

The Corporation of the  
**Municipality of Neebing**

AGENDA for Special Meeting of Neebing Council, Sitting as Committee of the Whole  
**Wednesday, March 20, 2024 at 5:30 p.m.**

At the Municipal Office or join from your computer or mobile device:

[Click here to join the meeting](#)

or call-in (audio only): **1-647-794-5609**, Conference ID **765 843 77**

**1. Preliminary Matters**

- (a) Call to Order
- (b) Attendance
- (c) Request/Receive Declarations of Pecuniary Interests under the Municipal Conflict of Interest Act (if any)

**2. Public Meeting Under Section 53 of the Planning Act: Consent (Severance) for Lois Valley**

- 2.1 Application B02-2024 (for a severance to create two lots) 1-5
- 2.2 Report from Clerk-Treasurer Regarding the Application (Recommendation to recommend that Council approve the requested amendment) 6-12
- 2.3 Receive Comments from Interested Members of the Public -
- 2.4 Debate Recommendation for Council

**3. Public Meeting Under Section 34 of the Planning Act: Site Specific Zoning By-law Amendment for 142 Little Trout Bay Road**

- 2.1 Application Z02-2024 (rezoning to allow second dwelling) 13-18
- 2.2 Report from Clerk-Treasurer Regarding the Application (Recommendation to recommend that Council approve the requested amendment) 19-22
- 2.3 Receive Comments from Interested Members of the Public -
- 2.4 Debate Recommendation for Council -

**4. Adjourn the Meeting**

<b>Municipality of Neebing</b> <b>4766 Highway 61 Neebing, ON P7L 0B5</b> <b>T: 807-474-5331 F: 1-807-474-5332</b>		<b>Application for Consent</b>	
<p>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.</p> <p><b>THE INFORMATION IN THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.</b></p>			
<b>1. Owner/Applicant Information:</b>			
<b>Name:</b> Lois Valley		<b>Tel:</b> 807-964-2847	
<b>Address:</b> 475 Sturgeon Bay Road		<b>Fax:</b>	
<b>City/Prov/PC:</b> Neebing/Ontario P7L 0B8		<b>Email:</b>	
<b>Name:</b>		<b>Tel:</b>	
<b>Address</b> Same As Owner Above <input type="checkbox"/> Or		<b>Fax:</b>	
<b>City/Prov/PC:</b>		<b>Email:</b>	
<b>2. Agent Information Acting On Behalf Of Owner (If Any):</b>			
<b>Name:</b> Tanner Valley		<b>Tel:</b> 807-620-6110	
<b>Address:</b> 675 Mercier St		<b>Fax:</b>	
<b>City/Prov/PC:</b> Thunder Bay/ Ontario		<b>Email:</b> tannerfv@gmail.com	
<b>3. Indicate the type of transaction for which the severance is required (Mark x):</b>			
To sell/transfer property	X	To approve a lease with a term over 21 yrs.	
To add property to another (consolidate)		For a mortgage over part of the land	
To provide an easement/right of way		Other (specify):	
Provide the names of other parties involved, if known. (i.e. purchaser, mortgagor, tenant, person requiring easement, etc.)			
<b>4. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances currently on the property, please provide details. If there are no encumbrances, please indicate so.:</b>			
Type text here			

<b>5. Property legal description:</b>			
Assessment Roll Number:	58-01- 030-006-25510-0000		
Municipal Address (Or Abutting Road Name if Property Has No Address)	445 STURGEON BAY ROAD.		
Registered Plan No.:	Mining Location No.:		
Reference Plan No.: 55R5034	Lot No.: 7		
Concession No.: 7	Part No.: 1	Sec. No.: 7	
<b>6. Physical description/dimensions of the parcel that will be RETAINED after severance:</b>			
Frontage in Meters: 153.00	Depth in Meters: 803.000		
Area in Square Meters: 122,638.78	Area in Hectares: 12.263		
Number of Buildings and Structures	Existing: 2	Proposed: 0	
Use of the Land	Existing: RESIDENTIAL	Proposed: RESIDENTIAL	
Official Plan Designation:	Zoning:		
<b>7. Physical description/dimensions of the parcel(s) that will be SEVERED:</b>			
<b>FIRST PARCEL:</b>			
Frontage in Meters: 153.00	Depth in Meters: 804.000		
Area in Square Meters: 121,058.256	Area in Hectares: 12.106		
Number of Buildings and Structures	Existing: 1	Proposed: 2	
Use of the Land	Existing: RESIDENTIAL	Proposed: RESIDENTIAL	
Official Plan Designation:	Zoning:		
<b>SECOND PARCEL (if applicable):</b>			
Frontage in Meters: 91.705	Depth in Meters: 801		
Area in Square Meters: 70527.872	Area in Hectares: 7.052		
Number of Buildings and Structures	Existing: 0	Proposed: 0	
Use of the Land	Existing: RESIDENTIAL	Proposed: RESIDENTIAL	
Official Plan Designation:	Zoning:		
<b>THIRD PARCEL (if applicable):</b>			
Frontage in Meters:	Depth in Meters:		
Area in Square Meters:	Area in Hectares:		
Number of Buildings and Structures	Existing: \	Proposed: \	
Use of the Land	Existing: \	Proposed: \	
Official Plan Designation:	Zoning:		

