

**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, January 17, 2024 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

Erika Kromm, Clerk-Treasurer

REGRETS: Pardee Councillor Curtis Coulson

1. PRELIMINARY MATTERS

- (a) Call to Order: Mayor Thibert called the meeting to order at 5:30 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 KENNA AND GREGORY HUFFMAN

- 2.1. Application B10-2023 (for a severance to create one lot)
- 2.2. Report from Clerk-Treasurer Regarding the Application
The Clerk-Treasurer presented an overview of the report.
- 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. 2024-01-01

Moved by: Councillor Hill
Seconded by: Councillor Wright

That, a public meeting having been held with respect to the application by Kenna and Gregory Huffman, relative to property with municipal address 440 Salo Road, and legally described as Part South ½ Lot 11, Concession 1, Parcel 23776, within geographic Pearson Township, M Municipality of Neebing, in the District of Thunder Bay, Committee of the Whole recommends:

THAT the consent requested in Application B10-2023, as submitted by Kenna and Gregory Huffman, be approved by Council.

It is further recommended that this approval be conditional upon the following:

- a) A survey is finalized and registered;
- b) A driveway entrance for the severed lot is approved by the Ministry of Transportation;
- c) Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed lot for septic services is obtained; and
- d) Conveyance of the road allowance and the lots must occur within twenty-four (24) months of the date that this decision becomes final and binding.

Because it is important, in the event of an appeal, that Council clearly state its reasoning for the approval of the application, the Committee of the Whole further recommends that Council adopt the following as the reasons for approval of the application, being:

- Overall, the Committee is satisfied that the application represents “good planning”;
- The proposed lot will not result in negative impacts to any nearby residential property owners; and
- The application does not impose any additional service requirements on the Municipality.

CARRIED ✓

3. PUBLIC MEETING UNDER SECTION 53 OF THE PLANNING ACT: CONSENT (SEVERANCE) FOR DAVID AND VALERIE MILLARD

3.1. Application B11-2023 (severance to create 3 new lots)

3.2. Report from Clerk-Treasurer Regarding the Application

The Clerk-Treasurer presented an overview of the report.

3.3. Receive Comments from Interested Members of the Public

H. Jugandi asked for clarification regarding the requirements for a survey and the zoning.

3.4. Debate Recommendation for Council

Members present discussed the application.

Rec. No. 2024-01-02

Moved by: Councillor Cuthbertson

Seconded by: Councillor Hill

That, a public meeting having been held with respect to the application by David and Valerie Millard, relative to property with municipal address 189 Larson Road, legally described as Part Northeast ¼ Lot 6, Concession 6, Part 3 on Reference Plan 4986, Parcel 24518, within geographic Crooks Township, M Municipality of Neebing, in the District of Thunder Bay, Committee of the Whole recommends:

THAT the consent requested in Application B11-2023, as submitted by David and Valerie Millard, be approved by Council.

It is further recommended that this approval be conditional upon the following:

- a) A survey is finalized and registered;
- b) Driveway entrances for the severed lots are 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 Larson Road and Savoie 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 road allowance and the lots must occur within twenty-four (24) months of the date that this decision becomes final and binding.

Because it is important, in the event of an appeal, that Council clearly state its reasoning for the approval of the application, the Committee of the Whole further recommends that Council adopt the following as the reasons for approval of the application, being:

- Overall, the Committee is satisfied that the application represents “good planning”;
- The proposed lot will not result in negative impacts to any nearby residential property owners; and
- The application does not impose any additional service requirements on the Municipality.

CARRIED ✓

The time being 5:45 pm Mayor Thibert adjourned the Special Meeting of Council.

SPECIAL MEETING OF COUNCIL



Mark Thibert
MAYOR



Erika Kromm
CLERK-TREASURER

