



January 17, 2025

**NOTICE OF PASSAGE OF BY-LAW 2025-004 TO AMEND ZONING BY-LAW 2017-030**

You were advised by way of notice sent on December 18, 2024, of a public meeting of the Neebing Municipal Council, sitting as Committee of the Whole to be held on January 15, 2025, followed by a Council meeting.

The purpose of the meeting was to consider an application brought by Albert Kapush Contracting, the property owner. The land which is the subject matter of the application, is relative to property with no municipal address, and legally described as “Mining Location K16, Part Shoreline Road Allowance on Reference Plan 55R11303 Part 2; in the geographic Blake Township, in the Municipality of Neebing and Province of Ontario”. A sketch was included with the notice for the public meeting.

**TAKE NOTICE** that the Council for The Corporation of the Municipality of Neebing passed By-law 2025-004 at a meeting held on January 15, 2025. A copy of the by-law is enclosed.

The effect of this amending by-law is to change the zoning on the severed lots approved under application B11-2024 from Extractive Industrial to Lakefront Residential. This is a site-specific amendment that will apply only to the subject property. More detail can be obtained through a review of the enclosed by-law and/or discussion with the Municipality’s Clerk-Treasurer, who can be contacted using the contact information on the letterhead on which this notice is printed.

**TAKE NOTICE** that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law amendment may be made by filing a notice of appeal with the Clerk-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Neebing (Municipality of) as the Approval Authority or by mail to the address noted below, no later than 4:30 p.m. on **February 6, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerk@neebing.org](mailto:clerk@neebing.org).

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.



**THIS NOTICE** is sent to various public authorities and agencies, and to the property owners surrounding the Subject Property (as required by Ontario Regulation 545/06, as amended), for their information. It will also be posted on the Municipality's website at [www.neebing.org/notices](http://www.neebing.org/notices).

Yours truly,

A handwritten signature in black ink, appearing to read "E. Kromm".

Erika Kromm  
Clerk-Treasurer

THE CORPORATION OF THE MUNICIPALITY OF NEEBING

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**BY-LAW NUMBER 2025-004**

Being a by-law to amend the Zoning By-law (Number 2017-030) as it applies to one property (Mining Location K16, Part Shoreline Road Allowance on Reference Plan 55R11303 Part 2, Blake Township)

**Recitals:**

Section 34 (10) of the Planning Act R.S.O. 1990, c P.13 and amendments thereto, allows that an enacted Zoning By-law may be amended.

The Council of the Corporation of the Municipality of Neebing deems it expedient in the interest of the Municipality to amend the Zoning By-law.

In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on December 18, 2024, and a public meeting was held on January 15, 2025.

The Corporation of the Municipality of Neebing held a public meeting of its Committee of the Whole on January 15, 2025 for the purpose allowing all interested persons to provide comments for or against the application for the re-zoning. The Committee of the Whole recommended to Council that the application for re-zoning be approved.

This re-zoning is a site-specific amendment that impacts only the land that was subject to the application.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF NEEBING ENACTS AS FOLLOWS:**

1. The provisions of this By-law will apply only to the approved severed lots and easement in application B11-2024 that were severed from the lands described as Mining Location K16, Part Shoreline Road Allowance on Reference Plan 55R11303 Part 2, Blake Township, in the Municipality of Neebing in the District of Thunder Bay. Schedule "A" to this By-law is a pictorial representation of the property.
2. For the approved severed lots and easement in application B11-2024 that were severed from the property identified in Schedule "A", the zoning is changed to "Extractive Industrial" from "Lakefront Residential", with the "Use Limitation" remaining the same.
3. For the approved severed lots and easement in application B11-2024 that were severed from the property identified in Schedule "A", the provisions of Section 3.5.2(2) shall not apply, and the minimum frontage is reduced to zero.
4. The property owner is responsible to ensure that the private access is passable for all protective service vehicles and shall save harmless the Municipality in the event that the

road is impassable and emergency vehicles cannot traverse it for any reason.

5. This By-law is in accordance with the Municipality of Neebing Official Plan, as amended.
6. This by-law shall come into force and effect on the day the approved severed lots and easement in application B11-2024 are finalized and registered, in accordance with Subsection 34(21) or 34(30) of the Planning Act, as applicable.

**ENACTED AND PASSED IN COUNCIL** this 15<sup>th</sup> day of January, 2025, as witnessed by the corporate seal of the Corporation and the hands of its proper Officers duly authorized in that behalf.

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Mayor

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Clerk-Treasurer

Schedule "A" – Land Parcel which is Subject to this By-law