8.(a) Road access to retained parcel	Mark (X)	(b) Road access to severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Provincial Highway		Provincial Highway			
Municipal Road	X	Municipal Road	X	X	X
Private Road		Private Road			
Right of Way		Right of Way			
Water Only**		Water Only**			

**\*\* (c) 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 lands.**

9.(a) Water supply to the retained parcel	Mark (X)	(b) Water supply to the severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Privately Owned & Maintained Well	X	Privately Owned & Maintained Well	X		
Lake		Lake			
Other (specify):		Other(specify):			

10.(a) Septic service to the retained parcel	Mark (X)	(b) Septic service to the severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Privately Owned & Maintained Septic System	X	Privately Owned & Maintained Septic System			
Outhouse/Privy		Outhouse/Privy			
Other (specify):		Other (specify):			

**11. Has the land ever been the subject of an application for a plan of subdivision under the Planning Act or a prior consent under the Planning Act?**

YES  NO

If YES, provide the File/Application Number, date of application, and the result and decision with respect to the application.

**12. Were any land parcels severed from this property since October 4, 1972?**

YES  NO

If YES, advise how many times the property has been severed and when this happened.

*1 property was created in 1982*

13. Have any land parcels been severed from the original parcel that was acquired by the Applicant?

YES  NO

If YES, advise how many times the property has been severed and when this happened.

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

YES  NO

If YES, provide the file/application number 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 this application consistent with the Provincial Policy Statement issued under the Planning Act?

YES  NO

**CERTIFICATE OF THE APPLICANT**

I/We Lois J. Valley Lois G. VALLEY 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 Needing

This 20 day of February, 2024

[Signature]

Commissioner for Taking Affidavits



**Applicant Signatures:**

Lois J. Valley

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 TANNER F. VALLEY (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.

Lois J. Valley  
Owner/Owners' Signatures

Feb. 20/24  
Date

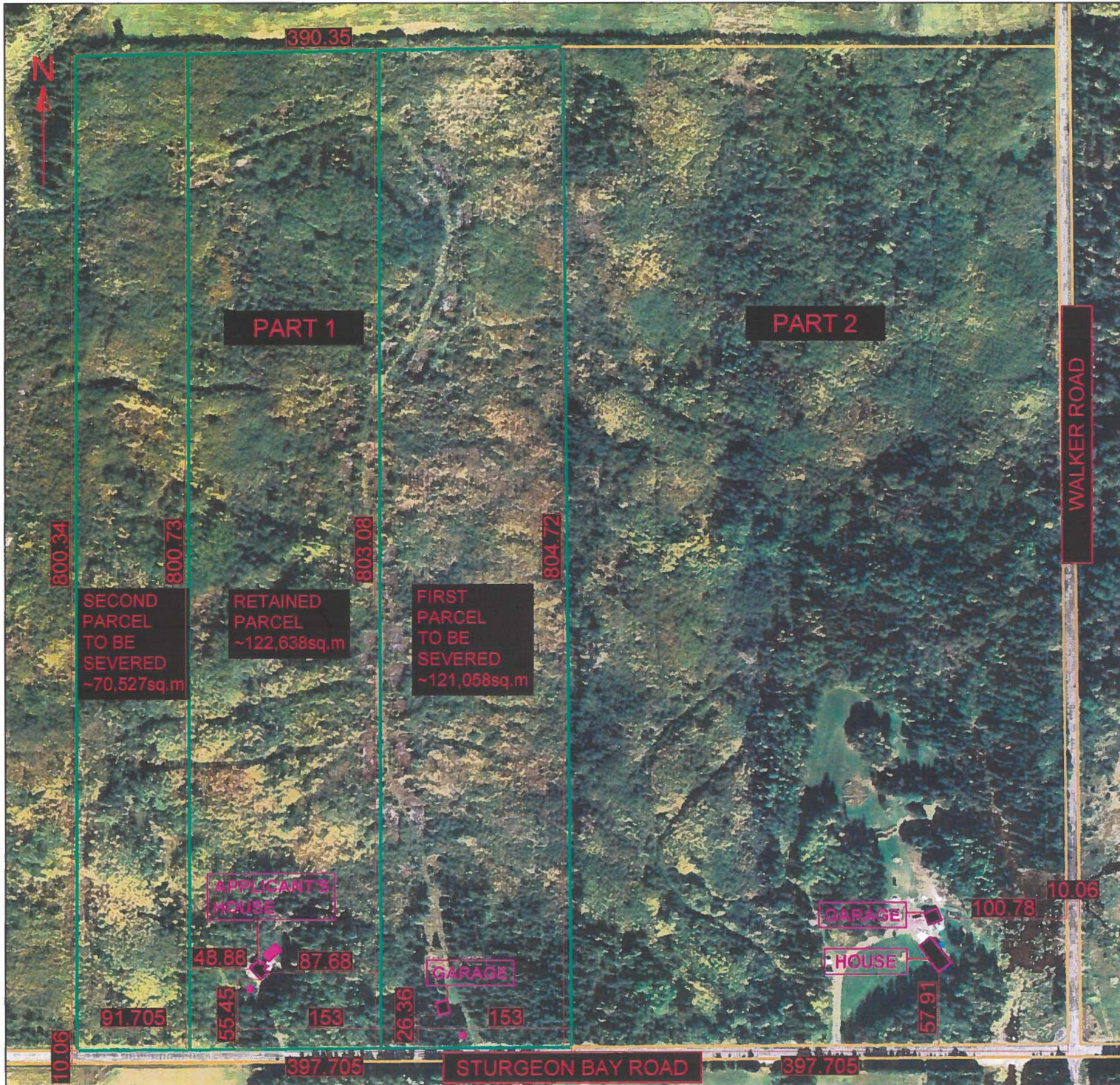
Legend:

