



THE CORPORATION OF THE

Municipality of Neebing

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Councillors
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Mayor Erwin Butikofer

August 22, 2019

RE: APPLICATION FOR REZONING Z02-2019
OWNER: Paul Thorpe; Estate of Donald Thorpe
Unaddressed, land-locked parcel, West Oliver Lake, Neebing, Ontario
WEBSITE 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 April 23, 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 May 15th, 2019.

PLEASE TAKE NOTICE that the Committee of the Whole on May 15th, 2019, agreed to the Applicant's request to adjourn the matter to a second public meeting scheduled for August 7th, 2019. On August 7th, 2019, the Committee of the Whole recommended to the Council that the application for re-zoning be approved. Council ratified that decision at the Council meeting held on August 7th, 2019. Via Resolution #2019-08-186, Council resolved:

WHEREAS, Council is satisfied that the application represents "good planning", as it will result in productive development and use of a land parcel which is not currently develop-able;

AND WHEREAS the proposed location of the seasonal residence will not result in negative impacts to any nearby residential property owners;

AND WHEREAS a Tertiary Treatment Septic System will protect the waters of Oliver Lake;

AND WHEREAS the proposed re-zoning does not impose any additional service requirements on the Municipality,

NOW THEREFORE, BE IT RESOLVED THAT, two public meetings having been held with respect to the application by Marc Laatu, as agent for the property owners, Paul

Thorpe (and the Estate of Donald Thorpe), relative to property with no municipal address, and legally described as:

Part of Broken Lot 9, Concession 4, Parcel 1952, Section DFWF, in the Municipality of Neebing (geographic Scoble Township) and the District of Thunder Bay

for a re-zoning to allow construction of a recreational dwelling on property that does not front on an open and maintained public road:

THAT, Schedule "F" to Neebing's Zoning By-law Number 2017-030, be amended, subject to an "H" holding symbol, so as to indicate that the zoning shown on the map for this property has a "special condition" label SC-2;

AND, FURTHER, THAT Special Condition # SC-2 be added to the text of the By-law as Section 5.7.2, as follows:

The property to which this special condition applies is legally described as Part of Broken Lot 9, Concession 4, Parcel 1952, Section DFWF, in the Municipality of Neebing (geographic Scoble Township) and the District of Thunder Bay.

On August 7, 2019, this property had no municipal address, and Assessment Roll Number 58-01-760-000-12800.

This property is zoned "Rural", subject to this Special Condition.

Except where they contravene the provisions of this special condition, the provisions of this By-law that apply to lots in the Rural Zone apply to this lot.

Uses permitted on this lot are as follows:

1. a single, recreational dwelling
2. a modular, recreational dwelling
3. a forestry use
4. watershed management and conservation uses; or
5. accessory uses.

Despite the fact that this lot does not front on an open and maintained public road, as required by Section 2.2 of By-law 2017-030, the lot may be used for a recreational dwelling, together with requisite accessory buildings.

Year-round residential occupancy of the lot is not permitted.

In order to protect the waters of Oliver Lake, the seasonal recreational dwelling shall be serviced with a Tertiary Treatment Septic System rather than a traditional septic system.

The "H" holding provision would be lifted at such time as the Lakehead Region Conservation Authority and the property owner(s) agree on a suitable building envelope on the Subject Property; and

A permanent access easement is registered in favour of the Subject Property over adjacent lands to the west of the Subject Property, providing access from Podres Road East.

IN ADDITION, Council passed the implementing By-law, subject to the "H" (hold) provision. A copy of the By-law (Number 2019-035) is also posted on the website.

PLEASE TAKE FURTHER NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the consent by filing with the Solicitor-Clerk for the Municipality, not later than **Thursday the 12th day of September, 2019**, a notice of appeal setting out the objection to the consent and the reasons in support of the objection, together with the Local Planning Appeal Tribunal's appeal fee (amounts available on the website for the Tribunal).

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,



Rosalie A. Evans
Solicitor-Clerk