

**THE CORPORATION OF THE MUNICIPALITY OF NEEBING
MINUTES OF THE SPECIAL MEETING OF COUNCIL,
SITTING AS COMMITTEE OF THE WHOLE**

Held online via GoToMeeting web conference system
On Wednesday, August 11, 2021, 5:00 pm

PRESENT: Mayor Erwin Butikofer
Councillor at Large Gordon Cuthbertson
Crooks Councillor Brian Wright
Scoble Councillor Brian Kurikka
Pearson Councillor Gary Gardner
Pardee Councillor Curtis Coulson
Blake Councillor Mark Thibert

STAFF PRESENT:
Erika Kromm, Clerk-Treasurer
Laura Jones, Deputy Clerk-Treasurer

MEMBERS OF THE PUBLIC PRESENT:
Mrs. Linda Colosimo and Mr. Colosimo,

1. PRELIMINARY MATTERS

- (a) Call to Order: Mayor Butikofer called the meeting to order at 5:00 p.m.
- (b) Attendance: Attendance was recorded.
- (c) Declarations of Interest:

None

The order of the meeting items was changed to present item 3 before item 2, .

**3. PUBLIC MEETING UNDER SECTION 34 OF THE PLANNING ACT: MINOR VARIANCE
APPLICATION FOR LINDA COLOSIMO**

- 3.1. Application B04-2021 (for a reduced side yard)
- 3.2. Report from Clerk-Treasurer Regarding the Application.

This is a small lot and the application before the committee is whether they will consider approving a minor variance to reduce the size of the side yard.

The Clerk advised that two additional comments had been received related to this application. One neighbour stating they did not have a concern, although they would prefer the building be oriented in alignment with the property boundaries. The second comment was a concern regarding the fact that Oliver Lake is at capacity and MNRF is to circulated when septic capacity is increased. The Clerk-Treasurer reminded the committee that as the Municipality does not approve septic capacity, nor it the questions before this committee today related to building plans, the committee should concern itself with the minor variance application for a reduced side yard.

We received a second drawing which reduces the angle of the building's orientation on the property. The minor variance fits within the zoning provisions and administration is recommending the Committee approve the minor variance request.

Mayor Butikofer invited the Colosimos to speak. Mr. Colosimo stated that the revised diagram provides increased access on the west side of the building for emergency purposes. He also stated that the length of the building would not be increased from the camp that is currently on the lot.

Mrs. Colosimo stated her family had been at the lake for over 70 years. This application would allow them to tear down the old cottage and reconstruct a new cottage on the same site.

Mayor Butikofer invited questions from Council

Councillor Cuthbertson inquired whether a recent survey had been done, and whether septic approvals were being sought.

The Colosimos stated the property had been surveyed this year and that they had assistance from a contractor in seeking approvals for a septic field.

There were no other questions from Council.

MEMBERS OF THE PUBLIC PRESENT:

Mr. Rudy Stajkowski and representative joined the meeting.

3.3. Receive Comments from Interested Members of the Public

No one else spoke for or against the application

3.4. Debate Recommendation for Council

Rec. No. 2021-08-08

Moved by: Councillor Cuthbertson

Seconded by: Councillor Coulson

That, a public meeting having been held with respect to the application by Linda Colosimo, relative to property at CON 4, S PT LOT 7 Part of Location CL3506, Parcel 3987 (Scoble Township), municipally known as 86A Griffis Road, the Zoning By-law (By-law 2017-030) be amended as follows:

a site-specific amendment, applicable to this lot only, to reduce the side yard setback requirements from the eastern property line from the existing restriction (2 meters) to 1.5 meters;

and that the necessary by-law be presented to the Municipal Council for ratification.

CARRIED ✓

2. PUBLIC MEETING UNDER SECTION 53 OF THE PLANNING ACT: CONSENT (SEVERANCE) FOR RUDY STAJKOWSKI

2.1. Application B03-2021 (for a severance to create a lot at 1697 Pardee Road)

2.2. Report from Clerk-Treasurer Regarding Consent Application

This application affects the property at 1697 Pardee Road near Moose Hall Road. The portion of the lot with a house is being severed and the portion of the lot with the barn is being retained. The Clerk-Treasurer advised that this request for one additional lot was previously approved in September 2019. At that time, the conditions were met and everything was complete except the registrations of the road allowance and the lot when the time period expired. Notices were recirculated. The LRCA commented they have no objects, and they confirmed that via email. No other comments were received. The application fits within zoning and plan provisions. Administration recommended council approve the application.

Mayor Butikofer invited Mr. Stajkowski to speak. Mr Stajkowski clarified that the portion being retained has a hay shed, not a barn, and that everything else stated by the Clerk-Treasurer was correct.

Mayor Butikofer invited questions from Council.

No members of Council had questions or concerns.

No one else spoke for or against the application.

2.3. Debate Recommendation for Council

Rec. No. 2021-08-09

Moved by: Councillor Thibert
Seconded by: Councillor Gardner

WHEREAS Committee of the Whole considers that approval of the application brought by Rudy Stajkowski to sever a lot from the property at 1697 Pardee Road represents good planning;

AND WHEREAS Committee of the Whole considers that the proposed locations for the severed and retained lots will not result in negative impacts to any nearby residential property owners;

AND WHEREAS Committee of the Whole recognizes that the approval of the application will not result in any additional service requirements from the Municipality,

NOW THEREFORE BE IT RESOLVED THAT, a public meeting having been held with respect to the application by Rudy Stajkowski to sever a lot from the property at 1697 Pardee Road, and legally described as Part of the South Part of Lot 8, Concession 3, within geographic Pardee Township, Municipality of Neebing, in the District of Thunder Bay, the consent requested in Application B03-2021, as submitted, Committee of the Whole recommends that Council approve the application, subject to the following conditions:

- a) A survey is finalized and registered;
- b) A driveway entrance for the retained lot is approved by the Working Roads Foreman;
- c) Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed and retained lots for septic services is obtained
- d) If it is not already in Municipal Ownership, that portion of Pardee Road that is adjacent to the Severed Lot is transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and
- e) Conveyance of the road allowance and the lot must occur within twelve (12) months of the date that this decision becomes final and binding.

CARRIED ✓

The time being 5:25 pm Mayor Butikofer adjourned the Special Meeting of Council.

SPECIAL MEETING OF COUNCIL


Erwin Butikofer
MAYOR


Erika Kromm
CLERK-TREASURER