Dug Well

Septic Field

Existing Building

All dimensions in meters (m)



Southeast Quarter-Section Concession 7, Part 1 and 2 Township of Neeping District of Thunder Bay

Municipal Address: 445 Sturgeon Bay Road

Drawing: Application for Severance

Date: February 2024

**The Corporation of the Municipality of Neebing  
Administrative Report**

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**Date:** Prepared March 12, 2024, for Special Committee of the Whole Meeting on March 20, 2024

**To:** Mayor and Council, Sitting as Committee of the Whole

**Subject:** Application B02-2024 for Consent (Severance) to Create Tow Lots (for a total of three, including the Retained Parcel)  
Property File 58-01-030-006-25510-0000  
445 Sturgeon Bay Road  
Geographic Blake Township

**Submitted by:** Erika Kromm, Clerk-Treasurer

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**RECOMMENDATION**

With respect to the application brought by Tanner Valley, agent for Lois Valley, the property owner, for a severance to create two new lots (plus the retained parcel), Administration recommends that the Committee of the Whole pass a resolution recommending to Council the approval of the application, as follows:

That, a public meeting having been held with respect to the application by, by Tanner Valley, agent for Lois Valley, the property owner, relative to property with municipal address 445 Sturgeon Bay Road, and legally described as Concession 7, Part SE ¼ Lot 7, Part 1 on reference plan 55R9160, Parcel 24500, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay, Committee of the Whole recommends:

THAT the consent requested in Application B02-2024, as submitted by the owner to sever two lots from their property, be approved, subject to the following conditions:

- a) A survey is finalized and registered;
- b) A driveway entrance for the severed lots is approved by the Roads Foreman.
- c) Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed lots for septic services is obtained;
- d) If it is not already in Municipal Ownership, that portion of Sturgeon Bay Road that is adjacent to the Severed Lots is transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and

- e) Conveyance of the road allowance and the lots must occur within twenty-four (24) months of the date that this decision becomes final and binding.

Because it is important, in the event of an appeal, that Council clearly state its reasoning for the approval of the application, the Committee of the Whole further recommends that Council adopt the following as the reasons for approval of the application, being:

- Overall, the Committee is satisfied that the application represents “good planning”;
- The proposed locations for the severed and retained lots will not result in negative impacts to any nearby residential property owners;
- The severed lot represents “infill” development on Highway 595; and
- The application does not impose any additional service requirements on the Municipality.

## **DISCUSSION**

### Description of Proposal

The Subject Property is residential lot located on the north side of Sturgeon Bay Road.

One other lot has been severed from this property since October 4, 1972. If this severance is granted, no more severances could be granted for the Subject Property (as per the Province’s severance limitation rules).

The application proposes to create two new lots plus the retained.

### Description of Subject Property

Attachment One to this Report is a summary of information about the Subject Property for Council’s convenience.

### Properties in the Vicinity

The application (Item 2.1 on the agenda) contains a diagram showing the lot fabric in the vicinity of the Subject Property. The properties in the area are rural residential and vacant lots.

### Relevant Provincial Policies

The following are relevant excerpts from the Provincial Policy Statement 2020:

- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.  
(This application creates a building site opportunity that is compatible with the rural landscape)



- 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.  
(This application does not require municipal or provincial infrastructure expansion; conditions ensure septic viability)

### Relevant Policies in Neebing's 2008 Official Plan

The following are relevant excerpts from the Official Plan:

- 2.2.1 Consents shall only be granted that conform with the policies of this Plan, provided that:  
Consents shall only be granted that conform with the policies of this Plan, provided that:
- (a) The retained and severed lot(s) can be adequately and safely serviced;
  - (b) The soil and drainage conditions are adequate for the proposed use and permit the proper siting of buildings and the installation of private septic disposal systems;
  - (c) The lands front onto a public road that is maintained by the Municipality or the Province and is of an acceptable standard of construction;
  - (d) ...
  - (e) No traffic hazard is created by the consent, and safe access/egress to the retained and severed lot(s) is feasible;
  - (f) The consent does not result in land use conflicts with existing nearby uses;
  - (g) The lot size and configuration are suitable for the proposed use and, where possible, consistent with adjacent development;
  - (h) The requirements of the Minimum Distance Separation Criteria 1 are adhered to when a consent for residential purposes is being proposed in proximity to existing livestock operations;
  - (i) The consent does not result in land locked parcels being created;
  - (j) The proposed use can be safely located away from and outside of floodways of rivers and streams, use limitation areas, mine hazards and areas designated Environmental Protection;
  - (k) ...
  - (l) Subject to all other policies of this plan, not more than 4 lots, inclusive of the retained part shall be permitted from a parcel of land held under unity of ownership as of October 4, 1972.

The proposed severance falls within all of the above relevant paragraphs. With respect to the MDS Criteria 1, there are no livestock operations in the vicinity of the Subject Property.

