

**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: MITCHELL TAYLOR	Tel: 807 356 2149
Address: 66 COTTAGE DRIVE WEST	Fax:
City/Prov/PC: NEEBING / ON / P7L 0A9	Email: mktaylor@lakeheady.ca
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:	Tel:
Address:	Fax:
City/Prov/PC:	Email:

**3. Property Legal Description:**

Assessment Roll Number:	58-01-040-007-39502-0000	
Municipal Address (Or Abutting Road Name If Property Has No Address)	# 75 COTTAGE DRIVE WEST, NEEBING, ON P7L 0A9	
Registered Plan No.: W-765	Mining Location No.: K-26	
Reference Plan No.: 55R6524 part 22	Lot No.: 34, 35, 36 consolidated	
Concession No.: 5	Part No.: 1, 8 consolidated	Sec. No.: 2

**4. 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.:**

No encumbrances.

<b>5. Physical description/dimensions of the parcel:</b>		
Frontage in Meters: <u>120.9m</u>	Depth in Meters: <u>71.3m</u>	
Area in Square Meters: <u>5460 m<sup>2</sup></u>	Area in Hectares: <u>0.546 ha</u>	
Number of Buildings and Structures Existing: <u>None</u> Proposed: <u>Garage</u>		
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 buildings 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: <u>Vacant/Undeveloped</u> Proposed: <u>Build Garage</u>		
Number of years existing use has been ongoing: <u>Undeveloped until now</u>		
Year the Applicant purchase the property: <u>2023 property created by consolidation</u>		
Official Plan Designation: <u>R1</u>	Existing Zoning: <u>Residential</u>	
<b>6. Are you seeking a New Official Plan designation?</b>		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate what is desired. Attach more pages if necessary.		
<b>7. Are you seeking a site-specific Official Plan policy amendment?</b>		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate what is desired. Attach more pages if necessary.		
<b>8. Are you seeking a new Zone?</b>		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate which zone you are seeking.		
<b>9. Are you seeking changes to the Zone Regulations (set-backs)?</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
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.:

28' x 40' garage as per attached figure, as a permitted use.

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.:

Parking is along municipal road and also extensive parking on clearing not used as job site on property.

13. Water supply to the property:

Mark (X)

	Privately Owned and Maintained Individual Well
	Lake
X	Other (specify): NA

14. Septic service to the retained parcel

Mark (X)

	Privately Owned and Maintained Individual Septic System
	Outhouse/Privy
	Communal Septic System
X	Other (specify): NA

**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		Ditches
	Swales	X	Other (specify): NATURAL BEDROCK DRAINAGE

**16. 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:

17. Is ANY boundary line of the Property:	Mark (X)	YES	NO
...within 500 metres of an agricultural operation?			X
...within 500 metres of a landfill operation?			X
...within 1,000 metres of mineral aggregate operations or a pit or a quarry?			X
If YES, will the development hinder continued operations of extraction?			
...within 120 metres of a significant wetland?			X
...within 120 metres of fish habitat?			X
...within 120 metres of shoreline?			X
...within 300 metres of Oliver Lake, Cloud Lake, or Loch Lomond?			X
...within 120 meters of land deemed Areas of Natural and Scientific Interest (ANSI)?			X
Is any portion of the Property within 120 metres of habitat of any endangered or threatened species (plant or animal)?			X

**18. What is the wildland fire hazard rating of the property? See Schedule G of Neebing's Official Plan.**

Rating: MODERATE  
 If the rating is High to Extreme, please provide details on how you will mitigate the risk of wildland fires.

**19. 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.**

Proposed development is within the Cloud Bay Subdivision which has existed since 1956. Most seasonal and full time property owners have a garage on their properties. This property is currently vacant (no primary residence) This garage will not compromise construction of primary residence and was previously part of 66 Cottage Drive W.

20. 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.

Please see Attachment 1.

**CERTIFICATE OF THE APPLICANT**

I/We MITCHELL TAYLOR 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 24<sup>th</sup> day of FEBRUARY, 2026.

