

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: Danielle Gartshore	Tel: 807 633 1446
Address: 1155 Candy Mountain Drive	Fax: N/A
City/Prov/PC: Neebing Ontario P7L0C3	Email: dannigart13@gmail.com
Name: Andrew Milling	Tel: 807 631 4394
Address Same As Owner Above ☒ Or	Fax:
City/Prov/PC:	Email: amilling@nscons.ca

2. Agent Information Acting On Behalf Of Owner (If Any):

Name: N/A	Tel: N/A
Address: N/A	Fax: N/A
City/Prov/PC: N/A	Email: N/A

3. Property Legal Description:

Assessment Roll Number:	58-01-760-000-19827-0000	
Municipal Address (Or Abutting Road Name If Property Has No Address)	1155 Candy Mountain Dr W	
Registered Plan No.: N/A	Mining Location No.: E 1/2 ML R225	
Reference Plan No.: 55R-6508	Lot No.: N/A	
Concession No.: N/A	Part No.: 1	Sec. No.: N/A

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.:

The property is encumbered by a mortgage held by MERIX financial at Mortgage Servicing Centre PO Box 351 5N7C Kitchener, Ontario N2G 3Y9

5. Physical description/dimensions of the parcel:

Frontage in Meters: 91.7

Depth in Meters: 274.2

Area in Square Meters: 25090

Area in Hectares: 2.5

Number of Buildings and Structures Existing: 3

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 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: Single dwelling

Proposed: Single dwelling + guest cottage

Number of years existing use has been ongoing: 37

Year the Applicant purchase the property: 2024

Official Plan Designation: Rural

Existing Zoning: Rural

6. Are you seeking a New Official Plan designation?

YES

☐

NO

☒

If YES, please indicate what is desired. Attach more pages if necessary.

7. Are you seeking a site-specific Official Plan policy amendment?

YES

☐

NO

☒

If YES, please indicate what is desired. Attach more pages if necessary.

8. Are you seeking a new Zone?

YES

☐

NO

☒

If YES, please indicate which zone you are seeking.

9. Are you seeking changes to the Zone Regulations (set-backs)?

YES

☐

NO

☒

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 and describe the reasons for this application, for example, change in use permissions to add a second residence.:

Change in use permissions to add a second residence / guest cottage to serve as an in-law suite for an immediate family member. When not needed for family use, the cottage may be used occasionally as a short-term rental. Any rental use will comply with by-laws and respect the rural character of Neerby. See Attachment A - Site Plan and B - Table of Structures

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.:

Our driveway would be expanded to the guest cottage to allow a gravel parking area large enough for 1-2 vehicles. The driveway would be approx. 42m from Candy Mountain Dr to the cottage parking area with an additional ~20m of driveway to the main residence parking.

13. Water supply to the property:

Mark (X)

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

14. Septic service to the 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):

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.

See Attachment C - Part 19 Response.

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.

See Attachment D - Part 20 Response

CERTIFICATE OF THE APPLICANT

I/We Danielle Graftshore & Andrew Milling 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

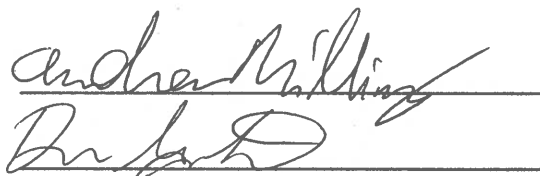
Municipality/Township/City of

Neebing. This 18th day of October, 2026.



ERIKA KROMM
Commissioner for Taking Affidavits,
as Clerk-Treasurer

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/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

Date

**ATTACHMENT B - REQUIRED TABLES OF THE APPLICATION FOR RE-ZONING
OF 1155 CANDY MOUNTAIN DRIVE**

DATED SEPTEMBER 18, 2026

Table 1: List of existing buildings and structures on the property of 1155 Candy Mountain Drive, Neebing ON.

Building or Structure	Year of construction	Development plan
Primary dwelling	1988	Remain
Woodshed	Unknown (prior to purchase)	Remain
Garden shed	Unknown (prior to purchase)	Demolished

Table 2: List of proposed buildings and structures on the property of 1155 Candy Mountain Drive, Neebing ON.

Building or Structure	Year of construction	Development plan
Guest cottage	2027	Proposed

**ATTACHMENT C- TO RESPOND TO PART 19 OF THE APPLICATION FOR RE-
ZONING OF 1155 CANDY MOUNTAIN DRIVE**

DATED SEPTEMBER 18, 2026

The proposed guest cottage is compatible with the existing rural residential character of the area and aligns with the Municipality of Neebing's Official Plan policies for the Rural designation. The surrounding properties are used primarily for rural residential and recreational purposes, with accessory buildings and low-density development typical throughout the vicinity.

The Official Plan explicitly recognizes a range of residential forms and accessory accommodations in the Rural Area and encourages affordable housing and aging-in-place by recognizing Second Dwelling Units, provided they are compatible in scale and design with the rural environment. The proposed guest cottage is modest in size, visually subordinate to the principal dwelling, and designed to blend with the natural character of the property.

