

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:

1. Barbara Harapiak
1438 Sturgeon Bay Road
Neebing, Ontario P7L 0C1

Phone and/or Fax Number:

807-343-0477
807-964-2943

Email Address:

bharapiak@baytel.net

2. _____

Address same as owner above 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):
Ron Voit
1348 Sturgeon Bay Road
Neebing, Ontario P7L 0C1

Phone and/or Fax Number:

807-624-7201
807-964-2943

Email Address:

40Below@baytel.net

3. This application is required for (indicate correct intention – more than one may apply):

- Relating to property use rights
- Relating to property measurements
- For new development
- To legalize an existing use
- To legalize an existing measurement
- Other:

reduction of side yard set back

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

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.

Mortgage - Northern Credit Union

5. Property legal description:

Registered Plan No. <u>WM-121</u>	Lot No. <u>15</u>
Reference Plan No. <u>SSR-5952</u>	Part No. _____
Concession No. _____	Sec. No. _____
Mining Location No. _____	Municipal Address: <u>1348 Sturgeon Bay Rd</u>

6. Physical Description/Dimensions of the subject property:

Frontage: 30 meters Depth: 78 meters
Area: 2340 meters² Area: 0.2349 hectares

Number of buildings and structures existing: 7 proposed: 7
Use of the land: existing: Residential proposed: Same
Official Plan Designation: Lakefront Residential Zoning: R1

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

Frontage: 30 meters Depth: 78 meters
Area: 2340 meters² or hectares (indicate which)

Number of buildings and structures existing: 7 proposed: 7
Current Land use: Residential
Proposed Land use: Same

Use of the land abutting the subject property to the East: Vacant lot
Municipal Address of that Property (if applicable): 1348 Sturgeon Bay Rd
Distance between the closest building (if any) on that property and the shared lot line with the subject property: N/A meters

Use of the land abutting the subject property to the West: Residential
Municipal Address of that Property (if applicable): 1346 Sturgeon Bay Rd
Distance between the closest building (if any) on that property and the shared lot line with the subject property: 1.5 meters

Use of the land abutting the subject property to the North: Municipal Road
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: Shore line
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: _____ meters

Proposed Frontage: _____ meters

Required Lot Depth: _____ meters

Proposed Lot Depth: _____ meters

Required Lot Area: _____ meters² _____ hectares

Proposed Lot Area: _____ meters² _____ hectares

Required Front Yard Set Back: _____ meters

Proposed Front Yard Set Back: _____ meters

Required Rear Yard Set Back: _____ meters

Proposed Rear Yard Set Back: _____ meters

Required East (east, west, north or south) Side Yard Set Back: 5 meters

Proposed East (east, west, north or south) Side Yard Set Back: 2.5 meters

Required minimum building floor area: 55 square meters

Proposed minimum building floor area: 176 square meters

Required maximum building floor area: _____ square meters

Proposed maximum building floor area: _____ square meters

Maximum building height: 10 meters

Proposed building height: 8 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:

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):

The existing side yard set back would facilitate an addition of only 3 meters. Any addition of over 3 meters would require a minor variance, so we decided to go for a 6 meter addition. We also own the property adjacent to the addition.

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

CERTIFICATE OF THE APPLICANT

I/We Barbara Hengst of _____

the Municipality/Township/City of Needing 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 9th day of August, 2022

Barbara Hengst

[Signature]
Commissioner for Taking Affidavits
Erika Korman
Clerk - 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 Ron Voit (name of agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.