- 4.3.2 The Rural area is characterized as a low density, multi-purpose area in which a variety of land uses can be accommodated in a compatible manner consistent with the rural character of the Municipality

The proposed severance, does not detract from the low density characteristics of the Rural area. The proposed severed and retained lot meet Zoning By-law frontage, depth and overall size requirements.

- 4.3.5 While land in the rural designation may be developed for a variety of uses, regard shall be given to ensure that development is compatible with surrounding land uses and appropriate for the site before development approval is given.

The development is compatible with surrounding land and appropriate for the Subject Property

- 4.3.6 Rural residential uses shall be permitted in the Rural designation on existing lots of record and on lots created through the consent and subdivision process in accordance with the policies of this Plan (Section 2.2) and provided that:

- (a) New lots for rural residential uses must be a minimum area necessary for the use permitted and the installation of a private water supply and sanitary sewage disposal system approved by the Thunder Bay District Health Unit or designated authority, however, now new residential lot shall be smaller than 1.0 hectare;
- (b) New rural residential uses should be a reasonable distance and are oriented away from industrial uses ...
- (c) New rural residential uses should not conflict with existing agricultural operations and will comply with the Minimum Distance Separation Criteria I, as amended from time to time; and
- (d) In the Rural area a maximum of 4 residential lots per holding can be created by consent from a parcel of land held under unity of ownership as of October 4, 1972, inclusive of the retained part provided all of the above matters and other policies of this Plan can be suitably addressed.

The proposed severance falls within all of the above relevant paragraphs. With respect to the MDS Criteria 1, there are no livestock operations in the vicinity of the Subject Property.

### Comments Received

#### General Public

As at the time this report was prepared, no members of the general public had commented on the application.

#### Other

Other feedback and/or responses to circulation notices that are received between the time this report is published and the time of the meeting will be made available at the meeting.

**CONCLUSION**

Administration concludes that the proposed severance is supported by the policies and general intent of Neebing's Official Plan and the Provincial Policy Statement, 2020.

**ALTERNATE RESOLUTION**

Should Committee of the Whole wish to recommend that Council deny the application rather than approve it, the Clerk-Treasurer will develop the appropriate resolution for Committee's consideration.

**ATTACHMENTS**

1. Fact Sheet
2. Excerpt from Zoning By-law Schedule "B" showing that there is no Use Limitation layer over the Rural Zoning for the Subject Property

**AVAILABLE FOR REVIEW UPON REQUEST AND/OR AT THE MEETING**

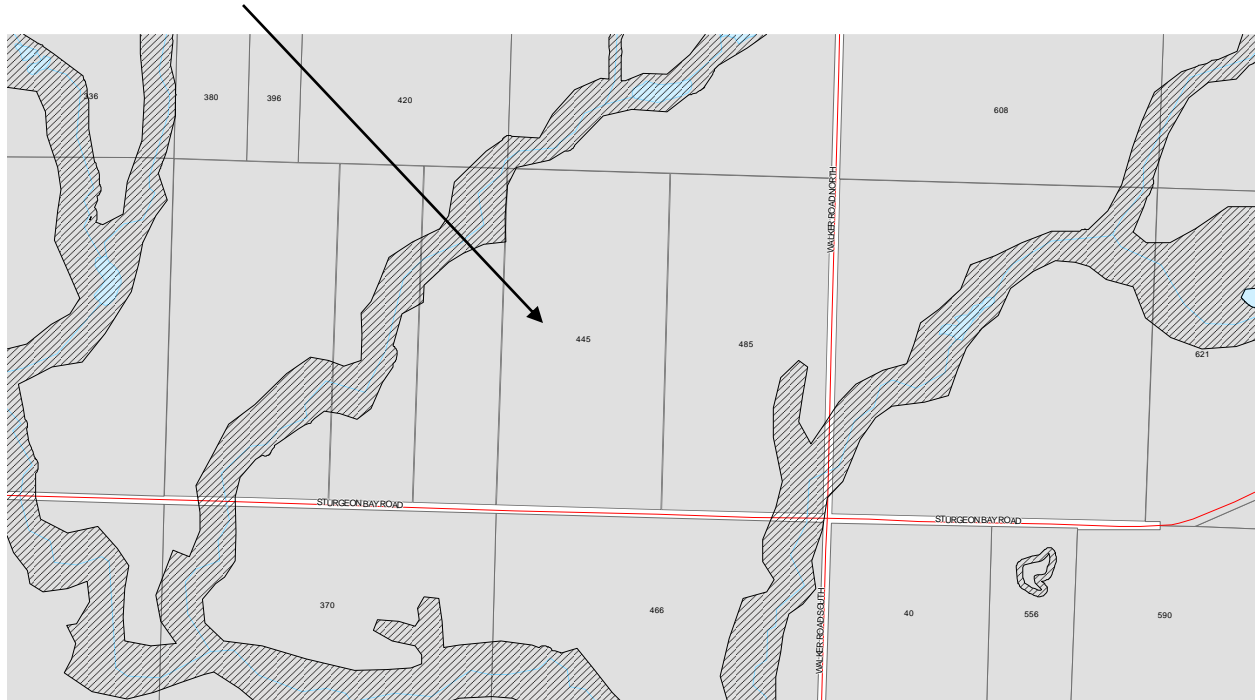
File Information – including all documents referenced in the report