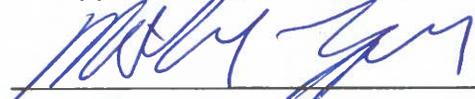
**Applicant(s) Signature:**



  
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/believes:**  
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

24 February 2026  
Date

**Attachment 1. Site Specific Amendment to Construct a Garage on undeveloped (R1) Zoned property in the Cloud Bay Subdivision of Neebing Ontario is Consistent with the Provincial Policy Statement (PPS) issued under Subsection 3(1) of the Planning Act.**

Constructing a garage on undeveloped property in an otherwise fully developed subdivision is consistent with the Ontario PPS by: fostering orderly, efficient development within established residential areas; supporting appropriate land use and complying with municipal zoning bylaws regarding size, location, safety and sound environmental practices. This development aligns with policies promoting, building, and maintaining healthy, livable communities by enhancing property utility and value, contributing to Municipal revenues, and facilitating subsequent development of a principle residence.

This garage will encourage orderly growth and development by providing logistic support for subsequent improvements (i.e., a primary residence at this lake-view property). The PPS encourages building in areas with existing infrastructure like the Cloud Bay Subdivision. Constructing a garage on an existing residential lot utilizes current, developed, and serviced land, which is efficient and avoids inefficient land consumption and intrusive infrastructure on rural properties and their ecosystems.

A garage must comply with local zoning bylaws, which are designed to implement the PPS at a municipal level. These rules regulate setbacks, height, and lot coverage to ensure the structure is compatible with adjacent land uses and not used improperly as a residence. The construction must adhere to the Ontario Building Code Act, ensuring structural safety and technical standards (e.g., proper footings, structural framing, and registered trusses) which aligns with the PPS's emphasis on safety.

Generally, in residential areas, a detached garage is considered a permitted accessory land use that supports the residential function of the property. In the Cloud Bay subdivision a garage is considered necessary for winter living because of snow removal equipment requirements and vehicle reliability concerns. Neebing building permits are required for detached garages and this garage is located such that it will not interfere with subsequent improvements such as construction of a primary residence. All Neebing construction must adhere to municipal zoning requirements and maintaining necessary setbacks from property lines. This development is on a lot within a subdivision that has existed since 1956. No adverse environment impacts or negative impacts to adjacent properties are anticipated. The entrance and driveway to the garage are robust, and were inspected and approved by Neebing Roads Foreman in 2023.

By meeting these standards, the construction of this garage is considered consistent with provincial, regional, and municipal planning goals and regulations.

# 75 COTTAGE DRIVE WEST

Lot Size = 0.688 ha

Building Site Diagram:

Attachments include

- 1) Legal Description and;
- 2) Expanded View of Construction Area



Adjacent Property  
(Undeveloped Boreal Forest)

Adjacent Property  
(Undeveloped Boreal Forest)

79.6m

Boreal Forest

35.2m

Adjacent Property  
(Undeveloped Boreal Forest)

