



March 16, 2023

RE: APPLICATION FOR SEVERANCE B03-2023
OWNER: Darren Leduchowski
LOCATION: Cloud Bay Road South, Neebing, Ontario
NOTICE OF THE DECISION OF THE COUNCIL OF THE MUNICIPALITY

Dear Sir or Madam:

Property owners in the vicinity of the property which is the subject of this notice, First Nations and interested agencies, were advised by way of notice sent on February 21, 2023, of a public meeting of the Council of The Corporation of the Municipality of Neebing, sitting as Committee of the Whole, to be held on March 15, 2023. You are receiving notice of the decision either because you received one of the notices, or because you attended the hearing and requested receipt of a copy of the decision.

PLEASE TAKE NOTICE that the Committee of the Whole recommended to the Council that the application for severance be approved. Council ratified that decision at the Council meeting held on March 15, 2023. Via Resolution #2023-03-071, Council resolved:

WHEREAS Council considers that approval of the application brought by Darren Leduchowski, the owner, to sever two parcels from property on Cloud Bay Road South represents good planning;

AND WHEREAS Council considers that the proposed locations for the severed and retained lots will not result in negative impacts to any nearby residential property owners;

AND WHEREAS Council recognizes that the approval of the application will not result in any additional service requirements from the Municipality,

NOW THEREFORE BE IT RESOLVED THAT, a public meeting having been held with respect to the application by Darren Leduchowski, the owner, relative to property with municipal address of 49 Cloud Bay Road South, legally described as Concession 3, E ½ of NW ¼ Lot 1, Parcel 3533, in the geographic Crooks Township, in the Municipality of Neebing and the District of Thunder Bay, the consent requested in Application B03-2023, as submitted, be approved, subject to the following conditions:

1. A survey is finalized and registered;
2. A driveway entrance for the severed parcels is approved by the Working Roads Foreman;
3. Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed lots for septic services is obtained;

4. If it is not already in Municipal Ownership, that portion of Cloud Bay Road South and Jarvis Bay Road East that is adjacent to the Severed Lots is transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and
5. Conveyance of the lots must occur within twenty-four (24) months of the date that this decision becomes final and binding.

PLEASE TAKE FURTHER NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the consent by filing with the Clerk-Treasurer for the Municipality, not later **April 4, 2023**, a notice of appeal setting out the objection to the consent and the reasons in support of the objection, together with the Ontario Land Tribunal's appeal fee (amounts available on the website for the Tribunal).

THIS NOTICE is sent to the applicant, to various agencies, persons who requested it, and to surrounding property owners for their information. If you wish to be notified of anything further, you must make a written request to the Clerk-Treasurer at the Municipal Office.

ADDITIONAL INFORMATION related to the decision is available for inspection between 9:00 a.m. and 5:00 p.m. on weekdays at the Neebing Municipal Office.

Yours truly,



Erika Kromm
Clerk-Treasurer