



**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: Barbara Harapiak	Tel: 807-3430477
Address: 1348 Sturgeon Bay Rd	Fax:
City/Prov/PC: Neebing P7L0C1	Email: bharapiak@tbaytel.net
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: Ron Wait	Tel: 807 624-7201
Address: 1348 Sturgeon Bay Rd	Fax:
City/Prov/PC: Neebing P7L0C1	Email: 40below@tbaytel.net

### 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
X	Relating to property measurements	<input type="checkbox"/>	To legalize an existing measurement
<input type="checkbox"/>	For new development	X	Other: Reduce Side Yard for 2 story Garage

Garage

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

~~Mortgage - Northern Credit Union~~

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.:

Mortgage - Northern Credit Union

6. Property Legal Description:

Assessment Roll Number: 58-01- 030 006 379 00 0000

Municipal Address (Or Abutting Road Name If Property Has No Address) 1348 Sturgeon Bay Rd.

Registered Plan No.: WM-121<sup>Lot 15</sup> Part 3 Mining Location No.:

Reference Plan No.: 55R-5952 Lot No.: 15

Concession No.: Part No.: Sec. No.:

7. Physical description/dimensions of the subject property:

Frontage in Meters: 30.535 Depth in Meters: 78.419

Area in Square Meters: 2387.65 Area in Hectares: 0.239

Number of Buildings and Structures Existing: 7 Proposed: 7

(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: Residential Proposed: Same

Official Plan Designation: Lakefront Residential Existing Zoning: R1

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

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

Municipal address of that property: 1348A Sturgeon Bay Rd

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 West: Residential  
Municipal address of that property: 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:  
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: Shoreline  
Municipal address of that property:  
Distance between the closest building (if any) on that property and the shared lot line with the subject property: \_\_\_\_\_ meters

**9. 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:	Square Meters	Hectares
Proposed Lot Area:	Square Meters	Hectares
Required Front Yard Set Back:		Meters
Proposed Front Yard Set Back:		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:		Meters
Required West Side Yard Set Back:	<u>5</u>	Meters <u>12.5</u>
Proposed West Side Yard Set Back:	<u>1.5</u>	Meters
Required North Side Yard Set Back:		Meters
Proposed North Side Yard Set Back:		Meters
Required South Side Yard Set Back:		Meters
Proposed South Side Yard Set Back:		Meters
Required Minimum Building Floor Area:		Square Meters
Proposed Minimum Building Floor Area:		Square Meters
Required Maximum Building Floor Area:		Square Meters

Proposed Maximum Building Floor Area:		Square Meters
Maximum Building Height	10	Meters
Proposed Building Height	10	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:

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

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

B01 - 2022

**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):**

By Pre-existing garage  
Bylaw ammended after construction

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 Barbara Havapala 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 9 day of October, 2025.

**Applicant(s) Signature:**

Barbara Havapala  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
**Commissioner for Taking Affidavits**  
**ERIKA KROMM**  
a Commissioner, etc. Province of Ontario  
for the Municipality of Neebing,  
as Clerk-Treasurer

