

**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, August 16, 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
Scoble Councillor Brian Kurikka
Pardee Councillor Curtis Coulson

STAFF: Erika Kromm, Clerk-Treasurer

PUBLIC: Michael McCooeye

1. PRELIMINARY MATTERS

- (a) Call to Order: Mayor Thibert called the meeting to order at 5:33 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 34 OF THE PLANNING ACT: SITE SPECIFIC ZONING BY-LAW AMENDMENT FOR 491 BOUNDARY DRIVE EAST

2.1. Application Z01-2023 (rezoning to allow second dwelling)

2.2. Report from Clerk-Treasurer Regarding the Application

The Clerk-Treasurer presented an overview of the report.

Mr. McCooeye, the applicant, provided an overview of their plans for the residence and also indicated that they still required an approval for the septic system.

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.

Rec. No. 2023-08-006

Moved by Councillor Wright

Seconded by Councillor Cuthbertson

BE IT RESOLVED THAT, a public meeting having been held with respect to the application by Mike and Mary-Ellen McCooeye relative to property municipally known as 491 Boundary Drive East, and legally described as Concession 1, Part NE ¼ Lot 10, 55R11185 Part 1 PCL 5554; DFWF, in the Municipality of Neebing (geographic Blake Township) and the District of Thunder Bay, the Committee of the Whole recommends that Council pass

a site specific amendment be completed for Neebing's comprehensive Zoning By-law (By-law 2017-030) to allow two dwellings on this lot within the Agricultural Zone;

AND THAT the necessary by-law be presented to the Municipal Council for ratification once approval for the septic system has been received from the Thunder Bay District Health Unit.

CARRIED ✓

3. PUBLIC MEETING UNDER SECTION 53 OF THE PLANNING ACT: CONSENT (SEVERANCE) FOR CONTRACTING KINGS

3.1. Application B06-2023 (for a severance to create three lots)

3.2. Report from Clerk-Treasurer Regarding the Application

The Clerk-Treasurer presented an overview of the report. New correspondence from Ryan Druhar outlining concerns about driveway safety and other risks from further development was read.

The applicant was not in attendance to speak about the application.

3.3. Receive Comments from Interested Members of the Public

James Reid spoke regarding concerns for the safety of new driveways on the incline along that stretch of road. He also has concerns about the water levels in the area relating to drinking water in the area. There were difficulties finding sufficient water when drilling his own well.

Morgan Austin and Heather Peden spoke about their concerns relating to the safety of new driveways in that location. They also had concerns about the water supply. Since 2008 there has been adequate water but some decline in the levels.

Karen Price and James Dusolt spoke about their concerns relating to the safety of new driveways in that location. They also had concerns about the water supply. They agree with Ryan Druhar's letter.

3.4. Debate Recommendation for Council

Members present discussed the application. There was some discussion about how to resolve the concerns about the water and driveway safety.

Rec. No. 2023-08-007

Moved by Councillor Cuthbertson

Seconded by Councillor Hill

BE IT RESOLVED THAT, the Committee of the Whole defers this application until a later date when further information can be provided about the concerns presented by members of the public at this meeting.

CARRIED ✓

The time being 6:07 pm Mayor Thibert adjourned the Special Meeting of Council.

SPECIAL MEETING OF COUNCIL



Mark Thibert
MAYOR



Erika Kromm
CLERK-TREASURER