Barbara Hengst
Owner/Owners signatures

Aug 9, 2022
Date

Sturgeon Bay Road

1348

□ Septic Shed

Lot 15

□ Shed

Garage

Deck

Existing

Proposed

Sauna

↑

↔
3m

23m

↓

1348 1A

lot 16

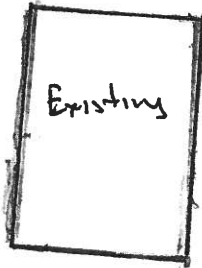
Shared Driveway

□ Shed
2.5m

Shed

lot 17

No Existing Building



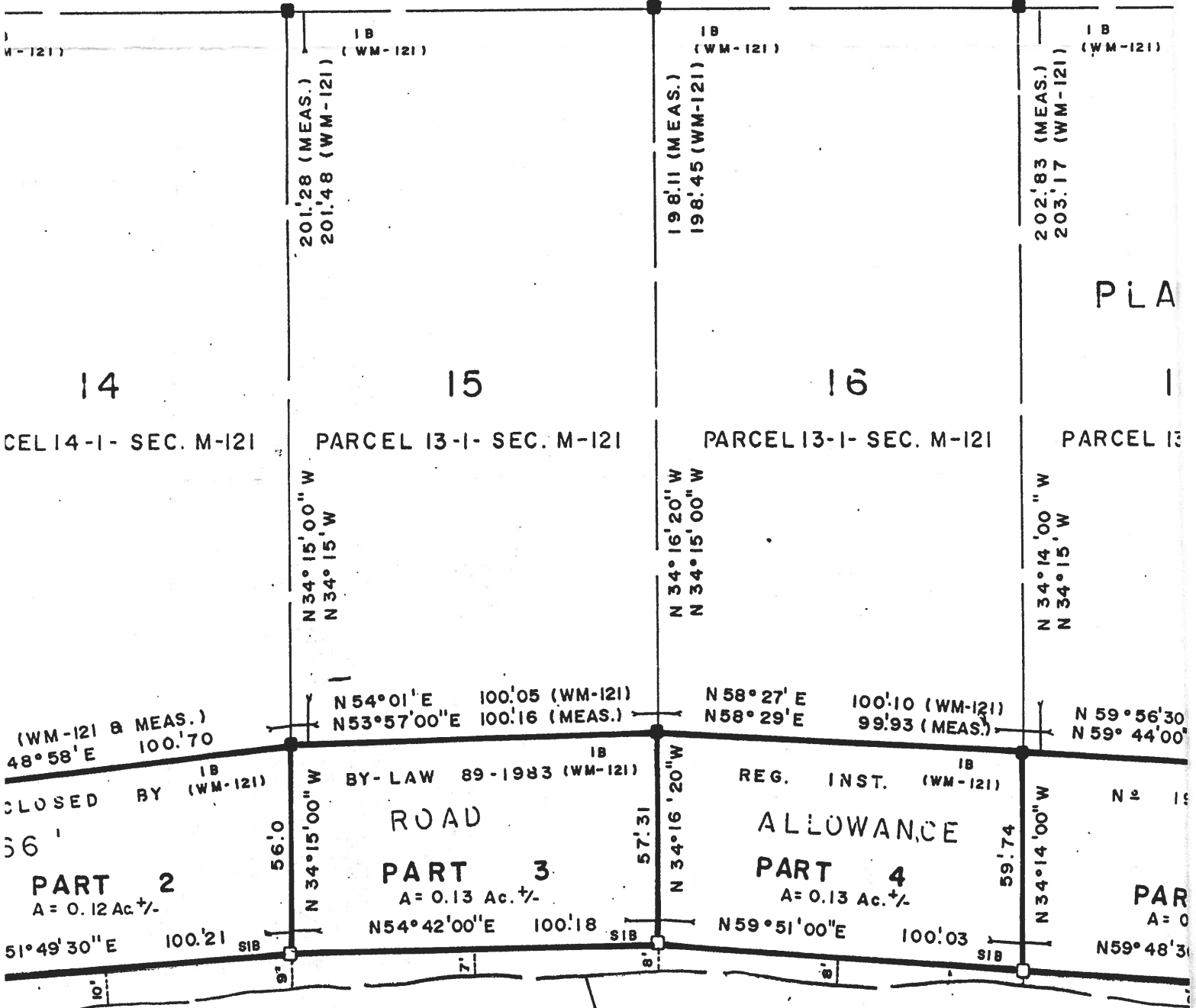
lot 14

lake

HAGGLUND

G O V E R N I N G

N 55° 45' E (WM-121 & MEAS)



0+50 ORDINARY 0+00 WATER'S EDGE 0+50 0+00 0+50 0+00

LAKE SUPERIOR BAY