**ATTACHMENT ONE: Fact Sheet**

Owner/Applicant	Lois Valley
Agent	Tanner Valley
Property Location	Geographic Township of Blake North Side of Sturgeon Bay Road
Legal Description	Part South ½ Lot 11, Concession 1, Parcel 23776, within geographic Pearson Township, Municipality of Neebing, in the District of Thunder Bay
Municipal Address	445 Sturgeon Road
Property Dimensions	Subject Property: 32 hectares, with approximately 398 meters of frontage Sturgeon Bay Road
	Proposed Retained Lot: 12 hectares, with approximately 153 meters of frontage Sturgeon Bay.
	Proposed Severed Lot #1: 12 hectares, with approximately 153 meters frontage on Sturgeon Bay Road.
	Proposed Severed Lot #2: 7 hectares, with approximately 92 meters frontage on Sturgeon Bay Road.
Existing Use	Residential
Existing Structures	2
Proposed Use	Residential
Municipal Services	Retained and Severed Lots have frontage on Sturgeon Bay Rd.
Official Plan Designation	Rural
Proposed Official Plan Designation	No change
Current Zoning	Rural
Proposed Zoning	No change.
Proposed Severance	To create a total of three lots – with the Retained Lot having 12 hectares, and the severed lots having 12 and 7 hectares.
Agencies/Authorities to whom notice was sent:	Circulated: Lakehead Region Conservation Authority; Lakehead Rural Planning Board; Ministry of Natural Resources & Forestry; Ministry of Municipal Affairs and Housing; Thunder Bay District Health Unit; Hydro One (Twice: Board and Land Use Planning Section); Ontario Power Corporation; Enbridge Gas; Fort William First Nation; Métis Nation of Ontario; and Red Sky Métis Nation.
Pre-circulation	Completed March 4, 2024
Comments Received	None at time of report
Public Meeting Notice	Given, as required on March 4, 2024 direct mail to public agencies, First Nations, and property owners of property within the prescribed distance. Signs were posted on the Subject Property approximately 3 days later Posted to Municipality's website
	March 12, 2024

**ATTACHMENT TWO: Excerpt from Schedule “B” to the Zoning By-law**

Subject Property



Grey shading is the “Rural” zone. Red hatches mark the “use limitation” layer.

<b>Municipality of Neebing</b> 4766 Highway 61 Neebing, ON P7L 0B5 T: 807-474-5331 F: 1-807-474-5332		<b>Application for Re-Zoning and/or          Official Plan Amendment</b>	
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. <b>THE INFORMATION IN THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.</b>			
<b>1. Owner/Applicant Information:</b>			
Name: MARIE PARKKARI		Tel: 807 626-2404	
Address: 142 LITTLE TRAUT BAY		Fax:	
City/Prov/PC: NEEBING, ON P7LOA4		Email: marie.parkkari@gmail.com	
Name:		Tel:	
Address Same As Owner Above <input type="checkbox"/> Or		Fax:	
City/Prov/PC:		Email:	
<b>2. Agent Information Acting On Behalf Of Owner (If Any):</b>			
Name:		Tel:	
Address:		Fax:	
City/Prov/PC:		Email:	
<b>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.:</b>			
<ul style="list-style-type: none"> <li>• LRCA - PERMIT</li> <li>• MORTGAGE @ RBC 640 RIVER ST., THUNDER BAY ON</li> </ul>			
<b>4. Property Legal Description:</b>			
Assessment Roll Number:		58-01- 040-007-12400-0000	
Municipal Address (Or Abutting Road Name If Property Has No Address)		142 LITTLE TRAUT BAY ROAD NEEBING ON	
Registered Plan No.: PCL 20996		Mining Location No.: P7L 0A4	
Reference Plan No.:		Lot No.:	
Concession No.: 4 CROOKS		Part No.: SE 1/4 SEC 2	Sec. No.: 2

<b>5. Physical description/dimensions of the parcel:</b>		
Frontage in Meters: <b>409</b>	Depth in Meters: <b>100</b>	
Area in Square Meters: <b>40 4906.66m<sup>2</sup></b>	Area in Hectares: <b>10 ACRES 2.47 HECTARES</b>	
Number of Buildings and Structures	Existing: <b>3</b>	Proposed: <b>5</b>
<p>(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.)</p>		
Use of the Land <b>RESIDENTIAL</b>	Existing: <b>HOUSE, GARAGE + SHED</b>	Proposed: <b>+ HOUSE + GARAGE</b>
Number of years existing use has been ongoing:		
Year the Applicant purchase the property: <b>2023</b>		
Official Plan Designation: <b>RURAL</b>	Existing Zoning: <b>RURAL</b>	
<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 checked="" type="checkbox"/> NO <input type="checkbox"/>		
If YES, please indicate which zone you are seeking.		
<b>NEW PERMITTED USES - TO ALLOW SECOND DWELLING.</b>		
<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.:

SECOND RESIDENCE ON 10 ACRE PROPERTY. MODULAR 16 x 76, GARAGE 30x30  
SEPTIC AND DRILLED WELL. FUTURE PLANS TO SUBDIVIDE. (DRAWING  
ATTACHED)

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.:

OWNER PARKING - AREA DIMENSIONS 59' x 55'

13. Water supply to the property:

Mark (X)

