

Municipality of Neebing
4766 Highway 61 Neebing, ON P7L 0B5
T: 807-474-5331 F: 1-807-474-5332

**Application for Re-Zoning and/or
Official Plan Amendment**

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.
THE INFORMATION IN THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.

1. Owner/Applicant Information:

| | |
|---|--------------------------|
| Name: <i>Patricia Rouillard</i> | Tel: <i>807 626-2929</i> |
| Address: <i>165 Scoble - Townline Rd</i> | Fax: <i>NONE</i> |
| City/Prov/PC: <i>Neebing ON</i> | Email: <i>NONE</i> |
| Name: | Tel: |
| Address Same As Owner Above <input type="checkbox"/> Or | Fax: |
| City/Prov/PC: | Email: |

2. Agent Information Acting On Behalf Of Owner (If Any):

| | |
|---|--|
| Name: <i>Randy and Lisa Prevost</i> | Tel: <i>807 629-6479</i> |
| Address: <i>1259 Candy Mountain Dr.</i> | Fax: |
| City/Prov/PC: <i>Neebing ON</i> | Email: <i>countrygirluvshorses1975@gmail.com</i> |

3. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances currently on the property, please provide details including names and addresses of interested parties. If there are no encumbrances, please indicate so.:

*There is a mortgage on the property
Rapport Credit - Kakabeka ON*

4. Property Legal Description:

| | | |
|--|-------------------------------------|-----------------------------|
| Assessment Roll Number: | <i>58-01-760-000-05300-0000</i> | |
| Municipal Address (Or Abutting Road Name If Property Has No Address) | <i>165 Blake Scoble Townline Rd</i> | |
| Registered Plan No.: | Mining Location No.: | |
| Reference Plan No.: | Lot No.: <i>1</i> | |
| Concession No.: <i>4</i> | Part No.: | Sec. No.: <i>South half</i> |

5. Physical description/dimensions of the parcel:

| | |
|---|--|
| Frontage in Meters: 126 8 | Depth in Meters: 11 m |
| Area in Square Meters: 40195.6 m ² | Area in Hectares: 4 hectares |
| Number of Buildings and Structures (Attach a list of the <i>existing</i> buildings/structures including the dates that each was constructed. Attach a list of <i>proposed</i> buildings/structures. If any of the building are proposed to be demolished/removed as part of the development, indicate which ones. Be sure to include both existing (including any to be removed) and proposed building/structures on the diagram, including all set back dimensions and building heights.) | Existing: 4 Proposed: 1 |
| Use of the Land | Existing: single dwelling residence Proposed: 2 dwelling residence |
| Number of years existing use has been ongoing: | 52 years |
| Year the Applicant purchase the property: | 1972 |
| Official Plan Designation: Agricultural | Existing Zoning: Agricultural |

6. Are you seeking a New Official Plan designation?

YES NO

If YES, please indicate what is desired (attach more pages if necessary).

7. Are you seeking a site-specific Official Plan policy amendment?

YES NO

If YES, please indicate what is desired (attach more pages if necessary).

8. Are you seeking a new Zone?

YES NO

If YES, please indicate which zone you are seeking.

9. Are you seeking changes to the Zone Regulations (set-backs)?: YES NO

If YES, please indicate the details (attach more pages if necessary):

| | | |
|------------------------------|----------------------|----------------|
| Frontage: | Current Requirement: | Change Sought: |
| Minimum front yard: | Current Requirement: | Change Sought: |
| Minimum rear yard: | Current Requirement: | Change Sought: |
| Minimum set-back from water: | Current Requirement: | Change Sought: |
| Maximum building height: | Current Requirement: | Change Sought: |
| Minimum building area: | Current Requirement: | Change Sought: |

10. Describe, in detail, what new development is being proposed on this property. If there is no new development being proposed, describe the reasons for this application.:

This application is for the purpose of development of a second dwelling on the property. We would like to situate a mobile home no more than 24.4 x 6 x 4.2 m in the south east section of the property. We will access the property using existing driveway and make new parking area

11. Road access to the Property:

in close proximity to mobile. New well and septic system will be developed.

Mark (X)

Mark (X)

Provincial Highway

Private Road

Municipal Road

Right of Way

Water Only**

**** Where access is proposed by water only, indicate on the sketch or in the space below, the parking and docking facilities to be used and the approximate distance of these facilities as well as the nearest public road from the subject land.**

12. Describe the parking facilities to be used and the approximate distance of these facilities between the subject land and the nearest public road.:

The proposed new parking area will be accessed by the existing driveway 40 m from municipal road. Dimensions 17m x 10 m approx.

13. Water supply to the property:

Mark (X)

X

Privately Owned and Maintained Individual Well Develop new well

Lake

Other (specify):

14. Septic service to the retained parcel

Mark (X)

X

Privately Owned and Maintained Individual Septic System

Outhouse/Privy

Communal Septic System

Other (specify):

NOTE: If the application seeks development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a Servicing Options Report and a Hydrogeological Report must be provided.

