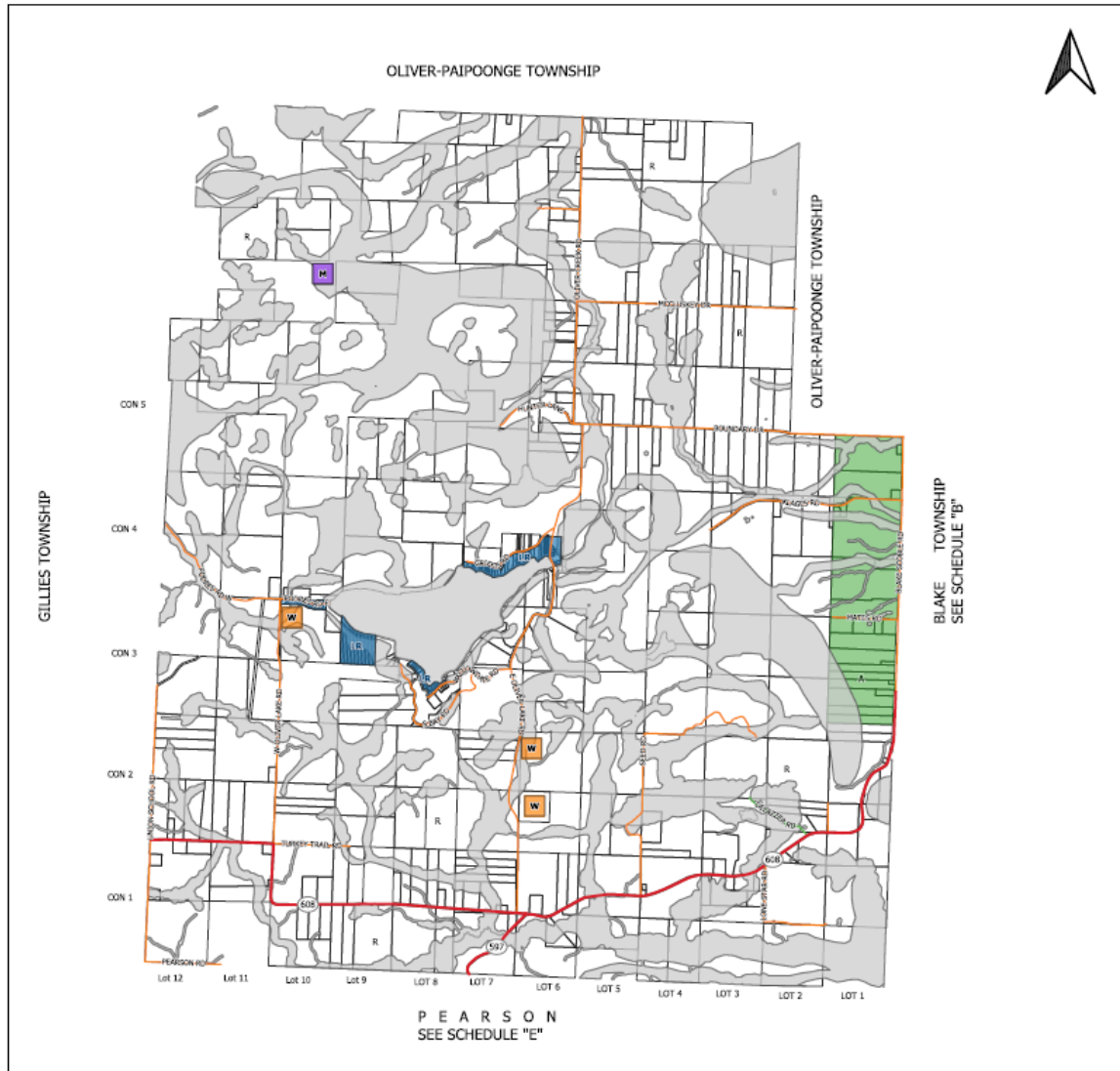
## Attachment 4:



## Attachment 5:



## Attachment 6:



## Attachment 7:

