

Notice of a Public Meeting being held to consider Amendments to Neebing's Official Plan

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, March 24, 2021 at 6:00 pm via web conference to consider amendments to Neebing's Official Plan under Section 26 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

A review process was commenced in May of 2013 and finalized late in 2017. Council adopted a revised Official Plan, however, Provincial approval is required. The Provincial review resulted in changes to the plan adopted by Council in 2017, and the purpose of the public meeting is to consider the revised plan, based on those changes, as well as some further changes proposed by Council more recently. Further, Council approved an amendment to the 2009 Official Plan in 2019, which was never finalized, and will be incorporated into the revised 2017 plan.

Meeting login information is available on the Municipality's website at <https://www.neebing.org/en/business-and-development/public-notices-and-hearings.aspx>.

As this process involves a review of the *entire* Official Plan, which impacts all properties in Neebing, no "site maps" or descriptions of land are included with this notice, excepting those for several individual land parcels that are impacted by mapping changes. These are summarized in the following table.

1.	Property Municipally known as 3935 Highway 61, Legally described as: Part of the North Part of Lot 10, Concession One, in the Municipality of Neebing (geographic Blake Township) and the District of Thunder Bay, being Part 1 on Reference Plan of Survey 55R-3438, excluding Part 1 on Reference Plan of Survey 55R-4425. For this property, it is proposed to change the current "Agricultural" designation to the "Rural" designation. A site map indicating this property can be accessed at: https://www.neebing.org/en/business-and-development/public-notices-and-hearings.aspx
2.	Property Municipally known as "Gooseberry Island" (no municipal address), Legally described as: 920X Gooseberry Is, in the Municipality of Neebing (geographic Blake Township) and District of Thunder Bay. Gooseberry Island does not appear on the 2009 Official Plan maps. It is proposed to include the island, and to assign the designation "Lakefront Residential" to the property. A site map indicating this property can be accessed at: https://www.neebing.org/en/business-and-development/public-notices-and-hearings.aspx
3.	Property Municipally known as "Flatland Island" (no municipal address), Legally described as: Flatland Island Location CL16779 MCL 36Z, and part of the Shoreline Road Allowance being Part 1 on Plan 55R-13556 in the Municipality of Neebing (geographic Blake Township) and the District of Thunder Bay Flatland Island used to be part of the Municipality of Neebing, but was removed from the Municipality and is now part of Fort William First Nation reserve. The proposal is to recognize this on the mapping. Designations will be removed, and the label "part of Fort William First Nation reserve No. 52" will be included. A site map indicating this property can be accessed at: https://www.neebing.org/en/business-and-development/public-notices-and-hearings.aspx

4.	<p>Property Municipally known as 240 Sturgeon Bay Road, Legally described as: Concession 9, Block R, Part of Mining locations 21b, 22B, 33Z & 34Z, being parts 1-6 on Plan 55R-9160, in the Municipality of Neebing (geographic Blake Township) and District of Thunder Bay.</p> <p>Along the Lake Superior shoreline of this property, there is already a designation for “Lakefront Residential”. The proposal is to extend that designation around the point, excepting the point itself. The point would continue to have its existing “Rural” designation.</p> <p>A site map indicating this property can be accessed at: https://www.neebing.org/en/business-and-development/public-notice-and-hearings.aspx</p>
5.	<p>Most (but not all) of the Property Municipally known as “Pie Island” (no municipal address), Legally described as: Location CL 16780 Being Part of Section 1, Concession 2, All of Section 1, Concession 3, All of Sections 2 through 4, Concessions 1 through 4, All of sections 5 and 6, concessions 2 through 4, all of the bed of Perch Lake and all of the bed of the unnamed lakes within sections 2 through 6, concessions 1 through 3, all shown on Plan of Pie Island by C.C. Forneri P.L.S., dated November 10, 1871 and all of Mining Locations K11 and K12 on Pie Island in front of Blake Township Municipality of Neebing AND</p> <p>Part of the Shore Road Allowance Along the Shores of Pie Island being Part of the 20.12 m Road Allowance in Front of Section 1, Concession 2, All of the 20.12m Road allowance in front of Section 1, Concession 3, All of the 20.12m Road Allowance in front of Sections 2 through 4 Concessions 1 and 4, all of the 20.12 m Road allowance in front of Section 5, Concessions 2 and 4, All of the 20.12 m Road Allowance in front of Section 6, concessions 2 through 4, as shown on Plan of Pie Island by C.C. Forneri, P.L.S. dated November 10, 1871 and All of the 20.12 m Road Allowance in front of Mining locations K11 and K12 (all closed by By-law 764-2008, Inst. No. TBR440012) on Pie Island in front of Blake Township, Municipality of Neebing Island Pie BLK K11, formerly in the Municipality of Neebing (geographic Blake Township) and in the District of Thunder Bay, now known as Parts 1 through 14, inclusive, on Plan 55R-13567.</p> <p>Pie Island used to be part of the Municipality of Neebing, but most of the land mass, apart from a few privately owned parcels, was removed from the Municipality and is now part of Fort William First Nation reserve. The proposal is to recognize this on the mapping.</p> <p>Designations will be removed, and the label “part of Fort William First Nation reserve No. 52” will be included. Those portions which remain part of the Municipality of Neebing will also be identified and their current land use designations shown.</p> <p>The legal descriptions of the three parcels of land on Pie Island that remain part of the Municipality of Neebing are:</p> <ul style="list-style-type: none"> (a) Island Pie L 13B in the Municipality of Neebing (geographic Blake Township) and the District of Thunder Bay; (b) Island Pie L 4G in the Municipality of Neebing (geographic Blake Township) and the District of Thunder Bay; and (c) Island Pie Dawson Location in the Municipality of Neebing (geographic Blake Township) and the District of Thunder Bay. <p>A site map indicating this property can be accessed at: https://www.neebing.org/en/business-and-development/public-notice-and-hearings.aspx</p>

