

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

Application for Consent

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: **MARIE PARKKARI**

Tel: **807-626-2404**

Address: **142 LITTLE TROUT BAY ROAD**

Fax:

City/Prov/PC: **NEEBING, ON P7L 0A4**

Email: **marie.parkkari@gmail.com**

Name:

Tel:

Address Same As Owner Above Or

Fax:

City/Prov/PC:

Email:

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

Name: **KAREN POTEK**

Tel: **807-626-2533**

Address: **95 CUMMINGS ROAD, LAKE NORTH**

Fax:

City/Prov/PC: **JACQUES ON**

Email: **heavymetaldiesel@gmail.com**

3. Indicate the type of transaction for which the severance is required (Mark X):

To sell/transfer property



To approve a lease with a term over 21 yrs.

To add property to another (consolidate)

For a mortgage over part of the land

To provide an easement/right of way

Other (specify):

Provide the names of other parties involved, if known. (i.e. purchaser, mortgagor, tenant, person requiring easement, etc.) **KAREN AND/OR AUGUST POTEK**

4. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances currently on the property, please provide details. If there are no encumbrances, please indicate so.:

- MORTGAGE @ RBC, 640 RIVER ST, THUNDER BAY ON
- LRCA PERMIT

5. Property legal description:			
Assessment Roll Number:	58-01- 040 - 007 - 12400 - 0000		
Municipal Address (Or Abutting Road Name If Property Has No Address)	142 LITTLE TROUT BAY ROAD NEEDING ON PTL0A4		
Registered Plan No.:	PCL 20996	Mining Location No.:	PTL 0A4
Reference Plan No.:		Lot No.:	
Concession No.:	4 CROOKS	Part No.:	SE 1/4 SEC 2
		Sec. No.:	2
6. Physical description/dimensions of the parcel that will be RETAINED after severance:			
Frontage in Meters:	205	Depth in Meters:	100
Area in Square Meters:	20500 m ²	Area in Hectares:	5 ACRES / 1.23 HECTARES
Number of Buildings and Structures	Existing: 3	Proposed:	3
Use of the Land	RESIDENTIAL	Existing: HOUSE, GARAGE + SHED	Proposed: ∅
Official Plan Designation:	RURAL	Zoning:	RURAL
7. Physical description/dimensions of the parcel(s) that will be SEVERED:			
FIRST PARCEL:			
Frontage in Meters:	204	Depth in Meters:	100
Area in Square Meters:	20400 m ²	Area in Hectares:	5 ACRES OR 1.23 HECTARES
Number of Buildings and Structures	Existing: 0	Proposed:	2
Use of the Land	RESIDENTIAL	Existing: ∅	Proposed: HOUSE + GARAGE
Official Plan Designation:	RURAL	Zoning:	RURAL
SECOND PARCEL (if applicable): N/A			
Frontage in Meters:		Depth in Meters:	
Area in Square Meters:		Area in Hectares:	
Number of Buildings and Structures	Existing:	Proposed:	
Use of the Land	Existing:	Proposed:	
Official Plan Designation:		Zoning:	
THIRD PARCEL (if applicable): N/A			
Frontage in Meters:		Depth in Meters:	
Area in Square Meters:		Area in Hectares:	
Number of Buildings and Structures	Existing:	Proposed:	
Use of the Land	Existing:	Proposed:	
Official Plan Designation:		Zoning:	

8.(a) Road access to retained parcel	Mark (X)	(b) Road access to severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Provincial Highway		Provincial Highway			
Municipal Road	X	Municipal Road	X		
Private Road		Private Road			
Right of Way		Right of Way			
Water Only**		Water Only**			

**** (c) 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 lands.**

9.(a) Water supply to the retained parcel	Mark (X)	(b) Water supply to the severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Privately Owned & Maintained Well	X	Privately Owned & Maintained Well	X		
Lake		Lake			
Other (specify):		Other(specify):			

10.(a) Septic service to the retained parcel	Mark (X)	(b) Septic service to the severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Privately Owned & Maintained Septic System	X	Privately Owned & Maintained Septic System			
Outhouse/Privy		Outhouse/Privy			
Other (specify):		Other (specify): NOT YET INSTALLED	X		

11. Has the land ever been the subject of an application for a plan of subdivision under the Planning Act or a prior consent under the Planning Act?

YES NO

If YES, provide the File/Application Number, date of application, and the result and decision with respect to the application.

12. Were any land parcels severed from this property since October 4, 1972?

YES NO

If YES, advise how many times the property has been severed and when this happened.