X

Privately Owned and Maintained Individual Well

DRILLED

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	X	Ditches
	Swales		Other (specify):
<b>14. Is the subject land the subject of any other applications under the Planning Act?</b>			
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
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:	
<b>15. Is ANY boundary line of the Property:</b>			Mark (X)
...within 500 metres of an agricultural operation?			YES NO
...within 500 metres of a landfill operation?			X
...within 500 metres of mineral aggregate operations or a pit or a quarry?			X
If YES, will the development hinder continued operations of extraction?			X
...within 125 metres of a significant wetland?			X
Does any portion of the Property contain habitat of any endangered or threatened species (plant or animal)? PERMIT RECEIVED FROM LRCA (ATTACHED)			X
<b>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.</b>			
SURROUNDING LAND IS RURAL RESIDENTIAL.			
<b>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.</b>			
BUILDS ON RURAL CHARACTER OF AREA, EFFICIENT USE OF MUNICIPAL INFRASTRUCTURE AND CAN BE SUSTAINED BY RURAL SERVICE LEVELS, LOCALLY APPROPRIATE RESIDENTIAL DEVELOPMENT			

**CERTIFICATE OF THE APPLICANT**

I/We MARIE PARKKARI of the Municipality/Township/City of NEEBING, ONTARIO 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 22<sup>nd</sup> day of February, 2024.

  
Commissioner for Taking Affidavits



**Applicant(s) Signature:**

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:**

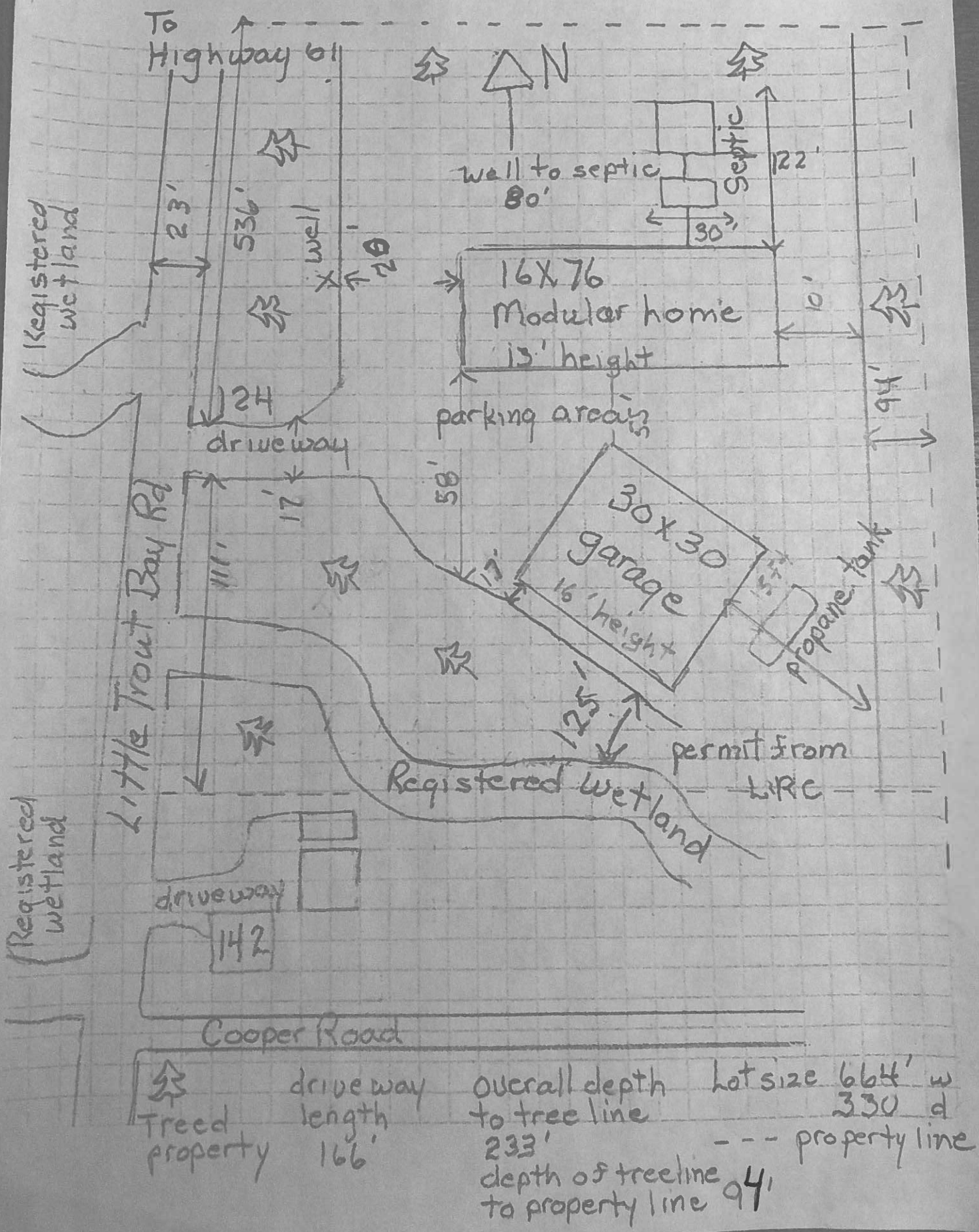
I/We authorize KAREN + AUGUST POTEK (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.

  
\_\_\_\_\_

FEBRUARY 22/24.

