

|  |  |   |           |
|--|--|---|-----------|
| <b>Municipality of Neebing</b><br>4766 Highway 61 Neebing, ON P7L 0B5<br>T: 807-474-5331 F: 1-807-474-5332   |  | <b>Application for Re-Zoning and/or<br/> Official Plan Amendment</b>      |           |
| <p>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.</p> <p><b>THE INFORMATION IN THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.</b></p> |  |   |           |
| <b>1. Owner/Applicant Information:</b>   |  |   |           |
| Name: Mink Mountain Properties (2000) Ltd  |  | Tel: 807-623-1855   |           |
| Address: 665 Hewitson Street   |  | Fax: 807-623-0360   |           |
| City/Prov/PC: Thunder Bay , ON   |  | Email: john.simprel@brunoscontracting.com<br>silvio@brunoscontracting.com |           |
| Name:  |  | Tel:  |           |
| Address Same As Owner Above <input checked="" type="checkbox"/> Or   |  | Fax:  |           |
| City/Prov/PC:  |  | Email:  |           |
| <b>2. Agent Information Acting On Behalf Of Owner (If Any):</b>  |  |   |           |
| Name:  |  | Tel:  |           |
| Address:   |  | Fax:  |           |
| City/Prov/PC:  |  | Email:  |           |
| <b>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.:</b>  |  |   |           |
| No Encumbrances  |  |   |           |
| <b>4. Property Legal Description:</b>  |  |   |           |
| Assessment Roll Number:  |  | 58-01- 030-006-34700-0000   |           |
| Municipal Address (Or Abutting Road<br>Name If Property Has No Address)  |  | 240 Mink Mountain Drive   |           |
| Registered Plan No.:   |  | Mining Location No.: 21B, 22B, 33Z and 34Z                                |           |
| Reference Plan No.: 55R9160  |  | Lot No.:  |           |
| Concession No.: 9  |  | Part No.: Block R   | Sec. No.: |

**5. Physical description/dimensions of the parcel:**

|   |  |
|---|--|
| Frontage in Meters: 2.6 km  | Depth in Meters: 1.82 km                               |
| Area in Square Meters: 4,394,178  | Area in Hectares: 472                                  |
| Number of Buildings and Structures  | Existing: 2                      Proposed: 2           |
| (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.) |  |
| Use of the Land   | Existing: Resort                      Proposed: Resort |
| Number of years existing use has been ongoing: 23 Years   |  |
| Year the Applicant purchase the property:   |  |
| Official Plan Designation: Rural  | Existing Zoning: Rural                                 |

**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.

General Commercial - The rezoning would apply to a 99 hectare portion of the property that includes the resort.

**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.:**

There is no new development proposed. The property was rezoned in 1997 for the construction of the resort that currently exists on the property. The rezoning was not carried forward to the most recent versions of the zoning by-law and the by-law to rezone the resort to General Commercial was repealed. Since the resort is still in operation, the purpose of this application is to reinstate the General Commercial Zone to match the current uses of the property.

**11. Road access to the Property:**

|                    | Mark (X) |              | Mark (X) |
|--------------------|----------|--------------|----------|
| Provincial Highway |          | Private Road |          |
| Municipal Road     | X        | 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.:**

Property includes on-site parking that is approximately 40 meters from the public road.

**13. Water supply to the property:**

Mark (X)

|   |  |
|---|--|
|   | Privately Owned and Maintained Individual Well |
| X | 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.

|                                 |             |   |                  |
|---------------------------------|-------------|---|------------------|
| <b>15. Stormwater Drainage:</b> |             |   |                  |
|                                 | Mark (X)    |   | Mark (X)         |
|                                 | Storm Sewer | X | 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: B01-2024    |

| <b>15. Is ANY boundary line of the Property:</b>  | 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  |
| <b>If YES, will the development hinder continued operations of extraction?</b>                              |          |     |    |
| ...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.**

This development is already in operation and complements the seasonal nature of the area and actively manages the rental of nearby seasonal dwellings.

**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.**

This development provides for diversification of the economic base and provides opportunities for recreation and tourism.

**CERTIFICATE OF THE APPLICANT**

I/~~We~~ Silvio DiGregorio of the Municipality/Township/City of Thunder Bay

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.

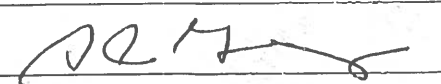
Jointly and severally (delete if not required) at the

Municipality/Township/City of

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

  
Commissioner for Taking Affidavits

Applicant(s) Signature:

  
Sec-Treasurer

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 \_\_\_\_\_ (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