13. Have any land parcels been severed from the original parcel that was acquired by the Applicant?

YES

NO

If YES, advise how many times the property has been severed and when this happened.

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

YES

NO

If YES, provide the file/application number 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 this application consistent with the Provincial Policy Statement issued under the Planning Act?

YES

NO

CERTIFICATE OF THE APPLICANT

I/We MARIE PARKKARI of the Municipality/Township/City of NEEBING 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 NEEBING

This 20th day of MARCH, 20 24

Applicant(s) Signature:

[Handwritten Signature]

[Handwritten Signature]
Commissioner for Taking Affidavits
Clerk-Treasurer
Municipality of Neebing



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/belhalves:

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

[Handwritten Signature]
Owner/Owners' Signatures

MAR 20/24.
Date



LAKEHEAD REGION
CONSERVATION AUTHORITY

140 Conservation Road, PO Box 10427
Thunder Bay, ON P7B 6T8
Phone: (807) 344-5857 | Fax: (807) 345-9156

August 9, 2023

Karen Potec
95 Cummins Lake Road N
Jacques, Ontario
P7G 0Y8

Dear Ms. Potec:

**Re: Conservation Authorities Act 28(3)
Development, Interference with Wetlands and Alterations to Shorelines and
Watercourses Application # 40/23
Dwelling, Garage, Site Grading and Fill Placement
142 Little Trout Bay Road – Municipality of Neebing
Unevaluated Wetland Regulated Area**

The Lakehead Region Conservation Authority Staff have approved your Permit Application dated August 2, 2023. This Permit provides authorization for the prescribed work for two years from the date of issue.

Enclosed are two copies of the Permit for the completion of the work. It is required that you sign both copies of the issued Permit and return one copy to the LRCA indicating your acceptance of the conditions of the Permit. An addressed postage paid envelope has been included.

Please note that approval or permits from other regulating agencies (*i.e.* Ministry of Natural Resources and Forestry, etc.), may also be required.

Yours truly,

Tammy Cook
Chief Administrative Officer

/mds
Enclosure(s)



PERMIT SUMMARY
DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND
WATERCOURSES REGULATION
O. Reg. 180/06 as amended by O. Reg. 63/13

Permit No.: 40/23

Type of Activity	
x	Construct a Building or Structure
x	Place or Remove fill
	Shoreline Alteration
	Interfere with an existing watercourse
x	Interfere with a Provincially Significant Wetland, Evaluated Wetland or Unevaluated Wetland

Permit Category	
	Small Works
x	Standard Works
	Large Works
	Major Works
Fee	\$300.00

Name: Karen & August Potec
95 Cummins Lake Road North
Jacques, Ontario
P7G 048

Location: 142 Little Trout Bay Road
Municipality of Neebing

Proposal Summary:

The applicant is proposing to place a mobile home and construct a garage with an Unevaluated Wetland on the subject property. The proposed mobile home will be 23 metres long x 4.9 metres wide x 2.4 metres high and will be placed on a pad at the exiting grade. The proposed garage will be 9.1 metres long x 9.1 metres wide and will be located approximately 12 metres north of the mobile home. In addition, a 46 metre driveway will be constructed from Little Trout Bay Road to the proposed garage.

The trees will be removed approximately 12 metres around the house, garage, and septic area which will include removing the tree stumps (site grading). In addition, fill material will be placed 26 metres long x 10 metres wide x 0.6 metres deep for the proposed development.

The driveway and tree removal/site grading will be completed in August/September of 2023; and the house and garage will be completed in 2024.


Summary of the Investigation Procedure:

1. On June 20, 2023 a site visit was conducted by LRCA Staff.
2. On August 4, 2023 a permit application and associated permit fee were submitted for review.
3. On August 8, 2023 Schedule B and Schedule C were submitted.

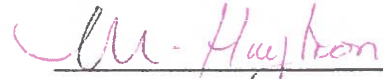
Staff Recommendation:

It is the staff's opinion that the proposed project should not have any adverse impacts on the natural features or ecological function of the Unevaluated Wetland; therefore, staff are recommending approval of the application.

