

Municipality of Neebing  
4766 Highway 61, Neebing, Ontario P7L 0B5  
Ph: 807-474-5331 Fx: 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:	Phone and/or Fax Number:	Email Address:
1. <u>Peter Belluz</u> <u>2350 Quail Drive</u> <u>Thunder Bay, Ontario, P7K 1B9</u>	<u>807-473-4055</u> <u>807-628-4512</u>	<u>pbelluz@mbuilds.ca</u>
2. _____	_____	_____
Address same as owner above <input checked="" type="checkbox"/> or: _____	_____	_____
_____	_____	_____
(Attach pages for additional owners, if any) **Proof of Ownership may be required		

1(a) Agent's Name & Address (if an Agent is engaged):	Phone and/or Fax Number:	Email Address:
_____	_____	_____
_____	_____	_____
_____	_____	_____

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 type="checkbox"/> To legalize an existing measurement
<input type="checkbox"/> For new development	<input checked="" type="checkbox"/> Other: Relating to Front Yard Setback (5m in lieu of 10m)

Provide names of any other parties involved (i.e. purchaser, mortgagor, tenant, developer, etc.), if known: None.

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.

None.

RECEIVED  
JAN 26 2022

5. Property legal description: \_\_\_\_\_ Municipality of Neebing

Registered Plan No.	<u>PL W 779</u>	Lot No.	<u>13</u>
Reference Plan No.	<u>Crooks Township</u>	Part No.	_____
Concession No.	_____	Sec. No.	_____
Mining Location No.	_____	Municipal Address:	<u>Fire #652 Cloud Lake Road</u>

6. Physical Description/Dimensions of the subject property:

Frontage: 48.4m meters      Depth: 91.7 meters  
Area: 3447m<sup>2</sup> meters<sup>2</sup>      Area: \_\_\_\_\_ hectares

Number of buildings and structures existing: 4      proposed: 5

Use of the land: existing: Lakefront Residential      proposed: Lakefront Residential

Official Plan Designation: LR      Zoning: LR

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

Frontage: 48.4m meters      Depth: 91.7m meters  
Area: 3447m<sup>2</sup>  meters<sup>2</sup> or  hectares (indicate which)

Number of buildings and structures existing: 4      proposed: 5

Current Land use: Lakefront Residential

Proposed Land use: Lakefront Residential

Use of the land abutting the subject property to the East: Lakefront Residential  
Municipal Address of that Property (if applicable): 648 Cloud Lake Road  
Distance between the closest building (if any) on that property and the shared lot line with the subject property: 1.5m meters

Use of the land abutting the subject property to the West: Lakefront Residential  
Municipal Address of that Property (if applicable): 656 Cloud Lake Road  
Distance between the closest building (if any) on that property and the shared lot line with the subject property: 5m meters

Use of the land abutting the subject property to the North: None.  
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: \_\_\_\_\_ meters

Use of the land abutting the subject property to the South: None.  
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: \_\_\_\_\_ meters

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

Required Frontage: 45 meters  
Proposed Frontage: 48.4 meters (please note that this is larger than neighbouring properties where frontage is 100' or 30.5m)  
Required Lot Depth: 50 meters  
Proposed Lot Depth: 91.7 meters  
Required Lot Area: 4,000 meters<sup>2</sup> .4 hectares  
Proposed Lot Area: 3,447 meters<sup>2</sup> (please note that this is larger than neighbouring properties)                      hectares  
Required Front Yard Set Back: 10 meters  
Proposed Front Yard Set Back: 5 meters  
Required Rear Yard Set Back: 15 meters  
Proposed Rear Yard Set Back: 75 +/- meters  
Required West (east, west, north or south) Side Yard Set Back: 1.5 meters  
Proposed West (east, west, north or south) Side Yard Set Back: 5.0 meters  
Required minimum building floor area: 55 (Dwelling) square meters  
Proposed minimum building floor area: NA square meters  
Required maximum building floor area: NA square meters  
Proposed maximum building floor area: NA square meters  
Maximum building height: 10 meters  
Proposed building height: 4.26 meters  
Maximum Lot Coverage: NA percent  
Proposed Lot Coverage: NA 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:

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: No. 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): The purpose of this application is to request a reduction of the required front yard set back of a proposed storage garage 30' wide x 42' long from 10m to 5m. The front yard is adjacent to Cloud Lake Road. A buffer of trees exists between road and the ancillary garage building and shall be maintained. The proposed location compliments other buildings on the property, is adjacent to our West neighbours septic field, and provides more separation from the more often occupied areas of both properties, providing a more desirable layout.

