

**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 Teams Web Conference System
On Wednesday, March 20, 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
Pardee Councillor Curtis Coulson
Scoble Councillor Brian Kurikka

STAFF: Erika Kromm, Clerk-Treasurer

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 LOIS VALLEY

2.1. Application B02-2024 (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.

2.3. Receive Comments from Interested Members of the Public

No members of the public spoke either in favour or against the application.

2.4. Debate Recommendation for Council

Members present discussed the application.

Rec. No. 2024-03-05

Moved by: Councillor Cuthbertson

Seconded by: Councillor Hill

That, a public meeting having been held with respect to the application by, by Tanner Valley, agent for Lois Valley, the property owner, relative to property with municipal address 445 Sturgeon Bay Road, and legally described as Concession 7, Part SE ¼ Lot 7,

Part 1 on reference plan 55R5034, Parcel 24500, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay, Committee of the Whole recommends:

THAT the consent requested in Application B02-2024, as submitted by the owner to sever two lots from their property, be approved, subject to the following conditions:

- a) A survey is finalized and registered;
- b) A driveway entrance for the severed lots is approved by the 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 road allowance and the lots must occur within twenty-four (24) months of the date that this decision becomes final and binding.

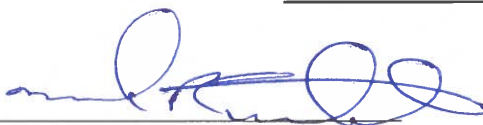
Because it is important, in the event of an appeal, that Council clearly state its reasoning for the approval of the application, the Committee of the Whole further recommends that Council adopt the following as the reasons for approval of the application, being:

- Overall, the Committee is satisfied that the application represents “good planning”;
- The proposed locations for the severed and retained lots will not result in negative impacts to any nearby residential property owners;
- The severed lot represents “infill” development on Sturgeon Bay Road; and
- The application does not impose any additional service requirements on the Municipality.

CARRIED ✓

The time being 5:40 pm Mayor Thibert adjourned the Special Meeting of Council.

SPECIAL MEETING OF COUNCIL



Mark Thibert
MAYOR



Erika Kromm
CLERK-TREASURER