

The Corporation of the
Municipality of Neebing
 4766 Highway 61, Neebing, Ontario P7L 0B5
 Telephone: 807-474-5331 Facsimile: 807-474-5332

APPLICATION FOR MINOR VARIANCE

THE APPLICANT CONSENTS TO AN INSPECTION OF THE PROPERTY BY MEMBERS OF THE COMMITTEE OF ADJUSTMENT AND BY MUNICIPAL STAFF.

The undersigned hereby applies to the Committee of Adjustment under the Planning Act, R.S.O. 1990, c. P.13, as amended.

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

OWNER/APPLICANT/AGENT INFORMATION

Owners' Names & Addresses:

1. Siciliano, Ryan
1006 McLaughlin St
Thunder Bay ON P7C3C2

Telephone and/or facsimile:

474-9869
(cell)

Email Address:

ryan@
ryansiciliano.com

2. Siciliano, Renee

Address same as owner above or: _____

(Attach pages for additional owners, if any)
 **Proof of Ownership may be required

1(a) Agent's Name & Address (if an Agent is engaged):

N/A

Telephone and/or facsimile:

Email Address:

3. This application is required for (indicate correct intention – more than one may apply):

- Relating to property use rights
- Relating to property measurements
- For new development

- To legalize an existing use
- To legalize an existing measurement
- Other: _____

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

4. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances on the property now, please provide details. If there are none, please indicate so.

None

5. Property legal description:

Registered Plan No. <u>Wm121</u>	Lot No. <u>14</u> (+ Shoreline Rd. Allowance)
Reference Plan No. _____	Part No. _____
Concession No. _____	Sec. No. _____
Mining Location No. _____	Municipal Address: <u>1346 Sturgeon Bay Road</u>

6. Physical Description/Dimensions of the subject property:

Frontage: 30 meters Depth: 74 meters
Area: 2428.11 square meters Area: 0.242811 hectares

Number of buildings and structures existing: 1 proposed: 1

Use of the land: existing: garage proposed: residence over garage

Official Plan Designation: Lakefront Residential zoning: R2

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

Frontage: 30 meters Depth: 74 meters
Area: 2428.11 square meters or hectares (indicate which)

Number of buildings and structures existing: 1 proposed: 1

Current Land use: recreational property with garage
Proposed Land use: garage with apartment suite above

Use of the land abutting the subject property to the east: Lake
Municipal Address of that Property (if applicable): N/A
Distance between the closest building (if any) on that property and the shared lot line with the subject property: N/A meters

Use of the land abutting the subject property to the west: residence
Municipal Address of that Property (if applicable): 1345 Sturgeon Bay Rd
Distance between the closest building (if any) on that property and the shared lot line with the subject property: N/A meters

Use of the land abutting the subject property to the north: Residence/Cottage
Municipal Address of that Property (if applicable): 1348 Sturgeon Bay Rd
Distance between the closest building (if any) on that property and the shared lot line with the subject property: 0 meters

Use of the land abutting the subject property to the south: vacant lot
Municipal Address of that Property (if applicable): 1340 Sturgeon Bay Rd
Distance between the closest building (if any) on that property and the shared lot line with the subject property: N/A meters

8. Where this application relates to required measurements on the subject property, please provide the following information:

Required Frontage: 35 meters
Proposed Frontage: 30 meters (Lot of Record)

Required Lot Depth: 50 meters
Proposed Lot Depth: 74 meters

Required Lot Area: 3700 square meters 0.3700 hectares
Proposed Lot Area: 2428.11 square meters 0.242811 hectares (Lot of Record)

Required Front Yard Set Back: 10 meters
Proposed Front Yard Set Back: 10 meters

Required Rear Yard Set Back: 15 meters
Proposed Rear Yard Set Back: 15 meters

Required South (east, west, north or south) Side Yard Set Back: 5 meters
Proposed North (east, west, north or south) Side Yard Set Back: 4.5 meters

Required minimum building floor area: 55 square meters
Proposed minimum building floor area: _____ square meters
Required maximum building floor area: N/A square meters
Proposed maximum building floor area: N/A square meters

Maximum building height: 10 meters
Proposed building height: within meters

Maximum Lot Coverage: N/A percent
Proposed Lot Coverage: N/A percent

9. 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:

10. Has minor variance approval been previously granted for the subject property? Yes No

If "yes", provide the date and the site-specific approvals:

11. Is the subject land the subject of any other applications under the Planning Act? If so, indicate below, and provide file/application number, and the status of such application. No

Official Plan Amendment: _____ Plan of Subdivision: _____
Zoning By-law Amendment: _____ Minor Variance: _____
Minister's Zoning Order: _____ Consent: _____

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

Seeking to develop a residential use in an existing accessory building (garage)

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

Yes No

CERTIFICATE OF THE APPLICANT

I/We Ryan Siciliano of the Municipality/Township/City of Thunder Bay in the Province of Ontario, solemnly declare that the statements contained in this application are true, and 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 29th day of October, 2018



Commissioner for Taking Affidavits
Rosalie Evans



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.

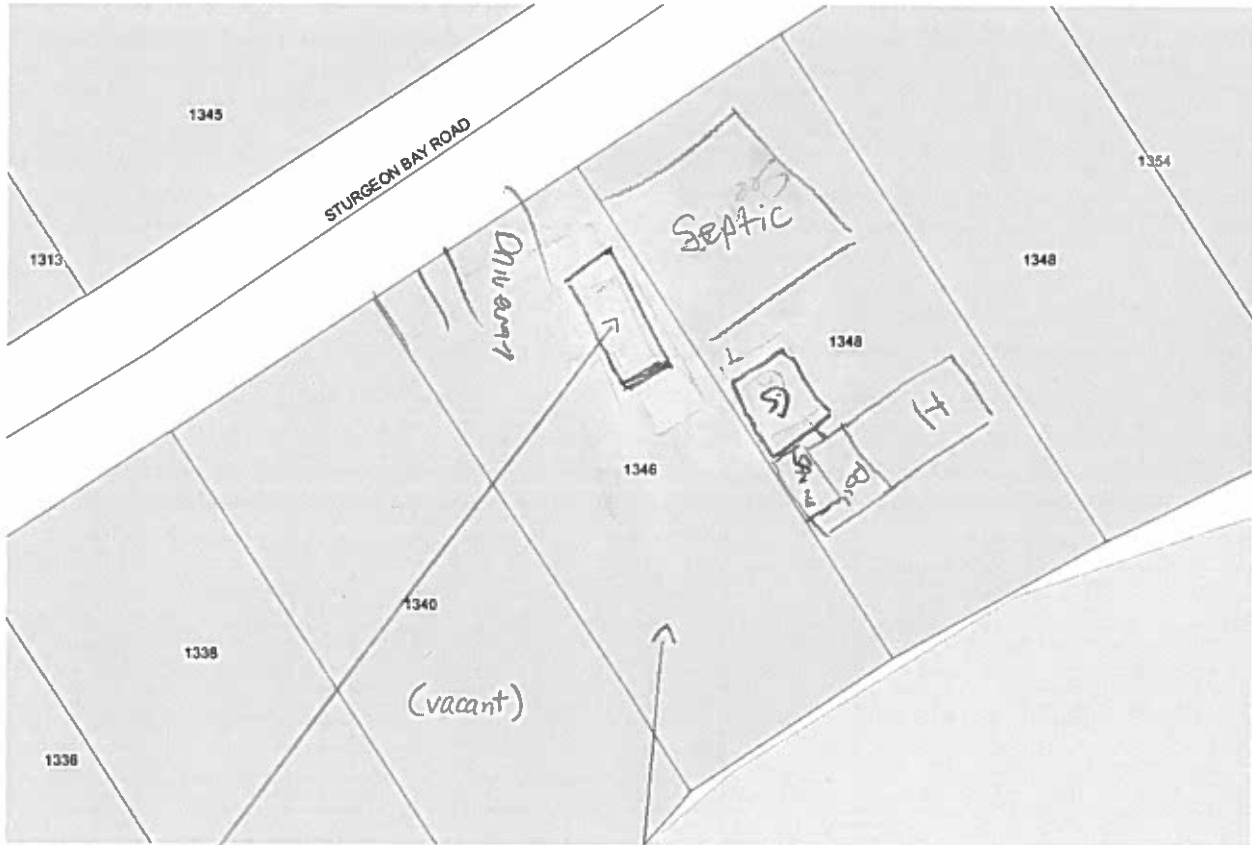
Owner's/Owners' Authorization for an Agent to Make the application on his/her/their behalf/behalfes:

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

Sketch



existing garage
(proposed residence
above)

Subject property