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

CERTIFICATE OF THE APPLICANT

I/We Peter Belluz of \_\_\_\_\_

the Municipality/Township/City of Thunder Bay 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 Thunder Bay

This 26 day of January, 2022

M. Knudsen

Commissioner for Taking Affidavits  
Maureen Deborah Knudsen, a Commissioner  
etc., Province of Ontario for  
M Builds (NWO); Limited Partnership by its  
general partner 5404622 Manitoba Ltd.  
Expires July 13, 2023

P. Belluz  
Jan. 26, 2022

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.

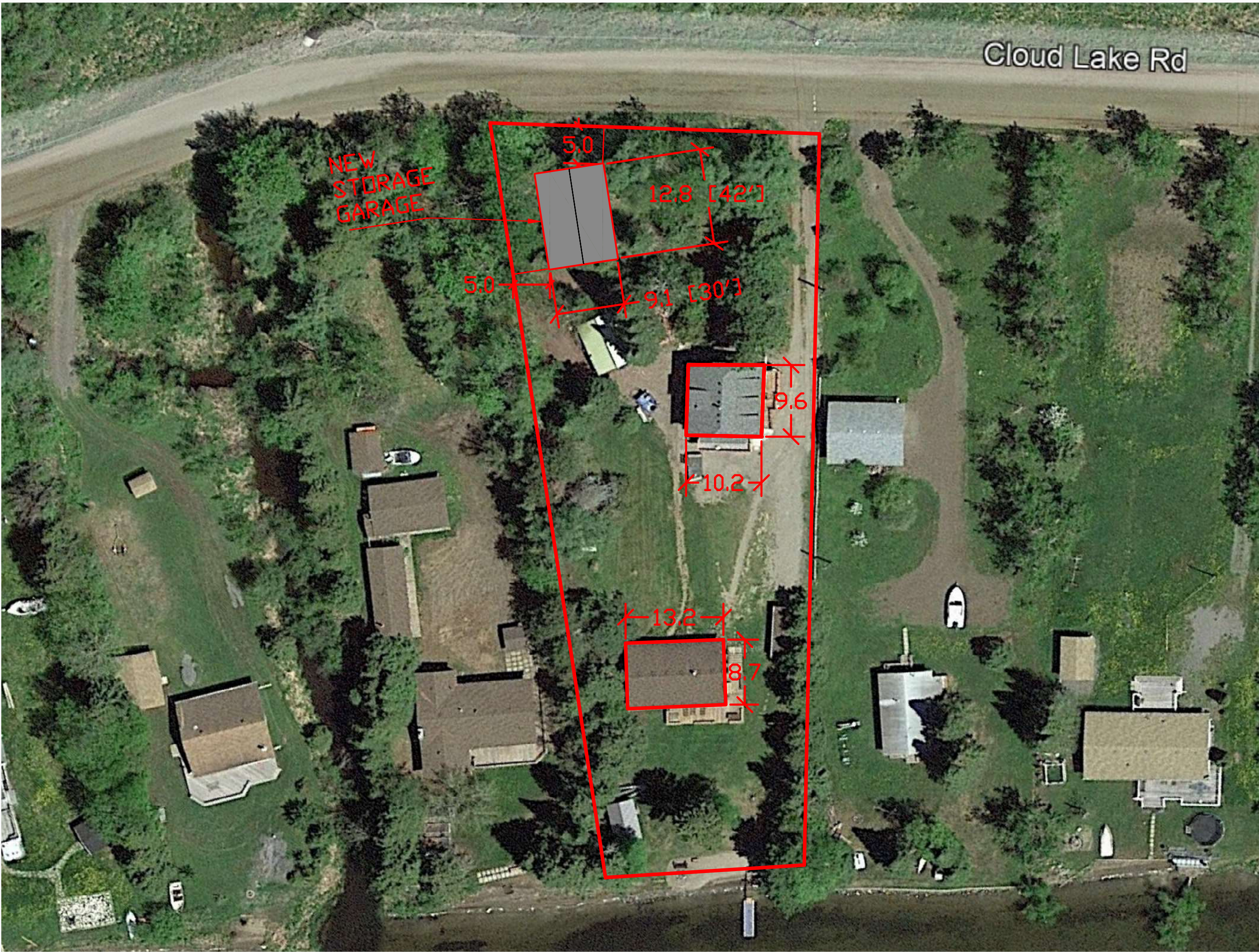
Owner's/Owners' Authorization for an Agent to Make the application on his/her/their behalf/behalfes:

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





4425 Mapleward Rd.  
Thunder Bay, ON P7K 1A4

Location: Cloud Lake

Client: Peter Belluz

**Amendments**

Rev.	Date	Description

Issued For Construction:

Date Drawn: January 20, 2022

**General Notes:**

1. Primary Units are in meters

Scale: 1"=1'

Drawn By: L.S. E.I.T. C.S. E.I.T.

Designed By: G.S. P.Eng.

Drawing Title:

**Site Plan**

Drawing Number:

**SP1**