

Municipality of Neebing
 4766 Highway 61
 Neebing, ON P7L 0B5
 T: 807-474-5331 F: 807-474-5332

APPLICATION FOR MINOR VARIANCE

THE APPLICANT CONSENTS TO AN INSPECTION OF THE PROPERTY BY MEMBERS OF THE NEEBING MUNICIPAL COUNCIL AND BY MUNICIPAL STAFF.

The undersigned hereby applies to the Neebing Municipal Council under the Planning Act, R.S.O. 1990, c. P.13, as amended.

It is required that the completed application be accompanied by the applicable sketch and requisite fee.

OWNER/APPLICANT/AGENT INFORMATION

Owners' Names & Addresses:	Telephone and/or facsimile:	Email Address:
1. <u>Reginald Hayward</u> <u>1396 HWY 608</u> <u>Neebing, ON P7L 0E7</u>	<u>(807) 577-</u> <u>2570</u>	_____
2. _____	_____	_____
Address same as owner above <input type="checkbox"/> or: _____		
(Attach pages for additional owners, if any) **Proof of Ownership may be required		

1(a) Agent's Name & Address (if an Agent is engaged):	Telephone and/or facsimile:	Email Address:
<u>Sabrina Mclean</u> <u>707 McKenzie St</u> <u>Thunder Bay, ON P7C 3L5</u>	_____	_____

3. This application is required for (indicate correct intention – more than one may apply):

<input type="checkbox"/> Relating to property use rights	<input type="checkbox"/> To legalize an existing use
<input type="checkbox"/> Relating to property measurements	<input type="checkbox"/> To legalize an existing measurement
<input type="checkbox"/> For new development	<input checked="" type="checkbox"/> Other: <u>larger 2nd residence</u>

Provide names of any other parties involved (i.e. purchaser, mortgagor, tenant, developer, etc.), if known:

4. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances on the property now, please provide details. If there are none, please indicate so.

smclean303@gmail.com

5. Property legal description:	
Registered Plan No. _____	Lot No. <u>12 North half</u>
Reference Plan No. _____	Part No. _____
Concession No. <u>1</u>	Sec. No. _____
Mining Location No. _____	Municipal Address: <u>1390 HWY 608</u>

6. Physical Description/Dimensions of the subject property:

Frontage: _____ meters Depth: _____ meters

Area: 127 Acres square meters Area: _____ hectares

Number of buildings and structures existing: 2 proposed: 2

Use of the land: existing: 2 houses proposed: 2 houses

Official Plan Designation: rural Zoning: rural

7. Please provide the following information relating to the subject property:

Frontage: 296 HWY 608 meters Depth: 780 irregular meters

Area: 51.4 square meters or hectares (indicate which)

Number of buildings and structures existing: 2 proposed: 2

Current Land use: personal residence

Proposed Land use: personal residence

Use of the land abutting the subject property to the east: rural

Municipal Address of that Property (if applicable): 1370 HWY 608

Distance between the closest building (if any) on that property and the shared lot line with the subject property: 90 meters

Use of the land abutting the subject property to the west: vacant land in gillies

Municipal Address of that Property (if applicable): N/A

Distance between the closest building (if any) on that property and the shared lot line with the subject property: N/A meters

Use of the land abutting the subject property to the north: residence

Municipal Address of that Property (if applicable): 1385 HWY 608

Distance between the closest building (if any) on that property and the shared lot line with the subject property: 40 meters

Use of the land abutting the subject property to the south: residence

Municipal Address of that Property (if applicable): 240 Union school Rd

Distance between the closest building (if any) on that property and the shared lot line with the subject property: 140 meters

8. Where this application relates to required measurements on the subject property, please provide the following information:

Required Frontage: _____ meters

Proposed Frontage: _____ meters

Required Lot Depth: _____ meters

Proposed Lot Depth: _____ meters

Required Lot Area: _____ square meters _____ hectares

Proposed Lot Area: _____ square meters _____ hectares

Required Front Yard Set Back: _____ meters

Proposed Front Yard Set Back: _____ meters

Required Rear Yard Set Back: _____ meters

Proposed Rear Yard Set Back: _____ meters

Required _____ (east, west, north or south) Side Yard Set Back: _____ meters

Proposed _____ (east, west, north or south) Side Yard Set Back: _____ meters

Required minimum building floor area: _____ square meters

Proposed minimum building floor area: _____ square meters

Required maximum building floor area: _____ square meters

Proposed maximum building floor area: _____ square meters

Maximum building height: _____ meters

Proposed building height: _____ meters

Maximum Lot Coverage: _____ percent

Proposed Lot Coverage: _____ percent

9. Has the subject property been re-zoned since the date of the most recent comprehensive Zoning By-law for the Municipality? Yes No

If "yes", provide the date and the site-specific approvals:

10. Has minor variance approval been previously granted for the subject property? Yes No

If "yes", provide the date and the site-specific approvals:

11. Is the subject land the subject of any other applications under the Planning Act? If so, indicate below, and provide file/application number, and the status of such application.