6.	<p>Property Municipally known as 1410 Sturgeon Bay Road, Legally described as: Part of Mining Location 15K, being Part 1 on Plan 55R-10124, in the Municipality of Neebing (geographic Blake Township) and District of Thunder Bay. For this property, it is proposed to delete the “Environmental Protection” designation on all or some of the property, and designate it as “Lakefront Residential”. A site map indicating this property can be accessed at: https://www.neebing.org/en/business-and-development/public-notice-and-hearings.aspx</p>
7.	<p>Property with no municipal address, located north of a parcel of Crown land and east of property with municipal address 1313 Sturgeon Bay Road, Legally described as: Concession 6, Lot N SD2, in the Municipality of Neebing (geographic Blake Township) and District of Thunder Bay. For this property, it is proposed to delete the “Environmental Protection” designation on all or some of the property, and designate it as “Rural”. A site map indicating this property can be accessed at: https://www.neebing.org/en/business-and-development/public-notice-and-hearings.aspx</p>
8.	<p>Property Municipally with no municipal address, located east of 1410 Sturgeon Bay Road North (described in #6 above), Legally described as: Part of Mining Location 15K, being Part 2 on Plan 55R-5483, in the Municipality of Neebing (geographic Blake Township) and District of Thunder Bay. For this property, it is proposed to delete the “Environmental Protection” designation on all or some of the property, and designate it as “Rural”. A site map indicating this property can be accessed at: https://www.neebing.org/en/business-and-development/public-notice-and-hearings.aspx</p>
9.	<p>Property Municipally known as 240 Sturgeon Bay Road, Legally described as: Concession 9, Block R, Part of Mining locations 21b, 22B, 33Z & 34Z, being parts 1-6 on Plan 55R-9160, in the Municipality of Neebing (geographic Blake Township) and District of Thunder Bay. Along the Lake Superior shoreline of this property, there is already a designation for “Lakefront Residential”. The proposal is to extend that designation around the point, excepting the point itself. The point would continue to have its existing “Rural” designation. A site map indicating this property can be accessed at: https://www.neebing.org/en/business-and-development/public-notice-and-hearings.aspx</p>

Additional mapping changes including corrections/updates to certain labels, including changing “Indian Reserve No 32” to “Fort William First Nation Reserve No 32”.

Additional mapping changes are required to identify the four “Areas of Natural and Scientific Interest” recognized by the Province, identified in Section 3.2.3 of the proposed Official Plan. Additional mapping changes are also required to identify the five “Provincially Significant Wetlands” identified in Section 4.7.

Many of the proposed Official Plan amendments involve *the addition* of policies to the Official Plan. A plain language summary of changes can be accessed at: <https://www.neebing.org/en/business-and-development/public-notices-and-hearings.aspx>

The proposed amendments to Neebing's Official Plan are the result of mandated reviews, as well as the need to address particular provincial and municipal concerns.

The proposed amendments are considered by Neebing Council to be in conformity with the Provincial Policy Statement, issued under Subsection 3(1) of the Planning Act.

If you wish to be notified of the decision of the Neebing Municipal Council on the proposed official plan, you must make a written request to the Clerk-Treasurer. Address/contact information for the Clerk-Treasurer is included at the conclusion of this notice.

If a person or public body would otherwise have an ability to appeal the decision of the Neebing Council to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Municipality of Neebing before the proposed official plan is adopted, 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 Corporation of the Municipality of Neebing before the proposed official plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, including information about appeal rights, contact the Clerk-Treasurer, or consult the website.

Written submissions can be forwarded to the Clerk-Treasurer at the address below. Submissions by regular letter-mail, facsimile, electronic mail or personal delivery are accepted, however, the onus is on the person submitting the information (by whatever means) to make sure that it was actually received.

DATED AT THE MUNICIPALITY OF NEEBING this 4th day of March, 2021.

Erika Kromm, Clerk-Treasurer
Municipality of Neebing
4766 Highway 61, Neebing, Ontario P7L 0B9
Phone: 807-474-5331; Facsimile: 807-474-5332
Email: clerk@neebing.org
Website: www.neebing.org