

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>JAMES + SILVIA MARTIN</u><br>-<br><u>40 COTTONWOOD ROAD</u><br><u>NEEBING, ON P7L 0B5</u>  | <u>807-964-1717</u><br><u>807-627-9057</u><br><u>807-627-9058</u> | <u>valleymar@</u><br><u>tbaytel.net.</u> |
| 2. _____<br>-<br>Address same as owner above <input checked="" type="checkbox"/> or: _____<br>_____<br>_____<br>(Attach pages for additional owners, if any)<br>**Proof of Ownership may be required | _____<br>_____<br>_____<br>_____                                  | _____<br>_____<br>_____<br>_____         |

| 1(a) Agent's Name & Address (if an Agent is engaged): | Telephone and/or facsimile: | Email Address:          |
|---|-----------------------------|-------------------------|
| _____<br>_____<br>_____                               | _____<br>_____<br>_____     | _____<br>_____<br>_____ |

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 checked="" type="checkbox"/> To legalize an existing measurement      |
| <input type="checkbox"/> For new development               | <input checked="" type="checkbox"/> Other:<br><u>Site Specific Amendment</u> |

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

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.  
N/A

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

Required Frontage: 75 meters

\* Proposed Frontage: 20 meters (Retained) 65 meters (severed)

Required Lot Depth: 120 meters

Proposed Lot Depth: \_\_\_\_\_ meters

Required Lot Area: 10,000 square meters 1 hectares

Proposed Lot Area: \_\_\_\_\_ square meters \_\_\_\_\_ hectares

Required Front Yard Set Back: 10 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:

|                                     |  |
|-------------------------------------|--|
| 5. Property legal description:      |  |
| Registered Plan No. _____           | Lot No. _____                                      |
| Reference Plan No. <u>ESSR-2466</u> | Part No. <u>Southwest<sup>Part 1</sup> Quarter</u> |
| Concession No. <u>6</u>             | Sec. No. <u>9</u>                                  |
| Mining Location No. _____           | Municipal Address: <u>40 COTTONWOOD ROAD</u>       |

6. Physical Description/Dimensions of the subject property:

Frontage: 65.18  
433.907 meters      Depth: 404.00  
455.023 meters

Area: 197,437.665 square meters      Area: 49.74 hectares  
223,770.385      22.37

Number of buildings and structures existing: \_\_\_\_\_ proposed: \_\_\_\_\_

Use of the land: existing: Residential      proposed: Residential

Official Plan Designation: Residential      Zoning: R1

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

Frontage: 433.907 meters      Depth: 455.023 meters

Area: 197,437.665  square meters or  hectares (indicate which)

Number of buildings and structures existing: 34      proposed: 4

Current Land use: Residential - single family

Proposed Land use: same

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

Municipal Address of that Property (if applicable): \_\_\_\_\_

Distance between the closest building (if any) on that property and the shared lot line with the subject property: 300 meters

Use of the land abutting the subject property to the west: Vacant land

Municipal Address of that Property (if applicable): \_\_\_\_\_

Distance between the closest building (if any) on that property and the shared lot line with the subject property: No buildings meters

Use of the land abutting the subject property to the north: Residential - Agricultural

Municipal Address of that Property (if applicable): \_\_\_\_\_

Distance between the closest building (if any) on that property and the shared lot line with the subject property: 500 meters

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

Municipal Address of that Property (if applicable): \_\_\_\_\_

Distance between the closest building (if any) on that property and the shared lot line with the subject property: 300 meters

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):

*Does not meet minimum property frontage requirement.  
Houses and property abutt a dead end road.  
Not possible to add width to severed parcel.*

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

CERTIFICATE OF THE APPLICANT

I/We JAMES + SILVIA MARTIN of the Municipality/Township/City of NEEBING 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 1st day of September, 20 23

