

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: Gwendolyn Marsonet		Tel: 807-358-5571	
Address: 44 Oleksuk Rd.		Fax:	
City/Prov/PC: Neebing, ON, P7L0B3		Email: gwen@borderlandsfarm.ca	
Name: Brody Marsonet		Tel: 807-358-5572	
Address Same As Owner Above <input checked="" type="checkbox"/> Or		Fax:	
City/Prov/PC:		Email: brody@borderlandsfarm.ca	
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.: There aren't any encumbrances.			
4. Property Legal Description:			
Assessment Roll Number:		58-01-030-006-33600-0000	
Municipal Address (Or Abutting Road Name If Property Has No Address)		44 OLEKSUK RD. NEEBING ON P7L0B3	
Registered Plan No.:		Mining Location No.:	
Reference Plan No.:		Lot No.:	
Concession No.: 9	Part No.: SEC 10	Sec. No.:	

BLAKE CON. 9 PT SEC 10 PCL 2083

NE 1/4 SEC 10 CON 9 BLAKE EXCEPT PTS 1+2 55 R13242

5. Physical description/dimensions of the parcel:

Frontage in Meters: ~ 550	Depth in Meters: ~ 1.44 km
Area in Square Meters: ~ 650,000	Area in Hectares: 65
Number of Buildings and Structures	Existing: 7 Proposed: 8
(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.)	
Use of the Land	Existing: Residential/Farm Proposed: Same.
Number of years existing use has been ongoing:	It is almost a century farm.
Year the Applicant purchase the property:	2017
Official Plan Designation:	Existing Zoning: Rural

6. Are you seeking a New Official Plan designation?

YES NO

If YES, please indicate what is desired (attach more pages if necessary).

7. Are you seeking a site-specific Official Plan policy amendment?

YES NO

If YES, please indicate what is desired (attach more pages if necessary).

8. Are you seeking a new Zone?

YES NO

If YES, please indicate which zone you are seeking.

9. Are you seeking changes to the Zone Regulations (set-backs)?: YES NO

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.:

We would like to build a second dwelling so that family members can live and work on the farm. It would be a workshop / garage on the main floor with living quarters on the second.

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.:

Current driveway will be expanded a bit to access new dwelling. see drawing.

13. Water supply to the property:

Mark (X)

X	Privately Owned and Maintained Individual Well
	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	<input checked="" type="checkbox"/>	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?			<input checked="" type="checkbox"/>
...within 500 metres of a landfill operation?			<input checked="" type="checkbox"/>
...within 500 metres of mineral aggregate operations or a pit or a quarry?			<input checked="" type="checkbox"/>
If YES, will the development hinder continued operations of extraction?			
...within 125 metres of a significant wetland?			<input checked="" type="checkbox"/>
Does any portion of the Property contain habitat of any endangered or threatened species (plant or animal)?			<input checked="" type="checkbox"/>

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.

As a farm, the proposed building is in alignment with typical farm buildings, as its not uncommon to have multiple generations of a family living and working on a farm. In a rural setting, the building blends with the look of a farm.

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.

CERTIFICATE OF THE APPLICANT

I/We Gwendolyn Marsonet & Brady Marsonet of the Municipality/Township/City of Needing

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 31 day of August, 2021.

Lauren Jones
Commissioner for Taking Affidavits
Lauren Jones Deputy - Clerk-Treasurer

Applicant(s) Signature:

G. Marsonet
B. Marsonet

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

