

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

Held in person at the Municipal Office and using GoToMeeting Web Conference System
On Wednesday, March 15, 2023 at 5:30 pm

PRESENT: Mayor Mark Thibert
Councillor at Large Gordon Cuthbertson
Crooks Councillor Brian Wright
Pearson Councillor Gary Gardner
Blake Councillor Katherine Hill

REGRETS: Pardee Councillor Curtis Coulson
Scoble Councillor Brian Kurikka

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

PUBLIC: Darren Leduchowski
Jeffery Lent

1. PRELIMINARY MATTERS

- (a) Call to Order: Mayor Thibert called the meeting to order at 5:35 p.m.
- (b) Attendance: Attendance was recorded.
- (c) Declarations of Interest:

No declarations of pecuniary interests under the Municipal Conflict of Interest Act were brought forward.

**2. PUBLIC MEETING UNDER SECTION 53 OF THE PLANNING ACT: CONSENT (SEVERANCE) FOR
DARREN LEDUCHOWSKI**

- 2.1. Application B03-2023 (for a severance to create two lots)
- 2.2. Report from Clerk-Treasurer Regarding the Application

The Clerk-Treasurer presented an overview of the report.

Mr. Leduchowski, the applicant, had no additional comments.

- 2.3. Receive Comments from Interested Members of the Public
There were no comments from members of the public.

- 2.4. Debate Recommendation for Council

Members present discussed the application. Councillor Cuthbertson noted a correction to the application form with regards to the water source for proposed lots.

Rec. No. 2022-03-003

Moved by Councillor Wright

Seconded by Councillor Hill

WHEREAS Committee of the Whole considers that approval of the application brought by Darren Leduchowski, the owner, to sever lots from property on Cloud Bay Road South 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 Darren Leduchowski, the owner, relative to property with municipal address of 49 Cloud Bay Road South, legally described as Concession 3, E ½ of NW ¼ Lot 1, Parcel 3533, in the geographic Crooks Township, in the Municipality of Neebing and the District of Thunder Bay; the Committee of the Whole recommends:

THAT the consent requested in Application B03-2023, as submitted by the owner to create two new lots, be approved, subject to the following conditions:

- a) A survey is finalized and registered;
- b) A driveway entrance for each of the new lots is approved by the Working Roads Foreman;
- c) Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed lots for septic services is obtained;
- d) If it is not already in Municipal Ownership, that portion of Cloud Bay Road South and Jarvis Bay Road East that is adjacent to the Severed Lots is transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and
- e) Conveyance of the lots and road allowance must occur within twenty-four (24) months of the date that this decision becomes final and binding.

CARRIED ✓

3. PUBLIC MEETING UNDER SECTION 53 OF THE PLANNING ACT: CONSENT (SEVERANCE) FOR JEFFREY AND JOANNE LENT

3.1. Application B04-2023 (for a severance to create two lots)

3.2. Report from Clerk-Treasurer Regarding the Application

The Clerk-Treasurer presented an overview of the report.

Mr. Lent, the applicant, had no additional comments.

3.3. Receive Comments from Interested Members of the Public

There were no comments from members of the public.

3.4. Debate Recommendation for Council

Members present discussed the application.

Rec. No. 2022-03-004

Moved by Councillor Cuthbertson

Seconded by Councillor Gardner

WHEREAS Committee of the Whole considers that approval of the application brought by Jeffrey and Joanne Lent, the owners, to sever lots from property on Sturgeon Bay 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 Jeffrey and Joanne Lent, the owners, relative to vacant property with no municipal address on Sturgeon Bay Road, legally described as Concession 7, SE ¼ Lot 6, Part 1 on Reference Plan 55R14310, in the geographic Blake Township, in the Municipality of Neebing and the District of Thunder Bay; the Committee of the Whole recommends:

THAT the consent requested in Application B04-2023, as submitted by the owner to create two new lots, be approved, subject to the following conditions:

- a) A survey is finalized and registered;
- b) A driveway entrance for each of the new lots is approved by the Working Roads Foreman;
- c) Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed lots for septic services is obtained;
- d) If it is not already in Municipal Ownership, that portion of Sturgeon Bay Road that is adjacent to the Severed Lots is transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and
- e) Conveyance of the lots and road allowance must occur within twenty-four (24) months of the date that this decision becomes final and binding.

CARRIED ✓

The time being 5:50 pm Mayor Thibert adjourned the Special Meeting of Council.

SPECIAL MEETING OF COUNCIL



Mark Thibert
MAYOR



Erka Kromm
CLERK-TREASURER