Commissioner for Taking Affidavits



*James Martin*  
*Silvia Martin*

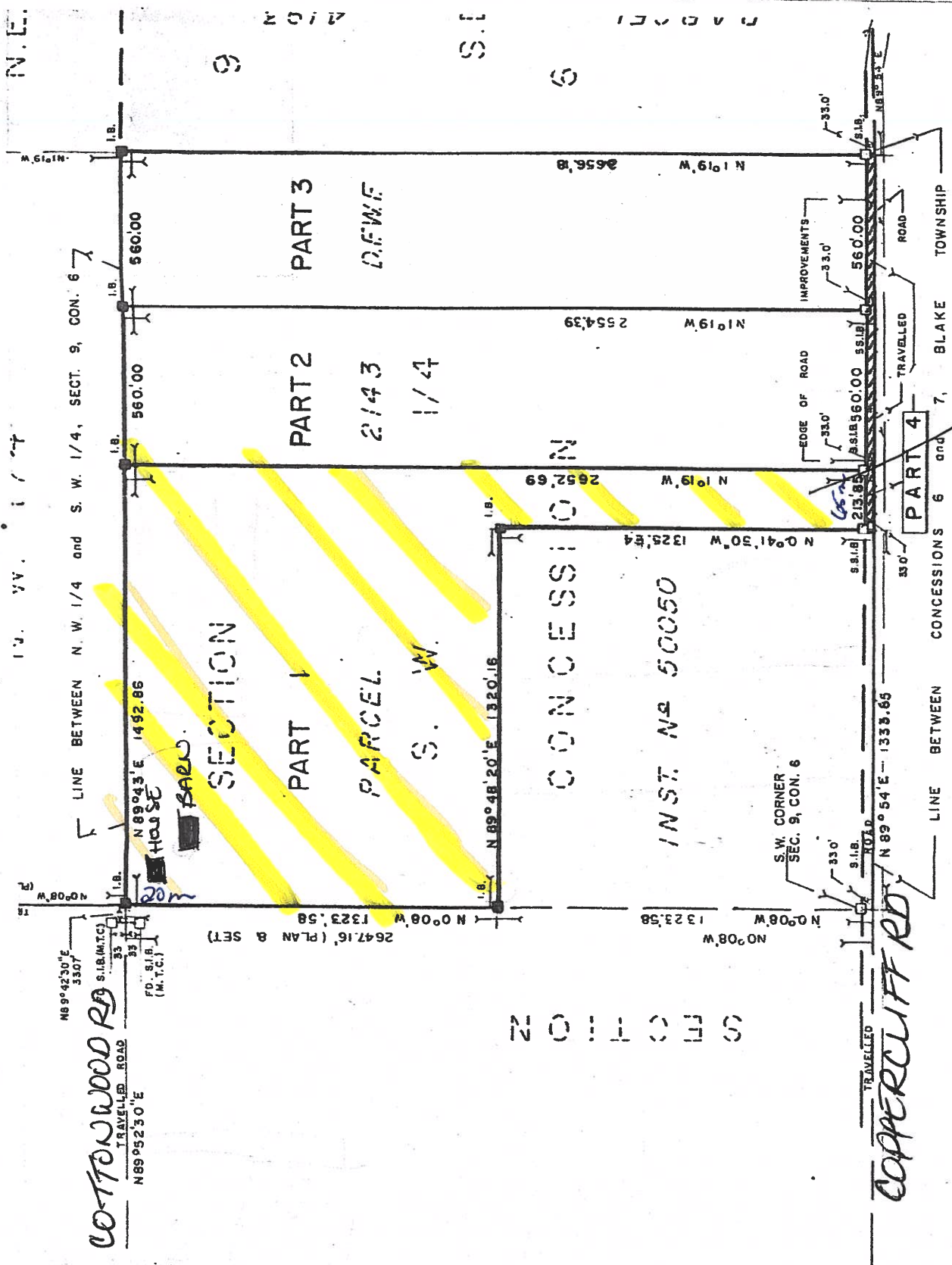
If the applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporate seal shall be affixed – or written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

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



CURRENT FRONTAGE

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