



Municipality of Neebing
 4766 Highway 61
 NEEBING, ON P7L 0B5
 Ph: 807-474-5331 Fx: 807-474-5332
 Email: neebing@neebing.org
 Website: www.neebing.org

Application for a MINOR VARIANCE from the provisions of the Zoning By-Law

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.

It is required that the completed application be accompanied by the applicable sketch and requisite fee

1. Owner/Applicant Information:

| | | | |
|---|--|-------------------|--|
| Name: Patricia Rouillard | | Tel: 807 626-2629 | |
| Address: 165 Blake Scoble Townline Rd. | | Fax: none. | |
| City/Prov/PC: Neebing ON | | Email: none. | |
| Name: | | Tel: | |
| Address Same As Owner Above <input type="checkbox"/> Or | | Fax: | |
| City/Prov/PC: | | Email: | |

2. Agent Information Acting on Behalf of Owner (If Any):

| | | | |
|----------------------------------|--|---|--|
| Name: Randy and Lisa Prevost | | Tel: 807-629-6479. | |
| Address: 1259 Candy Mountain Dr. | | Fax: none. | |
| City/Prov/PC: Neebing ON | | Email: countrygirluvshorses1975@gmail.com | |

3. This application is required for: Indicate correct intention with an 'X' - 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: 2nd dwelling less than 55 square meters width less than 4.5m. |

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

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5. 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.:

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6. Property Legal Description:

Assessment Roll Number:

58-01- 760-000-05300-0000

Municipal Address (Or Abutting Road Name If Property Has No Address)

165 Blake Scoble Townline Rd.

Registered Plan No.:

Mining Location No.:

Reference Plan No.:

Lot No.: South half lot 1

Concession No.: 4

Part No.:

Sec. No.:

7. Physical description/dimensions of the subject property:

Frontage in Meters: 126.8 m

Depth in Meters: 317 m

Area in Square Meters: 40195.6 m²

Area in Hectares: 4.02

Number of Buildings and Structures

Existing: 4 Proposed: 1

(Attach a list of the existing buildings/structures including the dates that each was constructed. Attach a list of proposed 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: Residence

Proposed: 1 Additional residence with 1 bed 1 bath unit 3.7m x 14m

Official Plan Designation: agricultural

Existing Zoning: agricultural

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

Use of the land abutting the subject property to the East: Agricultural

Municipal address of that property: RR3 Blake Scoble Townline Rd #106

Distance between the closest building (if any) on that property and the shared lot line with the subject property: NA meters No Building sharing lot line 0.6 km

Use of the land abutting the subject property to the West: *Agricultural*
 Municipal address of that property: *215 Blake Scoble Townline Rd*
 Distance between the closest building (if any) on that property and the shared lot line with the subject property: *N/A* meters *No building sharing lot line*

Use of the land abutting the subject property to the North: *Agricultural*
 Municipal address of that property: *RR3 Blake Scoble Townline Rd # 101*
 Distance between the closest building (if any) on that property and the shared lot line with the subject property: *N/A* meters *No building sharing lot line 0.6 km*

Use of the land abutting the subject property to the South: *Agricultural*
 Municipal address of that property: *215 Blake Scoble Townline Rd*
 Distance between the closest building (if any) on that property and the shared lot line with the subject property: *N/A* meters *No building sharing lot line 0.5 km*

9. Where this application relates to required measurements on the subject property, please provide the following information: *New 1 bed 1 bath*

| | | |
|---------------------------------------|---------------|---------------|
| Required Frontage: | | Meters |
| Proposed Frontage: | | Meters |
| Required Lot Depth: | | Meters |
| Proposed Lot Depth: | | Meters |
| Required Lot Area: | Square Meters | Hectares |
| Proposed Lot Area: | Square Meters | Hectares |
| Required Front Yard Set Back: | | Meters |
| Proposed Front Yard Set Back: | <i>107</i> | Meters |
| Required Rear Yard Set Back: | | Meters |
| Proposed Front Yard Set Back: | | Meters |
| Required East Side Yard Set Back: | | Meters |
| Proposed East Side Yard Set Back: | <i>107</i> | Meters |
| Required West Side Yard Set Back: | | Meters |
| Proposed West Side Yard Set Back: | <i>196</i> | Meters |
| Required North Side Yard Set Back: | | Meters |
| Proposed North Side Yard Set Back: | <i>68.1</i> | Meters |
| Required South Side Yard Set Back: | | Meters |
| Proposed South Side Yard Set Back: | <i>61</i> | Meters |
| Required Minimum Building Floor Area: | | Square Meters |
| Proposed Minimum Building Floor Area: | <i>51.3</i> | Square Meters |
| Required Maximum Building Floor Area: | <i>51.3</i> | Square Meters |

| | | |
|---|-------------|---------------|
| Proposed Maximum Building Floor Area: 3.7m x 14m | 51.3 | Square Meters |
| Maximum Building Height | | Meters |
| Proposed Building Height | 14.5 | Meters |
| Maximum Lot Coverage: | | Percent |
| Proposed Lot Coverage: | | Percent |

10. 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:

July 10 2024 amending by-law to allow construction of a 2nd dwelling on the same lot.

11. Has minor variance approval been previously granted for the subject property?

YES NO If 'YES', provide the date and the site-specific approvals:

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

YES NO

If 'YES', indicate below and provide file/application number and the status of the application:

Official Plan Amendment:

Zoning By-Law Amendment:

Minister's Zoning Order:

Plan of Subdivision:

Minor Variance:

Consent:

13. Explain why it is not possible to conform to the provisions of the applicable Zoning By-Law (attach additional pages if required):

Lisa and Randy's Family are moving into the current residence on property. The plan is to place a second dwelling, modular, on property to be a home for Lisa's mother to live and age in place. The unit we purchased has 1 bedroom and 1 bathroom and is 51.3 square metres with the shortest side being 3.7m and longest 14m. We will also get constructed a new septic system to only be used with this unit due to the existing septic system not being able to support additional needs.

14. Is this application consistent with the Provincial Planning Statement issued under the Planning Act?

YES NO

All applications must be complete and must have original signatures. Applications must be signed in front of a Commissioner for Taking Affidavits in Ontario. Commissioning services are available at the Municipal Administrative office.

CERTIFICATE OF THE APPLICANT

I/We Lisa and Randy Prevost 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 21 day of June, 2026.

Applicant(s) Signature:

[Signature]
[Signature]

[Signature]

ERIKA KROMM
Commissioner for Taking Affidavits
a Commissioner, etc. Province of Ontario
for the Municipality of Neebing,
as 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 Lisa and Randy Prevost (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.

[Signature]
Owner/Owners' Signatures

Monday June 22 2026
Date

Legend

Site Plan 165 Blake-Scoble Townline Rd

- Property line
- - - Drive way surfaces
- Forest Area
- Water

Agricultural Land

Existing Development

- H - house
1 story with basement
12.2m x 9.7m
- D - Dog kennel
4m x 3m x 7m
- G - Garage
2 storey
10.5m x 7.5m
- o Well
- Septic system
- utility pole
- power lines
- P parking
- B barn
2 storey
9m x 8m

New Build Site Proposed Development

- mobile home 1 bed 1 bath
3.7m x 14m x 14.5m
- well
- septic system
- parking

