

**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, August 28, 2024 at 5:30 pm

PRESENT: Mayor Mark Thibert
Crooks Councillor Brian Wright
Councillor at Large Gordon Cuthbertson
Pearson Councillor Gary Gardner
Pardee Councillor Curtis Coulson

REGRETS: Scoble Councillor Brian Kurikka
Blake Councillor Katherine Hill
Councillor at Large Gordon Cuthbertson

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 STURGEON BAY ROAD

- 2.1. Application B07-2024 (for a severance to create two lots)
- 2.2. Report from Deputy Clerk-Treasurer Regarding the Application
Members present reviewed the report.
- 2.3. Receive Comments from Interested Members of the Public
No comments from the public were received.
- 2.4. Debate Recommendation for Council

Rec. No. 2024-08-12

Moved by: Councillor Coulson
Seconded by: Councillor Gardner

BE IT RESOLVED THAT, a public meeting having been held with respect to the application by Cliffview Properties, the property owner, relative to vacant property with no municipal address, and legally described as Part 2 on Reference Plan 14960, within

geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay, Committee of the Whole recommends

THAT the consent requested in Application B07-2024, 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 pre-approval is received from the Roads Foreman for the severed lots.
- 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 lot 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 ✓

3. PUBLIC MEETING UNDER SECTION 45 OF THE PLANNING ACT: MINOR VARIANCE **APPLICATION FOR 155 TOWER ROAD**

3.1. Application B08-2024 (site specific amendment to allow for a dwelling that is 14 feet wide)

3.2. Report from Deputy Clerk-Treasurer Regarding the Application
Members present reviewed the report.

3.3. Receive Comments from Interested Members of the Public
No comments from the public were received.

3.4. Debate Recommendation for Council

Rec. No. 2024-08-13

Moved by: Councillor Gardner
Seconded by: Councillor Wright

BE IT RESOLVED THAT, a public meeting having been held with respect to the application by Margaret and Sander Smids, the property owners, relative to property at Part 3 on Reference Plan 55R11880 (Blake Township), municipally known as 155 Tower Road, the Zoning By-law (By-law 2017-030) be amended as follows:

a site-specific amendment, applicable to this lot only, to allow for a dwelling that is 14 feet wide;

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

CARRIED ✓

The time being 5:53 pm Mayor Thibert adjourned the Special Meeting of Council.

SPECIAL MEETING OF COUNCIL



Mark Thibert
MAYOR



Erika Kromm
CLERK-TREASURER

