



**Notice of a Public Meeting being held to consider an application for a proposed Land Severance  
and Zoning By-law Amendment  
(Application Numbers B01-2024 and Z01-2024)**

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 6, 2024, at 5:30 p.m., at the Neebing Municipal Office to consider a proposed severance and zoning amendment under Sections 53 and 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Committee's recommendations to Council will be considered for ratification at the Regular Council Meeting on the same evening, commencing at 6:00 p.m.

The Application (B01-2024 and Z01-2024) is brought by Mink Mountain Properties (2000) Ltd., the property owner. The land parcel which is the subject matter of the application has municipal address 240 Mink Mountain Drive. The legal description of the land is: Concession 9 Block R Part Mining Location 21B, 22B, 33Z and 34Z, reference plan 55R9160 Parts 1, 3 and 4 PT; Parts 2, 5 and 6 Parcel 25071; TBF, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay. This is referred to as the "Subject Property".

The purpose of the proposed severance is to create one new lot plus the retained lot. The severed parcel will include the resort and be rectangle in shape with a small rectangle piece across the road to accommodate the water line. The severed parcel will have road frontage on Mink Mountain Drive and Island Avenue. 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](http://www.neebing.org/notices)) or by contacting the Municipal Office.

The proposed Zoning By-law Amendment seeks to reinstate the General Commercial Zone that was approved to accommodate the construction of Mink Mountain Resort in 1997 under By-Law 399-1997. This by-law was inadvertently repealed in more recent versions of the Zoning By-law, despite the resort continuing to operate. The area to be re-zoned is shown on the attached map.

**With respect to the severance application B01-2024:**

If a person or public body has the ability to appeal the decision of the Municipality of Neebing in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Neebing before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

**With respect to the re-zoning application Z01-2024:**

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Neebing to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Neebing 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 the Municipality of Neebing 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

- a) Submit comments in writing by email, to [clerk@neebing.org](mailto:clerk@neebing.org);
- b) Submit comments by regular mail to the mailing address below; or
- c) 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.

A computer or video sharing device is not 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 available for this purpose.

Please note that, in order to be considered, written comments must be submitted by 4:30 p.m. on Wednesday, March 6, 2024. 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.

If you wish to be notified of the decision of the Municipality of Neebing in respect of the proposed consent and re-zoning, you must make a written request to the Clerk-Treasurer at the address below.

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 20<sup>th</sup> day of February, 2024.



Erika Kromm  
Clerk-Treasurer

General Location of Subject Property

