



THE CORPORATION OF THE

Municipality of Neebing

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Councillors
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Notice of a Public Meeting being held to consider an application for a proposed Land Severance (Application Number B04-2019)

Please take notice that the Council of The Corporation of the Municipality of Neebing, sitting as Committee of the Whole, will hold a Public Meeting on Wednesday, September 4th, 2019, at 5:00 p.m., at the Neebing Municipal office to consider a proposed severance under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. The Committee's recommendations to Council will be considered for ratification at the Regular Council Meeting on the same evening, commencing at 6:00 p.m.

The Application (B04-2019) is brought by Andre Agarand, the property owner, on his own behalf and that of the property's co-owner, Deborah Park. The land parcel which is the subject matter of the application has municipal address 35 Nicolson Road. The legal description of the land is: Part of the North Half of Lot 7, Concession 3, described as Part 3 on Reference Plan of Survey 55R-6369, within geographic Pearson Township, Municipality of Neebing, in the District of Thunder Bay. This is referred to as the "Subject Property".

The proposed severance would result in one new lot, and the retained lot. A sketch showing the lot configuration is included with the application, a copy of which is enclosed. The retained lot will have frontage of approximately 220 meters on Nicolson Road, and the severed lot will have frontage of approximately 722 meters on Provincial Highway 597, and approximately 664 meters on Nicolson Road. The severed lot will be vacant, and the retained lot will contain the existing dwelling and outbuildings on the property. The severed lot will be rectangular in shape, with a depth (from Highway 597) of approximately 134 meters, and an area of approximately 4 hectares (10 acres), The retained lot will be irregular in shape, with depth between 266 meters and 396 meters from Nicolson Road, and an area of approximately 25 hectares (61 acres) in area. All measurements are "approximate", and will be finalized when the required survey has been completed.

ANY PERSON may attend the Public Meeting and/or make written or verbal presentations either in support of, or in opposition to, the proposed land severance.

Written submissions to the Council can be forwarded to the Solicitor-Clerk at the address on this letterhead or by email to clerk@neebing.org. 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 in time for consideration by Council prior to Council's final decision on the matter.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the municipality of Neebing to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at the public meeting, or make written submissions to the Municipality of Neebing before the recommendations relating to the severance application are adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at the public meeting, or make written submissions to the Municipality of Neebing before the recommendations of the Committee relating to the severance application are approved by Council, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Council on the proposed severance, you must make a written request to the Solicitor-Clerk 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 the proposed severance is available for inspection between 9:00 a.m. and 5:00 p.m. at the Neebing Municipal Office.

For more information about this matter, including information about appeal rights, contact the Solicitor-Clerk, using the contact information shown on the letterhead of this notice.
2nd day of August, 2019.



Rosalie A. Evans
Solicitor-Clerk
Municipality of Neebing