Official Plan Amendment: _____

Plan of Subdivision: _____

Zoning By-law Amendment: _____

Minor Variance: _____

Minister's Zoning Order: _____

Consent: _____

12. Explain why it is not possible to conform to the provisions of the applicable Zoning By-law (attach additional pages if required):

a larger 2nd residence requested.

13. Is this application consistent with the Provincial Policy Statement issued under the Planning Act? Yes No

CERTIFICATE OF THE APPLICANT

I/We _____ of the Municipality/Township/City of _____ in the Province of Ontario, solemnly declare that the statements contained in this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Jointly and severally (delete if not required) at the Municipality/Township/City of Needing This 13th day of June, 2024

S. McLean

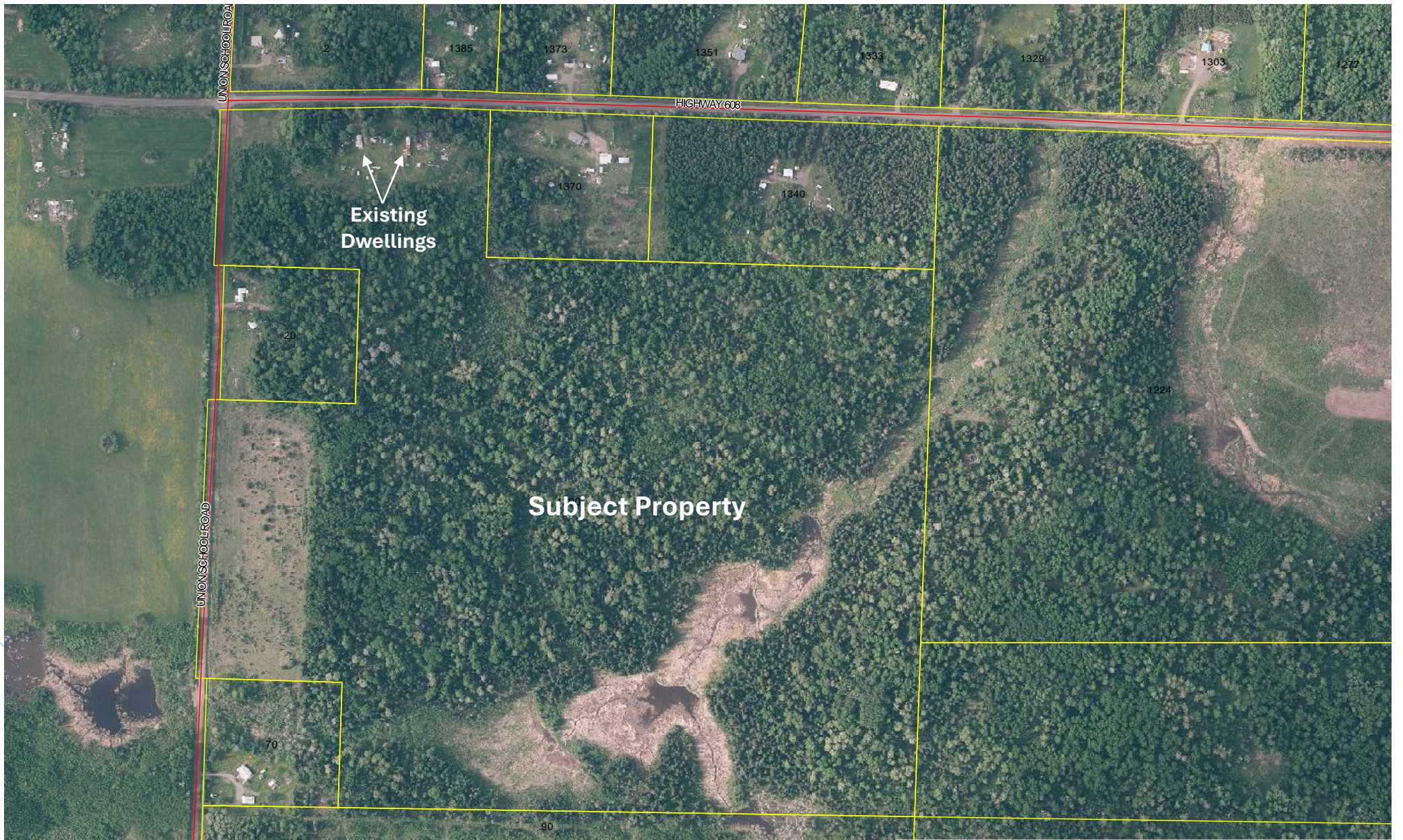
[Signature]
Commissioner for Taking Affidavits


If the applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporate seal shall be affixed – or written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

Owner's/Owners' Authorization for an Agent to Make the application on his/her/their behalf/behalfes:
I/We authorize Sabrina McLean (name of agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.

[Signature]
Owner/Owners signatures

June 8 2024
Date





UNION SCHOOL ROAD

HIGHWAY 608

UNION SCHOOL ROAD

Primary Dwelling

Dwelling to be replaced

2

1385

1373

1351

1390

1370

1340

20