



THE CORPORATION OF THE

Municipality of Neebing

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Notice of a Hearing being held to consider an application to Remove a Condition Relating to a Property Severance completed in 2017
Severance File Number B07-2017; This File Number B01-2020

Please take notice that the Council for The Corporation of the Municipality of Neebing will hold a hearing on Wednesday, February 19th, 2020, at 5:00 p.m., at the Neebing Municipal office to consider removing a condition that was imposed by the Committee of Adjustment in its decision in File Number B07-2017.

The 2017 Severance Application was brought by the then owners of the property. The severance was approved on October 30th, 2017, and finalized. The consent certificate was issued on October 2, 2018. The property which was one single lot in 2017 now consists of 4 lots, resulting in the following municipal addresses being assigned to the properties:

1. 110 Valley Road West
2. 136 Valley Road West
3. 148 Valley Road West; and
4. 166 Valley Road West.

One of the conditions imposed by the Committee of Adjustment was a restriction relating to the issuance of building permits on the new lots. It was not a condition required to be fulfilled prior to issuance of the consent certificate, and, arguably outside the jurisdiction of the Committee of Adjustment at the time. The condition reads:

No building permits for residential dwellings on any of the severed lots are issued unless/until the Municipality has undertaken the culvert replacement work recommended by the Lakehead Region Conservation Authority

Council for The Corporation of the Municipality of Neebing has looked at the culvert replacement work recommended by the Lakehead Region Conservation Authority and considers it to be prohibitively expensive to undertake in a manner that would prevent Valley Road West from being submerged in the event of a one-in-one-hundred-year-storm. Accordingly, the Council is considering lifting the condition. Given that the decision was made at a public hearing under the Planning Act, Council considers it appropriate to give the same notice, and undertake the same process that would be undertaken for a fresh severance application.

You are receiving this notice because you either:

- a) own property in the vicinity of the land which is the subject matter of the application, or
- b) you own one of the lots that were created, or
- c) because you requested notice, or
- d) because you are a government ministry or agency to which notice is mandated under the *Planning Act*; or
- e) because you are a First Nation entitled to consultation, comment and input.

ANY PERSON may attend the hearing and/or make written or verbal presentations either in support of, or in opposition to, the proposed property severance. If a person or public body that files an appeal of a decision of the Council in respect of the proposed property severance does not make oral submissions at the hearing, or does not provide written submissions prior to the decision of the Council in the matter, the Local Planning Appeals Tribunal may not grant them status to maintain the appeal.

Written submissions can be forwarded to the Council at the address on this letterhead. Submissions by regular letter-mail, facsimile, electronic mail or personal delivery are accepted, however, the onus is on the person submitting the information (by whatever means) to make sure that it was actually received.

If you wish to be notified of the decision of the Council on the proposed condition removal you must make a written request to the Clerk-Treasurer for the Municipality, at the address shown on this Notice. Written requests may be sent using the contact information shown on the letterhead of this notice.

ADDITIONAL INFORMATION related to this proposal to remove a condition relating to the issuance of building permits is available for inspection between 9:00 a.m. and 5:00 p.m. at the Neebing Municipal Office.

DATED AT THE MUNICIPALITY OF NEEBING this 30th day of January, 2020.



Erika Kromm
Clerk-Treasurer