



Notice of a Public Meeting being held to consider an application for a proposed Land Severance and a Minor Variance from the Provisions of the Zoning By-law 2017-030 (Application Number B07-2023)

Please take notice that the Council of The Corporation of the Municipality of Neebing will hold a Public Meeting on Wednesday, October 4, 2023 at 5:00 pm, at the municipal office to consider an application for a proposed consent under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended and under Section 45, for relief from the frontage provisions of Zoning By-law 2017-030. The recommendation of Committee of the Whole, either in favour of, or against the application, will be considered for ratification at the Regular Council Meeting following the Public Meeting.

The Application which is the subject matter of this notice is brought by James and Syliva Martin at 40 Cottonwood Road, and legally described as “Concession 6 South Part Section 9, Part 1 on Reference Plan 55R2466, in the geographic Blake Township, in the Municipality of Neebing and Province of Ontario”.

The purpose of the proposed severance is to create one new lot plus the retained lot. The severed parcel will be rectangular in shape, and have road frontage on Copper Cliff Road. The retained parcel will be square in shape, and have road frontage on Cottonwood Road. A sketch showing the lot configuration is included with the application, a copy of which is available on the Neebing website (www.neebing.org/notices) or by contacting the Municipal Office.

The applicants also seek permission to decrease the required frontage for both the severed and retained parcel. The current access to the property is at the end of Cottonwood Road with a frontage of 66 feet (20 meters). Through a severance application approved in 1974, a 213-foot (65-meter) frontage was created on Copper Cliff Road. At that time, the Zoning By-law required 200 feet (60 meters) of frontage. The applicants are proposing to maintain the current access for the retained parcel and provide for access to the severed parcel through the frontage on Copper Cliff Road.

ANY PERSON may attend the Public Meeting and/or make written or verbal presentations either in support of, or in opposition to, the proposed severance or minor variance. If a person or public body that files an appeal of a decision of the Committee of the Whole in respect of the proposed severance does not make oral submissions at this public meeting, or does not provide written submissions prior to the decision of the Council in the matter, the Ontario Land Tribunal may not grant them status to maintain the appeal

How to provide input: You can provide input on the application as follows:

- a) Submit comments in writing by email, to clerk@neebing.org;
- b) Submit comments by regular mail to the mailing address below;
- c) Register to speak at the Public Meeting (whether in-person or electronically) , in advance, to clerk@neebing.org, or by calling the Clerk-Treasurer at the number below; or
- d) Attend the public meeting in-person, or via electronic means, and register with the Clerk-Treasurer, upon arrival, indicating your wish to address the Public Meeting orally.

If you wish to, you will be able to participate either in-person or by joining the meeting electronically. After registering, you will receive a confirmation email containing information about joining the meeting electronically. Please note that neither a computer, nor a video sharing device is required to participate in the electronic meeting. You may also opt to call in from a cell phone or landline. A toll-free number will be provided for this purpose. To register by phone please call the phone number below.

Please note that, in order to be considered, written comments must be submitted by 4:30 p.m. on Wednesday, October 4, 2023. It is the writer's responsibility to check with the Clerk-Treasurer, using the contact information below, to confirm that electronically submitted or mailed written comments have been received

ADDITIONAL INFORMATION related to the proposed severance is available for by calling the Clerk-Treasurer at 807-474-5331.

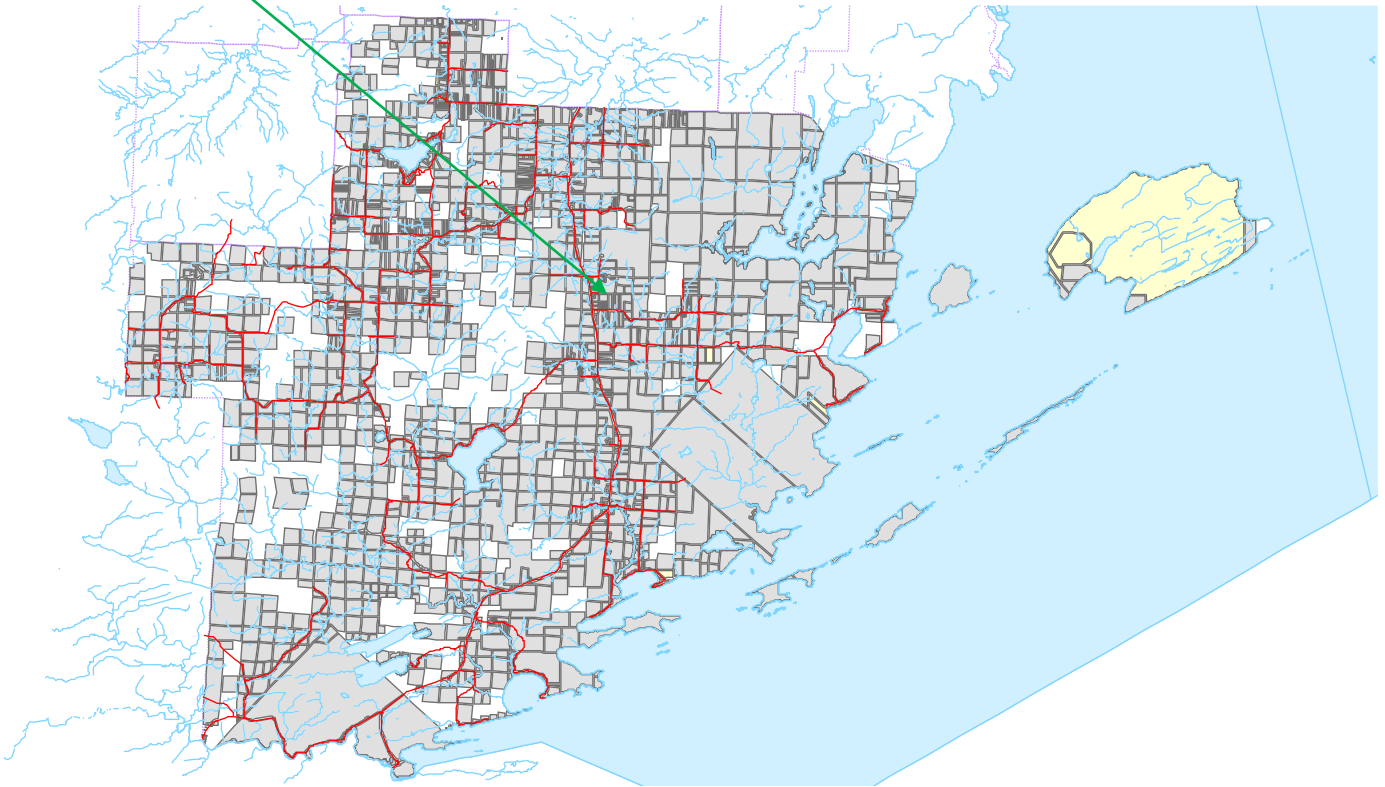
DATED AT THE MUNICIPALITY OF NEEBING this 14th day of September, 2023.



Erika Kromm
Clerk-Treasurer

General Location of Subject Property

Municipality of Neebing



Location of Subject Property

