



**Notice of a Public Meeting being held to consider an application for a proposed Land Severance
and Zoning By-law Amendment
(Application Numbers B11-2024 and Z04-2024)**

Please take notice that the Council of The Corporation of the Municipality of Neebing, sitting as Committee of the Whole, will hold a Public Meeting on Wednesday, January 15, 2025, at 5:30 p.m., at the Neebing Municipal Office to consider a proposed severance and zoning amendment under Sections 53 and 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Committee's recommendations to Council will be considered for ratification at the Regular Council Meeting on the same evening, commencing at 6:00 p.m.

The Application (B11-2024 and Z04-2024) is brought by Matthew Pascuzzo as agent for Albert Kapush Contracting Inc., the property owner. The land parcel which is the subject matter of the application is vacant land with no municipal address. The legal description of the land is: Mining Location K16, Part Shoreline Road Allowance on Reference Plan 55R11303 Part 2, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay. This is referred to as the "Subject Property".

The purpose of the proposed severance is to create three new lot plus the retained lot, along with an easement to allow access to the severed and retained lots. Two of the severed parcels will be rectangle in shape and the third severed parcel will be an irregular shape. The proposed access is a private registered easement at the north end of Margaret Street North. A sketch showing the lot configuration is included with the application.

The proposed Zoning By-law Amendment seeks to change the severed parcels from the Extractive Industrial Zone to the Lakefront Residential Zone. The retained lot will remain in the Extractive Industrial Zone.

A copy of the applications is available on the Neebing website (www.neebing.org/notices) or by contacting the Municipal Office.

With respect to the severance application B11-2024:

If a person or public body has the ability to appeal the decision of the Municipality of Neebing in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Neebing before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

With respect to the re-zoning application Z04-2024:

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Neebing to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Neebing before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Neebing before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

How to provide input: You can provide input on the application as follows:

- a) Submit comments in writing by email, to clerk@neebing.org;
- b) Submit comments by regular mail to the mailing address below; or
- c) Attend the public meeting in-person, or via electronic means, and register with the Clerk-Treasurer, upon arrival, indicating your wish to address the Public Meeting orally.

A computer or video sharing device is not required to participate in the electronic meeting. You may also opt to call in from a cell phone or landline. A toll-free number will be available for this purpose.

Please note that, in order to be considered, written comments must be submitted by 4:30 p.m. on Wednesday, January 15, 2025. It is the writer's responsibility to check with the Clerk-Treasurer, using the contact information below, to confirm that electronically submitted or mailed written comments have been received.

If you wish to be notified of the decision of the Municipality of Neebing in respect of the proposed consent and re-zoning, you must make a written request to the Clerk-Treasurer at the address below.

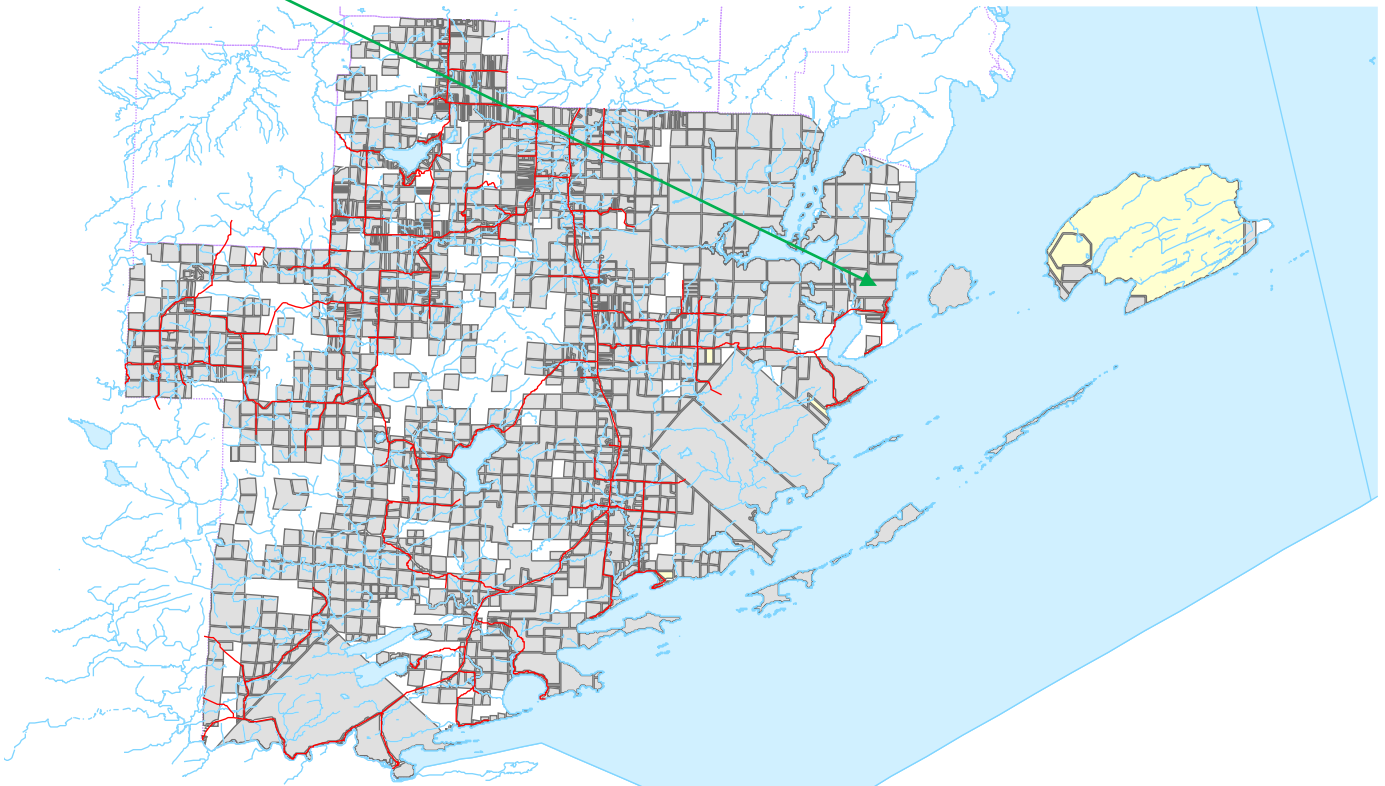
Additional information related to the proposed severance is available for by calling the Clerk-Treasurer at 807-474-5331.

Dated at the Municipality of Neebing this 18th day of December, 2024.



Erika Kromm
Clerk-Treasurer

General Location of Subject Property



Location of Subject Property

Area of Re-zoning and Severance

