

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: MARIE PARKKARI

Tel: 807 626-2404

Address: 142 LITTLE TROUT BAY

Fax:

City/Prov/PC: NEEBING, ON P7L0A4

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:

Tel:

Address:

Fax:

City/Prov/PC:

Email:

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.:

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

4. 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 NEEBING ON

Registered Plan No.: PCL 20996

Mining Location No.: P7L 0A4

Reference Plan No.:

Lot No.:

Concession No.: 4 CROOKS

Part No.: SE 1/4 SEC 2

Sec. No.: 2

5. Physical description/dimensions of the parcel:		
Frontage in Meters: 409	Depth in Meters: 100	
Area in Square Meters: 40 4906.66m ²	Area in Hectares: 10 ACRES 2.47 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: 3	Proposed: 5
Use of the Land RESIDENTIAL	Existing: HOUSE, GARAGE + SHED	Proposed: + HOUSE + GARAGE
Number of years existing use has been ongoing:		
Year the Applicant purchase the property: 2023		
Official Plan Designation: RURAL	Existing Zoning: RURAL	
6. Are you seeking a New Official Plan designation?		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate what is desired (attach more pages if necessary).		
7. Are you seeking a site-specific Official Plan policy amendment?		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate what is desired (attach more pages if necessary).		
8. Are you seeking a new Zone?		
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
If YES, please indicate which zone you are seeking. NEW PERMITTED USES - TO ALLOW SECOND DWELLING.		
9. Are you seeking changes to the Zone Regulations (set-backs)?:		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
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.:

SECOND RESIDENCE ON 10 ACRE PROPERTY. MODULAR 16 x 76, GARAGE 30x30
SEPTIC AND DRILLED WELL. FUTURE PLANS TO SUBDIVIDE. (DRAWING ATTACHED)

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.:

OWNER PARKING - AREA DIMENSIONS 59' x 55'

13. Water supply to the property:

Mark (X)

X

Privately Owned and Maintained Individual Well

DRILLED

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:			
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:

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?			X
...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)? PERMIT RECEIVED FROM LRCA (ATTACHED)		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.

SURROUNDING LAND IS RURAL RESIDENTIAL.

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.

BUILDS ON RURAL CHARACTER OF AREA, EFFICIENT USE OF MUNICIPAL INFRASTRUCTURE AND CAN BE SUSTAINED BY RURAL SERVICE LEVELS, LOCALLY APPROPRIATE RESIDENTIAL DEVELOPMENT

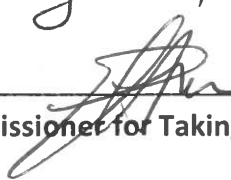
CERTIFICATE OF THE APPLICANT

I/We MARIE PARKKARI of the Municipality/Township/City of NEEBING, ONTARIO 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 22nd day of February, 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:

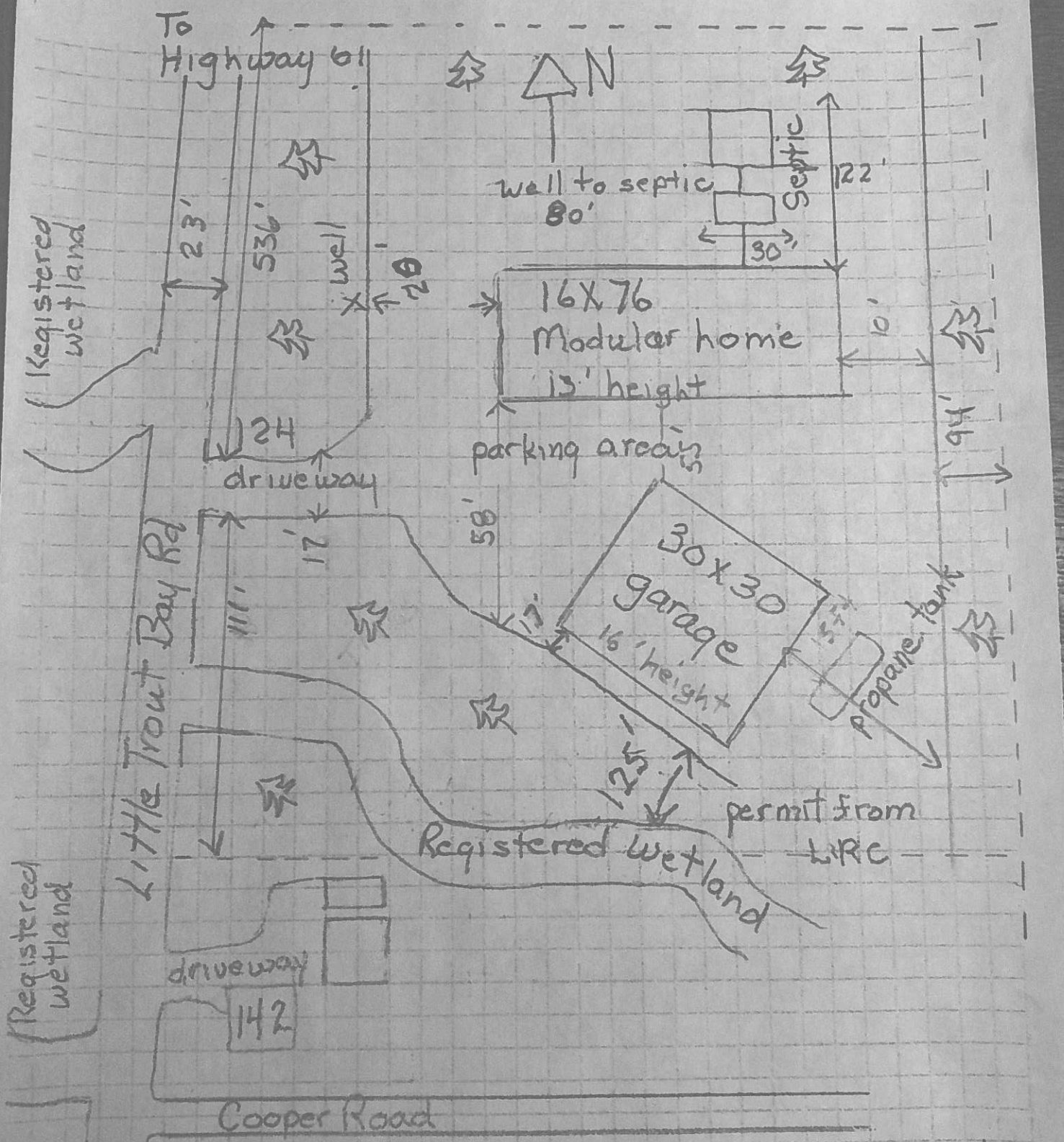
I/We authorize KAREN + AUGUST POTEK (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.



February 22/24.

Owner/Owners' Signatures

Date



Tree property
 driveway length 166'
 Overall depth to tree line 233'
 depth of tree line to property line 94'
 Lot size 66ft w 330 d
 --- property line