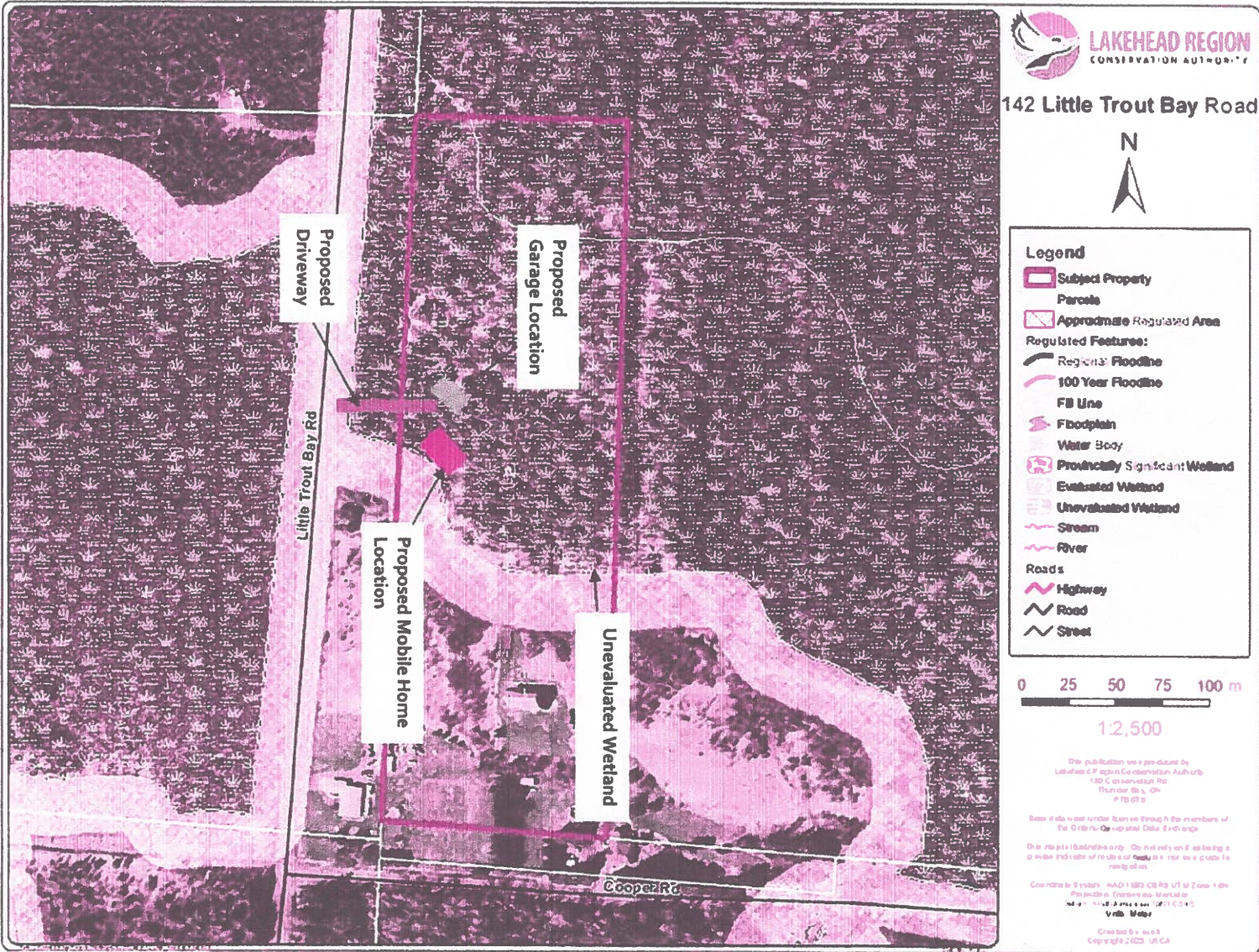
Prepared by:


Development Regulations Officer

Reviewed by:


Watershed Manager

Site Plan





Little Trout Bay Rd

142

Cooper Rd

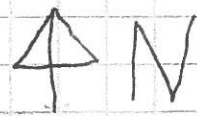


Figure 1: Area to be surveyed outlined in red. All limits and extents illustrated above are approximate.

Final Notes

- The above fees/rates are in effect until March 31, 2024, and are based on unobstructed site accessibility.
- Work will commence upon receipt of the signed Confirmation of Work below.
- Any additional work outside of the above-mentioned scope will be considered extra and billed as per our standard hourly rates.

To Highway
61



TREES

330'

Subdivided lot

Registered wetland

536'

TREES

X well

23'

17'

111'

94'

TREES

Little Trout Bay Road

Registered wetland

Retained land
TREES

BARN

Field

shed

garage

Rural Residential

wetland

142

well

TREES

Peter
Irene

330'

Cooper Road

664'

Key

10 acre lot

Lot to be subdivided

