



THE CORPORATION OF THE

Municipality of Neebing

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Councillors
Curtis Coulson
Gordon Cuthbertson
Gary Gardner
Brian Kurikka
Mark Thibert
Brian Wright
Mayor Erwin Butikofer

August 23, 2019

RE: APPLICATION FOR AN AMENDMENT TO NEEBING'S OFFICIAL PLAN
OWNER: Joseph Zawada: 3935 Highway 61, Neebing, Ontario
NOTICE OF THE DECISION OF THE COUNCIL OF THE MUNICIPALITY

Property owners in the vicinity of the property which is the subject of this notice, First Nations and interested agencies, were advised by way of notice sent on January 29th, 2019, of a public meeting of the Council of The Corporation of the Municipality of Neebing, sitting as Committee of the Whole, to be held on March 1st, 2019, to consider an application to amend Neebing's Official Plan to re-designate the property from "Agricultural" to "Rural". The Committee of the Whole did not make any recommendations to Council as a result of that meeting. Notice of a second public meeting of the Council of The Corporation of the Municipality of Neebing, sitting as Committee of the Whole for this application, to be held on July 31st, 2019, was sent on June 24th, 2019. Both meetings were advertised in local newspapers as well.

PLEASE TAKE NOTICE that the Committee of the Whole on July 31st, 2019, recommended to the Council that the application for the amendment to the Official Plan be approved. Via Resolution #2019-08-173, Council resolved:

WHEREAS, Council is satisfied that the application represent "good planning";

AND WHEREAS the Provincial Policy Statement contains several policies relating to the preservation of "agricultural" official plan designations and zones on properties such as this one, with very rich soil, however, the size and configuration of the property, together with its proximity to highway use and commercial/quasi-industrial use, prevent agricultural uses on any kind of decent scale;

AND WHEREAS the Provincial Policy Statement contains many policies opposed to the conversion of agricultural land for other uses, but the Northern Growth Plan contains many policies that support the application, *and the Northern Growth Plan is to take precedence over the Provincial Policy Statement unless there are health and safety risks to people, or environmental risks*, neither of which apply to this application;

AND WHEREAS the Council does not consider conversion of agricultural land to non-agricultural uses to be appropriate as a general rule, in weighing the merits of the retention of the agricultural designation and zone to the merits of the development of a medical clinic, the latter is seen as an appropriate circumstance in which to do so, taking all of the factors and policies into consideration; and

AND WHEREAS the approval of the applications is based on their individual merit and is not a precedent for any future development applications, each of which will also be analyzed based on their individual merit;

NOW THEREFORE, BE IT RESOLVED THAT, two public meetings having been held with respect to the application by Joseph Zawada relative to property municipally known as “3935 Highway 61”, and legally described as Part of the North Part of Lot 10, Concession One, in the Municipality of Neebing (geographic Blake Township) and the District of Thunder Bay, being Part 1 on Reference Plan of Survey 55R-3438, excluding Part 1 on Reference Plan of Survey 55R-4425, Schedule “B” to Neebing’s Official Plan be amended to change the designation on the map for this property from “Agricultural” to “Rural”.

IN ADDITION, Council passed the implementing By-law on August 7th, 2019. A copy of the By-law (Number 2019-033) is posted on the website with this notice.

The intention of the applicant in requesting this Official Plan Amendment was to obtain the necessary Official Plan Designation to allow for a re-zoning of the property in order to develop a portion of the property as a medical clinic. The Re-zoning file with the Municipality is Z01-2019.

PLEASE TAKE FURTHER NOTICE that the Official Plan Amendment does not come into force or take effect unless and until it is approved by the Minister of Municipal Affairs and Housing. The Official Plan amendment file with the Ministry of Municipal Affairs and Housing is 58-OP-194880.

Any person or public body will be entitled to receive notice of the decision of the Minister if a written request to be notified of the decision (including the person’s or public body’s address, fax number or email address) is made to the Municipality of Neebing, sent to the attention of the Solicitor-Clerk, at:

Municipality of Neebing
4766 Highway 61
Neebing, Ontario P7L 0B5
Email: clerk@neebing.org
Facsimile: 807-474-5332

A SIMILAR NOTICE was sent by mail to the applicant, to various agencies, persons who requested it, and to surrounding property owners for their information. If you wish to be notified of anything further, you must make a written request to the Solicitor-Clerk at the Municipal Office.

ADDITIONAL INFORMATION related to the decision is available for inspection between 9:00 a.m. and 5:00 p.m. on weekdays at the Neebing Municipal Office.

Yours truly,

A handwritten signature in cursive script that reads "Rosalie A. Evans".

Rosalie A. Evans
Solicitor-Clerk