**Owner/Owners' Signatures**

**Date**



driveway  
 Treed property 166'  
 Overall depth to tree line 233'  
 depth of tree line to property line 94'  
 Lot size 66ft w 330 d  
 --- property line

**The Corporation of the Municipality of Neebing  
Administrative Report**

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**Date:** March 15, 2024 for Special Committee of the Whole Meeting on March 20, 2024

**To:** Mayor and Council

**Subject:** Application for Re-Zoning

**Submitted by:** Erika Kromm, Clerk-Treasurer

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### **RECOMMENDATION**

With respect to this Report, Administration recommends that the Council approve the application Z02-2024 and pass the following resolution:

That, a public meeting having been held with respect to the application by Marie Parkkkari relative to property municipally known as 142 Little Trout Bay Road, and legally described as "Concession 4, Part SE ¼ Lot 2, Parcel 20996, in the Municipality of Neebing (geographic Crooks Township) and the District of Thunder Bay, a site specific amendment be completed for Neebing's comprehensive Zoning By-law (By-law 2017-030) to allow two dwellings on this lot within the Rural Zone.

A By-law implementing these recommendations is included in agenda of the Regular Council meeting at 6:00 pm. Should any of the recommendations of Administration be altered, the by-law will require the appropriate amendments prior to passage.

### **DISCUSSION**

#### **Description of Proposal**

This application is brought by Marie Parkkkari, the property owner. They wish to build a second dwelling unit on the property for use by family members. As the zoning only allows one dwelling unit per lot, a site-specific re-zoning is required to allow the second unit.

Attachment One to this Report contains a map showing the general vicinity of the site within Neebing. It also contains a summary of information for Council's convenience.

No written comments, either in favour of or against, the application had been received by Administration at the time this Report was prepared.

The Lakehead Region Conservation Authority had not submitted comments regarding this application at the time this Report was prepared.

Approval of the application is consistent with the provisions of the Provincial Policy Statement. Approval of the application is consistent with the policies in Neebing's Official Plan. Neebing's Official Plan is under review by the Province. Pending amendments will

impact this application in a positive manner, as provisions are being added encouraging residential intensification, in keeping with the Provincial Policy Statement.

All of the properties abutting the subject property are zoned “Rural” and are a mix of vacant land and rural residences.

