

THE CORPORATION OF THE MUNICIPALITY OF NEEBING

PUBLIC MEETING CONCERNING PROPOSED

**OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
Under Sections 17 and 34 of the Planning Act**

TAKE NOTICE that the Council of the Corporation of the Municipality of Neebing will hold the first of two Public Meetings on **Wednesday, November 19, 2008 at 6:00 p.m.**, at the Neebing Municipal Office 4766 Hwy 61, Neebing, Ontario to consider proposed Amendments to the Official Plan and Zoning By-law under Sections 17 and 34 of the Planning Act, R.S.O. 1990 and amendments thereto.

1. The proposed Official Plan Amendment will serve to change those portions of the property designated currently as Rural and Use Limitation to Lakefront Residential and Use Limitation.
2. The proposed Zoning By-law Amendment will serve to change the zoning on the property from Rural to Recreation 2 (S2) with Holding Provisions.

The provisions contained in the proposed amendments will apply to the property known as Mining Locations A; 3B; 9B; 10B; 8H; 10H; and 11H (more commonly known as McKellar Point on Little and Big Trout Bay) Crooks Township, Municipality of Neebing.

ANYONE who wishes to support or oppose the amendment will be given the opportunity to be heard. Written comments may be filed with the Municipal Clerk at the meeting or may be submitted to the Clerk, at the address below before the meeting. Please be sure to include your return address. Any comments received will become public information and will be maintained for the purpose of creating a record that is available to the general public.

TAKE NOTICE THAT if a person or public body does not make oral submissions at a public meeting or make written submission to the Municipality of Neebing before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Neebing to the Ontario Municipal Board.

AND TAKE FURTHER NOTICE THAT 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so. Note: a submission before the by-law is adopted does not constitute an appeal.

ADDITIONAL INFORMATION related to the proposed Amendments is available for inspection between 9:00 a.m. and 4:30 p.m. at the Neebing Municipal Office.

DATED AT THE MUNICIPALITY OF NEEBING THIS 23rd DAY OF OCTOBER, 2008.

Delma Stajkowski, Clerk
Municipality of Neebing
4766 Hwy 61
Neebing, ON P7L 0B5
Phone (807) 474-5331

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Official Plan Amendment # 3 and Zoning By-law Amendment Z03-08

Background Report

Wolfwood Enterprises ULC has applied to have the designations on those properties known as Mining Locations A; 3B; 9B; 10B; 8H; 10H and 11H more commonly known as McKellar Point on Little and Big Trout Bays changed from Rural and Use Limitation to Lakefront Residential and Use Limitation to allow for plans of subdivisions and vacant land condominiums to be created. The developments would be staged over several years and would include building a road structure to the properties from Memory Road. Public open spaces would be included in each plan with at least one boat launch being established for the general community. The interior roads would be built to such a standard that the Municipality of Neebing would be able to incorporate them into their present road network. The internal roads that connect to the vacant land condominiums would be owned by their own consortium and would then not be maintained by the Municipality. They would in essence be private roadways.

Wolfwood has also applied to have the zoning changed on those same lands from Rural and Use Limitation to Recreation 2 (S-2) and Use Limitation (UL) to provide for recreational single family usage following all the criteria as presently set out for that zone. The property currently listed as Use Limitation would remain as is and no changes would be forthcoming for those portions of the property.

ALL ENVIRONMENTAL PROTECTION AREAS would remain as is and would not be affected by the above-noted changes.