

Notice of a Public Meeting being held to consider Amendments to Neebing's Comprehensive Zoning By-law

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 general and site-specific amendments to Neebing's Comprehensive Zoning By-law (Number 2017-030) under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The following is a list of the general amendments Council will consider:

1. In the "Rural" (R) Zone, a stand-alone garage will be added as a "permitted use", provided the property is five (5) hectares or larger in size;
2. In the "Lakefront Residential" (LR) Zone, both "guest cottage" and "boathouse" will be deleted from the list of permitted uses;
3. In both the "Residential 1" (R1) and "Residential 2" (R2) Zones, the following will be deleted from the list of permitted uses:
 - a) guest cottage
 - b) boathouse
 - c) recreational dwelling; and
 - d) recreational modular dwelling.

No key maps are included in this notice relating to the above proposed amendments, as they apply throughout the municipality. If you have concerns about how these proposals impact your property, please contact the Clerk-Treasurer. Contact information is included at the end of this notice.

In addition to the general amendments noted above, some site-specific amendments are proposed, and are being considered at the same time.

Firstly, properties municipally known as 11 to 65 Margaret Street North (legally described as Lots 1 to 18 on Plan M365, in the Municipality of Neebing (geographic Blake Township) and District of Thunder Bay) are subject to Special Condition BL-13 in the Zoning By-law. This special condition allows for a minimum rear yard setback of 10 meters. It is proposed to alter this to 5 meters, given that an additional "buffer" exists between those rear lot lines and an adjacent aggregate zone.

A site map indicating these properties can be accessed at: <https://www.neebing.org/en/business-and-development/public-notices-and-hearings.aspx>

There are also five site-specific amendments required to address inadvertent errors undertaken when the by-law was consolidated in 2017.

The first and second are for properties municipally known as 590 and 596 Memory Road. These properties are subject to Special Conditions CR-20, CR-21 and CR-22 in the Zoning By-law. By-law 453-1999 originally referred to these properties as Lots 22 and 23. When the by-law was consolidated in 2017, the numbers were inadvertently changed to Lots 21 and 22.

A site map indicating these properties can be accessed at: <https://www.neebing.org/en/business-and-development/public-notices-and-hearings.aspx>

The other three site-specific re-zonings are for properties municipally known as 214, 218 and 222 Cottage Drive East. These properties were re-zoned to Lakefront Residential (LR) in 2015 through By-law Number 025-2015. When the by-law was consolidated in 2017, the special conditions relating to these properties were inadvertently omitted.

A site map indicating these properties can be accessed at: <https://www.neebing.org/en/business-and-development/public-notice-and-hearings.aspx>

Separate notices with respect to the site-specific amendments have been mailed in accordance with the requirements of Ontario Regulation 545/06, as amended.

If you wish to be notified of the decision of the Council for The Corporation of the Municipality of Neebing on the proposed zoning by-law amendments, you must make a written request to the Clerk-Treasurer. Contact information is at the conclusion of this notice.

If a person or public body would otherwise have an ability to appeal the decision of 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 Neebing Council 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 Neebing Council 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 Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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.

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

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

Erika Kromm, Clerk-Treasurer
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