15. Stormwater Drainage:

| | | | |
|--|-------------|--|------------------|
| | Storm Sewer | | Ditches |
| | Swales | | Other (specify): |

14. Is the subject land the subject of any other applications under the Planning Act?

YES NO

If YES, provide the file/application number(s) and the status of such applications.

| | |
|--------------------------|----------------------|
| Official Plan Amendment: | Plan of Subdivision: |
| Zoning By-law Amendment: | Minor Variance: |
| Minister's Zoning Order: | Consent: |

15. Is ANY boundary line of the Property:

| | Mark (X) | YES | NO |
|---|----------|-----|----|
| ...within 500 metres of an agricultural operation? | | X | |
| ...within 500 metres of a landfill operation? | | | X |
| ...within 500 metres of mineral aggregate operations or a pit or a quarry? | | | X |
| If YES, will the development hinder continued operations of extraction? | | | |
| ...within 125 metres of a significant wetland? | | | X |
| Does any portion of the Property contain habitat of any endangered or threatened species (plant or animal)? | | | X |

16. How, in your view, will the proposed development fit in with the other existing land uses in the vicinity of the property? Attach additional pages if necessary.

We believe our development plans will fit in with the neighbouring properties. Properties in the vicinity include other residences and agricultural practices. The property has been a stabling area for 2-3 horses for many years and will continued to be used this way.

15. Describe in detail, how your development is consistent with the Provincial Policy Statement issued under Subsection 3(1) of the Planning Act. Attach additional pages if necessary.

15.

We have put together our proposal for a second dwelling unit on the property 165 Blake-Scoble Line Rd with the understanding that planning/development in Ontario is a policy led process and the importance of how the township oversees the use of the land in the community.

The proposed development provides affordable housing for our family and assists a senior resident of Neening for 52 years stay in her home with the support of her daughter, son-in-law and grandchildren.

Our site plan outlines the suitability of the land shape and size for site of the mobile home and sufficient parking Area.

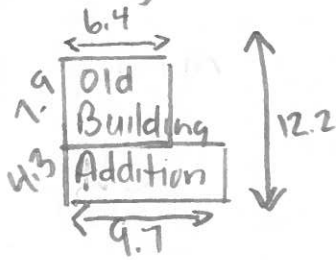
Compliance will be met with Ontario Building and Firecodes. Manufactured homes made in Canada require a Canadian Standards Association Label indicating that it has been tested and meets safety and performance standards.

The proposed plans and use of the land is compatible with adjacent uses of land. The land will continue to be used as a residence and stabling of our

2 horses

I believe to our knowledge there is enough resources on the land to support the second dwelling. We will meet the adequacy of water supply by building a second well and control the waste water with the development of a new separate septic system.

Existing house Height 1 story home on basement
Dimensions 12.2m x 9.7m



Built 1953 Addition 1975
Setback from road 126m

Septic field North side 25m x 15m

Tank 9m from house

Tank length 4m

Well 15m West side house

Parking - West side of house 15m x 15m

2 - East side of house 15m x 15m

Existing Hydro utility pole setback from road
Setback 87m

Existing Garage Dimensions 7.5m + 10.5m Built 1974
Height 2 story building

Existing Barn Dimensions 8m x 9m
Height single story building Built 1978

Dog kennel Dimensions 3m x 4m x 7m Built 1981
Height 2m

Proposed Development

Mobile home 4.9-6m X 23m - 24.4m
Height 4.2m

Setback from road 50m

Setback from south property line 15m

Proposed septic East side of mobile

30m x 15m

Proposed well West side of mobile

Setback > 20m from septic field

CERTIFICATE OF THE APPLICANT

I/We Patricia Rouillard. of the **Municipality/Township/City** of

_____ in the Province of Ontario, solemnly declare that the statements contained in this application are true. **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 16 day of June, 2024.


Commissioner for Taking Affidavits



Applicant(s) Signature:



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/behaves:

I/We authorize Randy and Lisa Prevost (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.


Owner/Owners' Signatures

Date June 16/24.

Legend

Site Plan 165 Blake-Scoble Townline Rd

- Property line
- - - Drive way surfaces
- Forest Area
- Water
- 🏠 Agricultural Land

Existing Development

- H - house
1 story with basement
12.2m x 9.7m
- D - Dog kennel
4m x 3m x 7m
- G - Garage
2 storey
10.5m x 7.5m
- O Well
- 🚽 Septic system
- ⊕ utility pole
- ⚡ power lines
- P parking
- B barn
2 storey
9m x 8m

Proposed Development

- M - mobile home
24.4m x 6m x 4.2m
- O - well
- 🚽 septic system
- P - parking