The unit will be used for accommodation of family and visitors, with occasional short-term rental. This limited rental use is consistent with the Plan's emphasis on supporting affordable, flexible, and diverse housing options, and contributes to the Municipality's objective of maintaining a supply of appropriate rental accommodations. The building will comply with applicable zoning standards, and the size and spacing of rural lots ensure that any temporary occupancy will not generate noise, traffic, or servicing demands beyond what is typical or acceptable in the area.

The Municipality's policies related to Second Dwelling Units also emphasize the importance of adequate servicing, parking availability, and compliance with the Ontario Building and Fire Codes. The proposed cottage can meet these requirements, and a site plan has been prepared to demonstrate sufficient setbacks, on-site parking, and service capacity.

Overall, the proposal maintains the low-density rural character, respects neighbouring land uses, and is in keeping with the Municipality's Official Plan direction to support a safe, healthy, and attractive rural environment while enabling a mix of housing forms and limited rental opportunities.

ATTACHMENT D TO RESPOND TO PART 20 OF THE APPLICATION FOR RE-ZONING OF 1155 CANDY MOUNTAIN DRIVE.

DATED SEPTEMBER 18, 2026

The proposed development is consistent with the 2024 Provincial Policy Statement (PPS) as it aligns with policies for housing, rural lands, efficient land use, and economic development. The proposal represents appropriate rural residential intensification on a 6.2-acre Rural-zoned property while maintaining compatibility with surrounding land uses in the Municipality of Neebing.

Housing and Multi-Generational Living (PPS 2024: s. 2.1 & s. 2.2)

The PPS directs municipalities to provide a range and mix of housing options, including housing for seniors and people requiring supportive or flexible living arrangements.

- The proposed guest cottage provides an opportunity for multi-generational living and ageing in place, directly supporting s. 2.1.1 (diverse housing options) and s. 2.2.1 (accommodating changing demographics).
- The development increases the supply of small-scale housing within the Rural designation without the need for lot creation.

Efficient Use of Land and Existing Services (PPS 2024: s. 1.1.1 & s. 4.1)

The PPS requires development to be efficient, sustainable, and appropriate to available services.

- The guest cottage will be located on an existing 6.2-acre lot that already supports a primary residence, meaning the proposal uses existing private servicing (well and septic) without requiring new municipal infrastructure.
- This aligns with s. 1.1.1 (efficient land use) and s. 4.1.3 (development based on appropriate servicing).

Rural Lands and Compatible Rural Residential Development (PPS 2024: s. 1.3.2 & s. 1.3.3)

The PPS permits a range of uses in rural areas, including residential uses that are compatible with the rural character.

- Adding a small-scale guest cottage on a large rural lot represents low-impact rural residential intensification, consistent with s. 1.3.2(b).
- The location, size, and design maintain the existing rural character and do not introduce land use conflicts, consistent with s. 1.3.3(a) and (c).

Small-Scale Tourism and Economic Development (PPS 2024: s. 1.8.1 & s. 1.8.4)

The PPS supports opportunities for rural tourism, home-based enterprises, and small-scale economic activities where compatible with surrounding uses.

- When not required for family housing, using the cottage as a short-term rental aligns with s. 1.8.1 (supporting rural economic opportunities) and s. 1.8.4 (supporting local tourism).
- Because the cottage is modest in size and located near the main dwelling, the use remains compatible with neighbours and the Rural designation.

Summary of PPS Consistency

Overall, the proposal is consistent with the 2024 PPS because it:

- Provides flexible, multi-generational housing (s. 2.1 & 2.2).
- Uses existing rural land and private servicing efficiently (s. 1.1.1 & 4.1).
- Maintains and respects rural character (s. 1.3.2 & 1.3.3).
- Supports rural economic opportunities when used as a short-term rental (s. 1.8).

Accordingly, the proposed guest cottage represents appropriate, compatible, and provincially supported rural development.



1 : 3610

AGRICULTURE (OLIVER PAIPOONGE)

CANDY MOUNTAIN DRIVE (20 M WIDE PUBLIC)

300 FT or 91.7 M

PROPOSED
COTTAGE

33.5 m

42 m

46 m

SEPTIC
FIELD

SEPTIC
TANK

PROPANE

HOUSE

WOODSHED

GARDEN
SHED

WELL

RURAL (NEEBING-SCOBLE)

RURAL (NEEBING-SCOBLE)

900 FT or 274.2 M

900 FT or 274.2 M

227.9 m

1155 CANDY MOUNTAIN DRIVE
6.2 ACRES

300 FT or 91.7 M

1155 CANDY MOUNTAIN DRIVE SITE PLAN

Legend

Symbol



Name

Existing structure - remain

Existing structure - demolish

Proposed structure

Amenity

Drainage (ephemeral)

Gravel driveway & parking - develop

Distances

Slope (SE to NW)

Property lines

Hydro line and poles

Wooded area

Structure Dimensions

House = 17m wide, 12.2m long, 5.1m tall

Woodshed = 2m wide, 5m long, 2.5m tall

Garden shed = 2m wide, 3m long, 2.5m tall

Proposed cottage = 4.3m wide, 12.2m long, 4.1m tall

Driveway = 3.5m wide, 60m long

Parking area at house = 12m wide, 5.5m long

Parking area at proposed cottage = 7.8m wide, 5.5m long