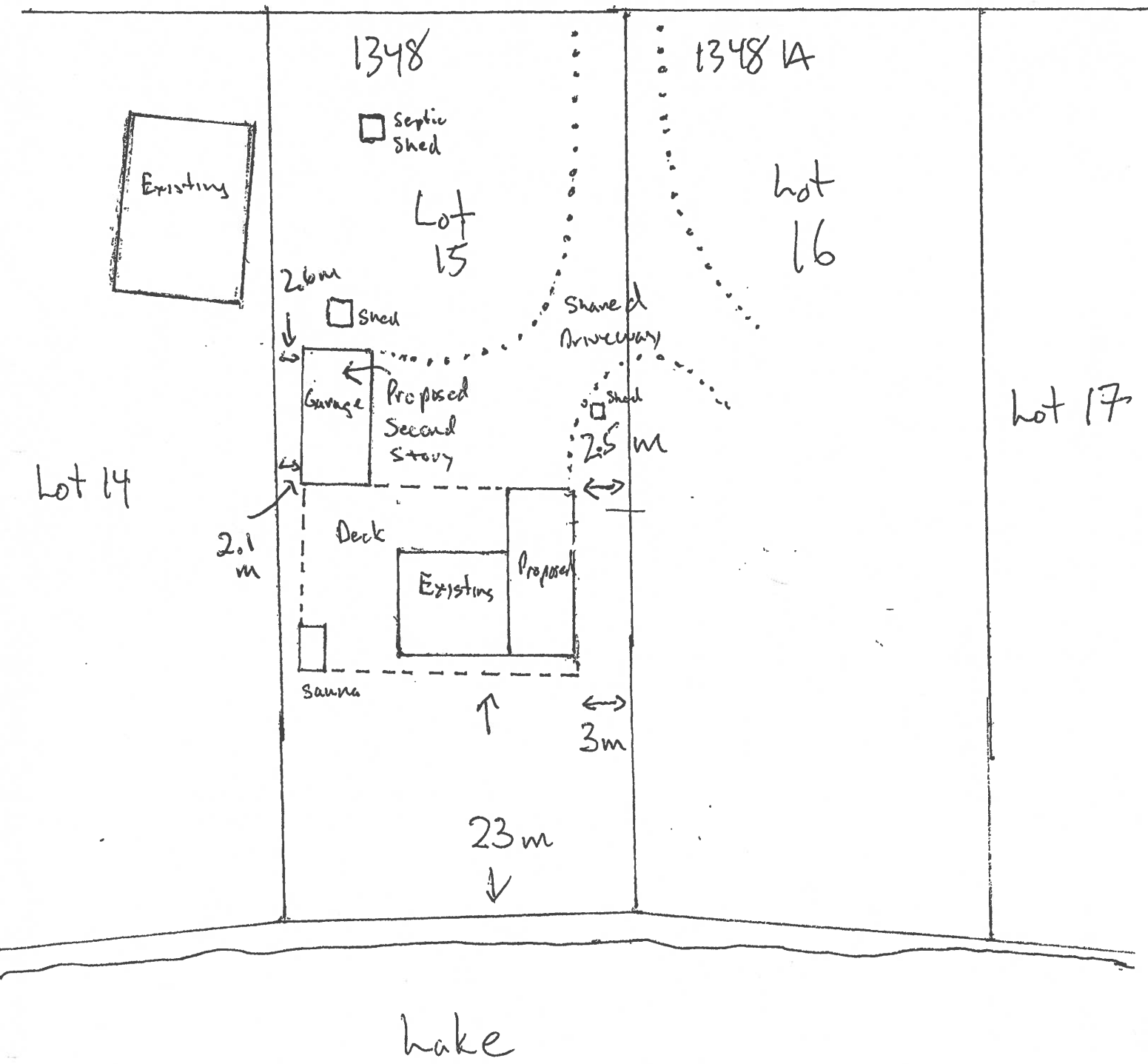
If the Applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporate Seal shall be affixed – or written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

**Owner's/Owners' Authorization for an Agent to make the application on his/her/their/ behalf/behaves:**

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

Barbara Havapala Oct 9, 2025  
Owner/Owners' Signatures Date

Sturgeon Bay Road



H A G G L U N D

## G O V E R N I N G

N 55° 45' E

(W M - 1 2 1 &amp; M E A S

PLA

14

15

16

PARCEL 13

DL 14-1 - SEC. M-121

PARCEL 13-1- SEC. M-121

PARCEL 13-1- SEC. M-121

N 34° 15' 00" W  
N 34° 15' W

N 34° 16' 20" W  
N 34° 15' 00" W

N 34° 14' 00" W  
N 34° 15' W

M-121 B MEAS.)  
58'E 100.70

N 54° 01' E	100.05 (WM-121)
N 53° 57' 00" E	100.16 (MEAS.)

N 58° 27' E  
N 58° 29' E

100.10 (WM-121)  
99.93 (MEAS.)

N 59° 56' 30"  
N 59° 44' 00"

SED BY (WM-121)

BY- LAW 89-1983 (WM-121)

REG. INST. 1B  
(WM-121)

ROAD

ALLOWANCE

PART 2  
= 0.12 Ac +/-

PART 3  
A = 0.13 Ac. +/-

PART 4  
A = 0.13 Ac. +/-

9'30" E 100.21

N54°42'00"E 100.18

N 59° 51' 00" E 100' 03"

PAR  
A = C  
N59°48'31

ORDINARY

## WATER'S

EDGE

BAY

SUPERIOR