71.3m

Clearing

71.0m

Concrete  
Apron

83.5m

7.3m

40'  
Proposed  
Garage

rocky hillside

Existing Gravel  
Driveway

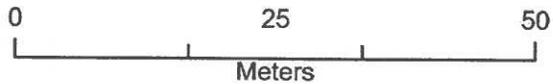
Survey stake

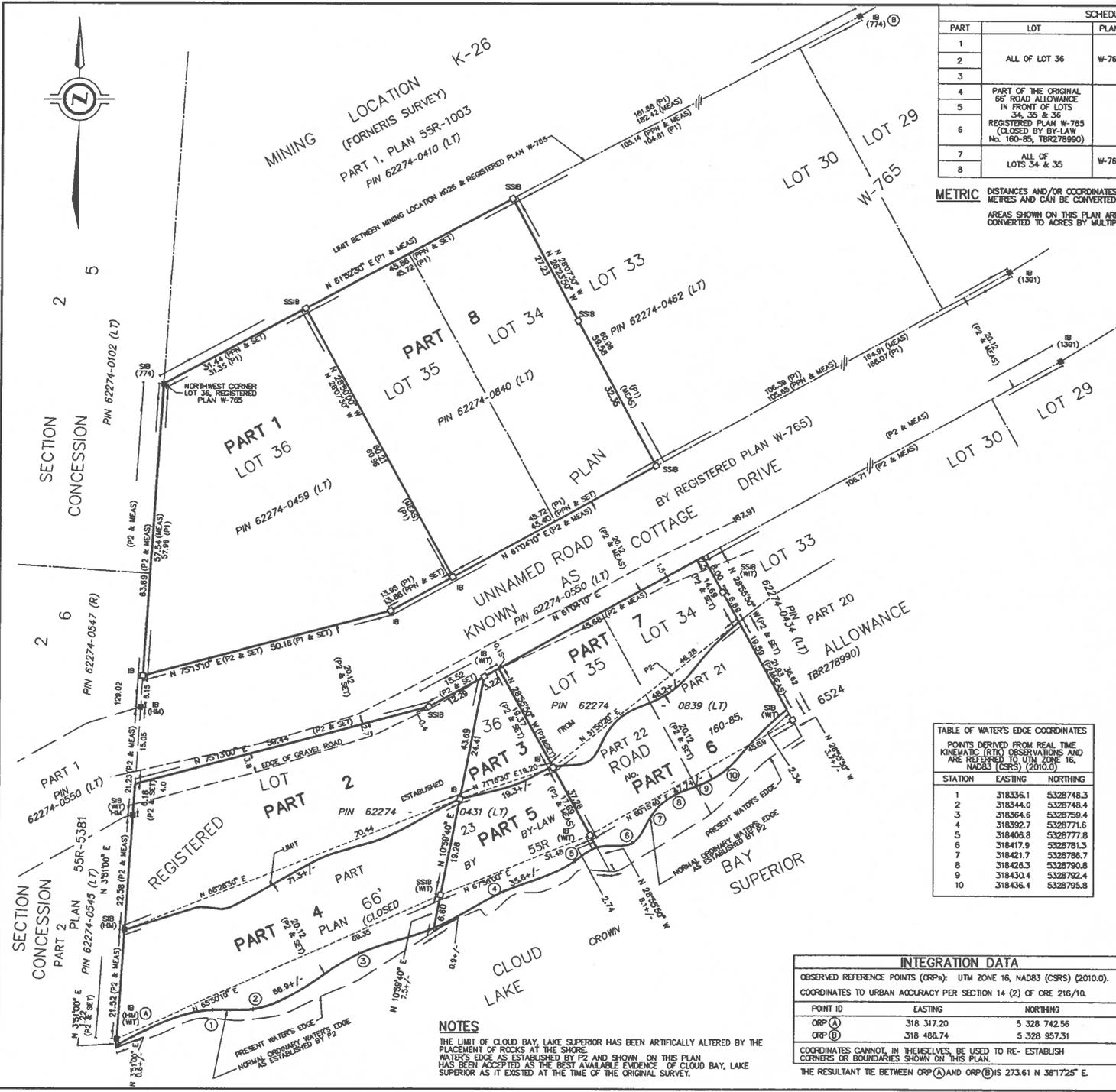
Road Cut

120.9m

Boreal Forest

Cottage Drive West





SCHEDULE			
PART	LOT	PLAN	AREA
1			ALL OF 62274-0459 (LT) 0.273 Ha.
2	ALL OF LOT 36	W-765	0.169 Ha.
3			0.007 Ha.
4			ALL OF 62274-0431 (LT) 0.140 Ha.
5			PART OF THE ORIGINAL 66' ROAD ALLOWANCE IN FRONT OF LOTS 34, 35 & 36 0.054 Ha.
6			ALL OF 62274-0639 (LT) 0.082 Ha.
7			ALL OF 62274-0639 (LT) 0.094 Ha.
8	ALL OF LOTS 34 & 35	W-765	0.273 Ha.

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471.