### **ATTACHMENTS**

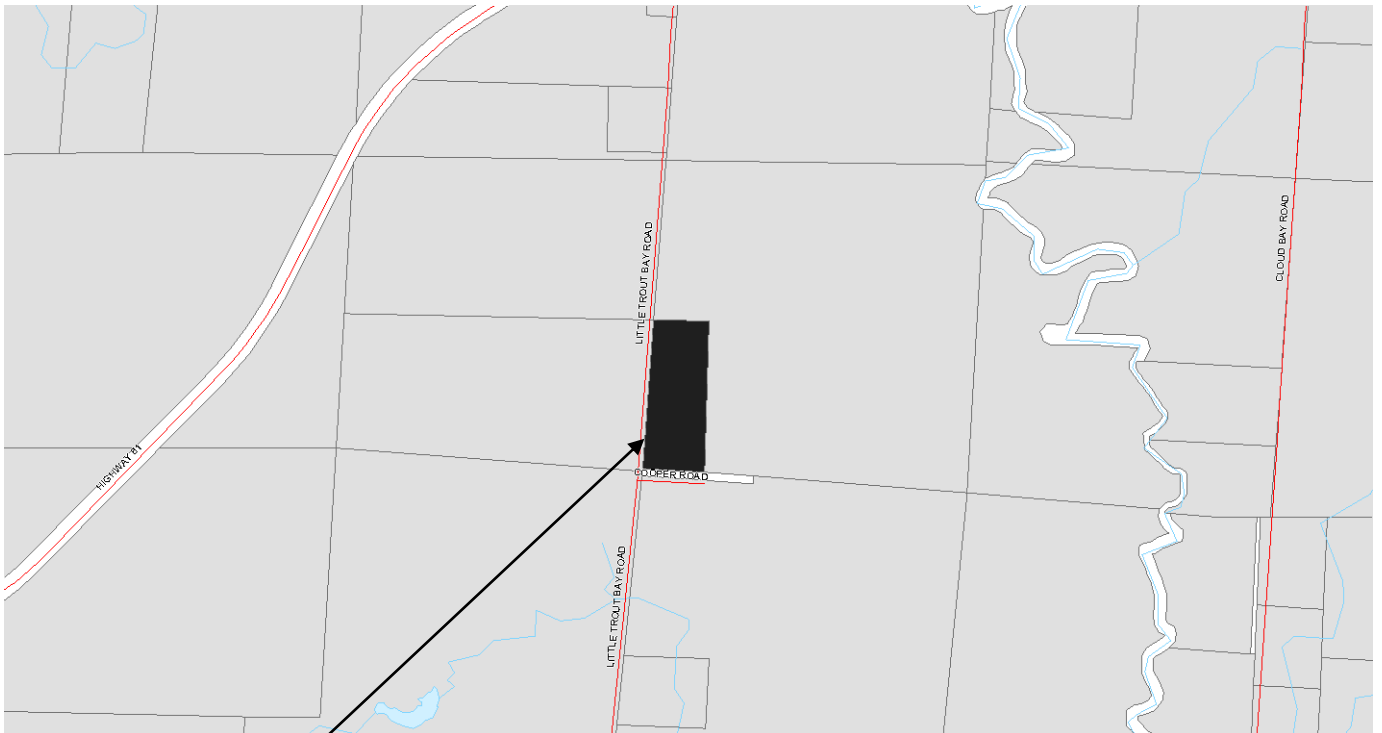
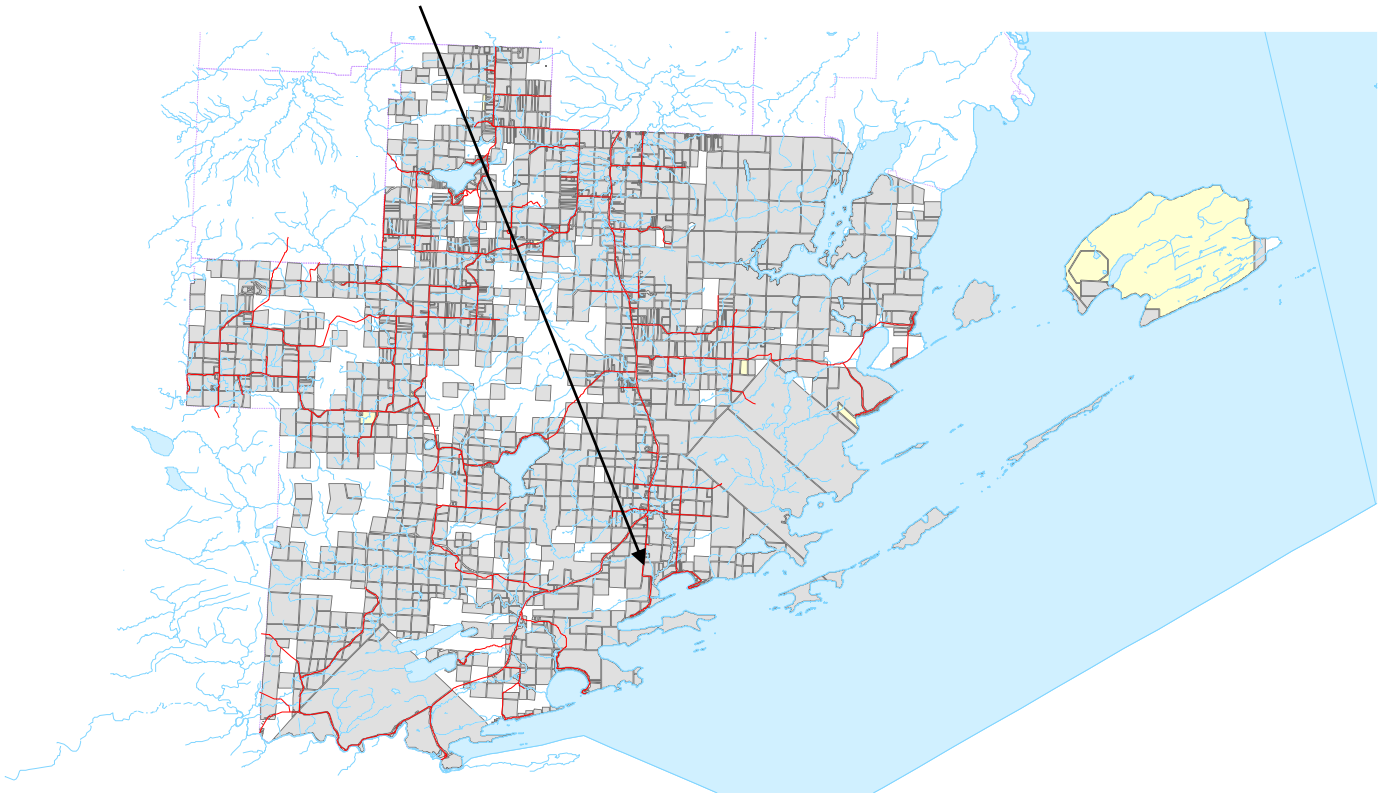
One: Map and Fact Sheet for Z02-2024

### **AVAILABLE FOR REVIEW UPON REQUEST AND/OR AT THE MEETING**

File Information – including all documents referenced in the report

**ATTACHMENT ONE: Maps & Application Fact Sheet for Z02-2024**

General location within Needing:



Subject Property

**Z02-2024 Fact Sheet:**

Owner/Applicant	Marie Parkkkari
Agent	None
Property Location	Geographic Crooks Township
Legal Description	Concession 4, Part SE ¼ Lot 2, Parcel 20996, in the geographic Crooks Township, in the Municipality of Neebing and Province of Ontario
Municipal Address	142 Little Trout Bay Road
Property Dimensions	Frontage: 409 meters
	Depth: 100 meters
	Area: 10 acres
Existing Use	Residential
Proposed Use	Residential (with two units)
Municipal Services	Maintained public road
Official Plan Designation	Rural
Proposed Official Plan	No change
Current Zoning	Agricultural
Proposed Zoning	Site specific amendment to allow second dwelling on same lot
Pre-circulation	Completed March 4, 2024
Agency Comments Received	None received as of the date of this report
Public Meeting Notice	Given, as required on March 4, 2024 via direct mail to public agencies and property owners of property within the prescribed distance; posted sign on property
Public Comments Received	No comments have been received directly relating to this application.
	March, 2024