



November 7, 2025

NOTICE OF PASSAGE OF BY-LAW 2025-046 TO AMEND ZONING BY-LAW 2017-030

You were advised by way of notice sent on October 16, 2025, of a public meeting of the Neebing Municipal Council, sitting as Committee of the Whole to be held on November 5, 2025, followed by a Council meeting.

The purpose of the meeting was to consider an application brought by Barbara Harapiak, the property owners, at 1348 Sturgeon Road, and legally described as "Lot 15 on Registered Plan WM121, Road Allowance Part 3 on Reference Plan 55R5952, 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 2025-046 at a meeting held on November 5, 2025. A copy of the by-law is enclosed.

The applicants seek permission for a reduced side yard setback from 5 meters to 1.5 meters to allow for construction of a second storey on the existing garage. The reduction is being requested because the garage was constructed before the setback requirements for 2-storey garages were enacted. This is a site-specific amendment that will apply only to the subject property. More detail can be obtained through 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 **November 27, 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. If the e-file portal is down, you can submit your appeal to 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 200/96, as amended), for their information. It will also be posted on the Municipality's website at www.neebing.org/notices.

Yours truly,

Erika Kromm

Clerk-Treasurer

THE CORPORATION OF THE MUNICIPALITY OF NEEBING

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BY-LAW NUMBER 2025-046

Being a by-law to amend the Zoning By-law (Number 2017-030) as it applies to one property (Plan WM121 Lot 15, 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 October 16, 2025, and a public meeting was held on November 5, 2025.

The Corporation of the Municipality of Neebing held a public meeting of its Committee of the Whole on November 5, 2025 for the purpose allowing all interested persons to provide comments for or against the application for the minor variance. The Committee of the Whole recommended to Council that the application for minor variance be approved.

This minor variance 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 those lands described as Plan WM121 Lot 15 and Part 3 of Road Allowance on Reference Plan 55R5952, 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 property identified in Schedule "A", the provisions of Section 3.6.2(11) shall not apply to the westerly property line, and the following provision shall apply in its stead:

Minimum side yard permitted for the westerly property line is 1.5 meters.
3. This By-law is in accordance with the Municipality of Neebing Official Plan, as amended.
4. This by-law shall come into force and effect on the day of its passage in accordance with Subsection 34(21) or 34(30) of the Planning Act, as applicable.

ENACTED AND PASSED IN COUNCIL this 5th day of November, 2025, as witnessed by the corporate seal of the Corporation and the hands of its proper Officers duly authorized in that behalf.

Mayor

Clerk-Treasurer

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