PLAN OF SURVEY OF  
**ALL OF LOTS 34, 35 & 36**  
**REGISTERED PLAN W-765**  
 AND  
**PART OF THE ORIGINAL**  
**66' ROAD ALLOWANCE**  
 IN FRONT OF  
**LOTS 34, 35 & 36**  
**REGISTERED PLAN W-765**  
 (CLOSED BY BY-LAW No. 160-85, TBR278990)  
 GEOGRAPHIC TOWNSHIP OF CROOKS  
 MUNICIPALITY OF NEEBING  
 DISTRICT OF THUNDER BAY  
 SCALE 1 : 500

THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.  
 J.D. BARNES LIMITED

**NOTES**  
 BEARINGS ARE UTM GRID, DERIVED BY REAL TIME KINEMATIC (RTK) OBSERVATIONS FROM A LOCAL BASE STATION (N 5 328 814.22, E 318 378.54), ESTABLISHED USING THE PRECISE POINT POSITIONING (PPP) SERVICE, TO OBSERVED REFERENCE POINTS (ORP) A AND B, UTM ZONE 16, NAD83 (CSRS) (2010.0).  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999980.  
 FOR BEARING COMPARISONS, A ROTATION OF 43230° CLOCKWISE WAS APPLIED TO BEARINGS ON P1 & T4950° ON P2 TO CONVERT TO GRID BEARINGS.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
○	DENOTES	SURVEY MONUMENT SET
□	DENOTES	STANDARD IRON BAR
▣	DENOTES	SHORT STANDARD IRON BAR
▩	DENOTES	IRON BAR
⊕	DENOTES	WITNES
PPN	DENOTES	PROPORTIONED MEASURED
MM	DENOTES	MEASURED
774	DENOTES	HOWARD GRAHM, O.L.S.
774	DENOTES	JOHN PRYSTANSKI, O.L.S.
1391	DENOTES	B. MACKELL LTD., O.L.S.
P1	DENOTES	REGISTERED PLAN W-765
P2	DENOTES	PLAN 55R-6524
L	DENOTES	LAND TITLES

N = NORTH / S = SOUTH / E = EAST / W = WEST  
 ALL SETS AND P2 MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 525/91.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE XXXX DAY OF MARCH, 2023.

APRIL 3, 2023 DATE  
 SHAFIQ HABIBUR RAHMAN ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXXX.

**J.D. BARNES** SURVEYING MAPPING GIS LIMITED  
 LAND INFORMATION SPECIALISTS  
 1158 RUSSELL STREET, THUNDER BAY, ON P7B 5A2  
 T: (807) 622-6277 F: (807) 626-8040 www.jdbarnes.com

DRAWN BY: KJ	CHECKED BY: SR	REFERENCE NO: 23-32-123-00
PLOTTED: 03/23/24	DATE: 03/23/24	

**TABLE OF WATER'S EDGE COORDINATES**

POINTS DERIVED FROM REAL TIME KINEMATIC (RTK) OBSERVATIONS AND ARE REFERRED TO UTM ZONE 16, NAD83 (CSRS) (2010.0)

STATION	EASTING	NORTHING
1	318336.1	5328748.3
2	318344.0	5328748.4
3	318364.6	5328759.4
4	318392.7	5328771.6
5	318406.8	5328777.8
6	318417.9	5328781.5
7	318421.7	5328786.7
8	318426.3	5328790.8
9	318430.4	5328792.4
10	318436.4	5328795.8

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 16, NAD83 (CSRS) (2010.0).  
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	318 317.20	5 328 742.56
ORP (B)	318 488.74	5 328 957.31

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
 THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 273.61 N 361.725° E.

**NOTES**  
 THE LIMIT OF CLOUD BAY, LAKE SUPERIOR HAS BEEN ARTIFICIALLY ALTERED BY THE PLACEMENT OF ROCKS AT THE SHORE. WATER'S EDGE AS ESTABLISHED BY P2 AND SHOWN ON THIS PLAN HAS BEEN ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF CLOUD BAY, LAKE SUPERIOR AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY.