

The Corporation of the Municipality of Neebing 4766 Highway 61 - Neebing, ON P7L 0B5 T: 807-474-5331 / F: 1-807-474-5332	Application for Consent
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: <u>CLIFFVIEW PROPERTIES INC.</u>	Tel: <u>807-707-9696</u>
Address: <u>1490 BROADWAY AVE W</u>	Fax:
City/Prov/PC: <u>THUNDER BAY ONT.</u>	Email: <u>JACKKA.PUSH@HOTMAIL.CO.UK</u>
Name:	Tel:
Address Same As Owner Above ☐ 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. Indicate the type of transaction for which the severance is required (Mark x):	
To sell/transfer property	☒ 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.)	
Is a second certificate of consent requested for the retained land? (for creation of a new lot only)	
YES ☐ NO ☒	
If yes, a written statement from an Ontario solicitor in good standing is required to confirm that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Planning Act.	
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.:	

5. Property legal description:			
Assessment Roll Number:		58-01-03000 635100.	
Municipal Address (Or Abutting Road Name If Property Has No Address)			
Registered Plan No.: SSR11303		Mining Location No.: 17 K	
Reference Plan No.:		Lot No.:	
Concession No.:	Part No.:	Sec. No.:	
6. Physical description/dimensions of the parcel that will be RETAINED after severance:			
Frontage in Meters: 798		Depth in Meters: 1407	
Area in Square Meters:		Area in Hectares: 112	
Number of Buildings and Structures	Existing: 0	Proposed: 0	
Use of the Land AGGREGATE	Existing:	Proposed:	
Official Plan Designation:		Zoning: RURAL / EXTRACTION.	
7. Physical description/dimensions of the parcel(s) that will be SEVERED:			
FIRST PARCEL:			
Frontage in Meters: 50		Depth in Meters: 90	
Area in Square Meters:		Area in Hectares: 0.45	
Number of Buildings and Structures	Existing: 0	Proposed:	
Use of the Land	Existing: RURAL EXTRACTION	Proposed: LAKEFRONT RESIDENTIAL	
Official Plan Designation:		Zoning:	
SECOND PARCEL (if applicable):			
Frontage in Meters: 50		Depth in Meters: 93 AVG.	
Area in Square Meters:		Area in Hectares: 0.46	
Number of Buildings and Structures	Existing: 0	Proposed:	
Use of the Land	Existing: RURAL EXTRACTION	Proposed: LAKEFRONT RESIDENTIAL	
Official Plan Designation:		Zoning:	
THIRD PARCEL (if applicable):			
Frontage in Meters: 48		Depth in Meters: 97	
Area in Square Meters:		Area in Hectares: 0.46	
Number of Buildings and Structures	Existing: 0	Proposed:	
Use of the Land	Existing: RURAL	Proposed: LAKEFRONT RESIDENTIAL	
Official Plan Designation:		Zoning:	

FOURTH PARCEL (if applicable):					
Frontage in Meters: 48			Depth in Meters: 97		
Area in Square Meters:			Area in Hectares: 0.46		
Number of Buildings and Structures		Existing: 0	Proposed:		
Use of the Land		Existing: RURAL	Proposed: LAKEFRONT RESIDENTIAL		
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	4
Provincial Highway		Provincial Highway				
Municipal Road		Municipal Road				
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	4
Privately Owned & Maintained Well	✓	Privately Owned & Maintained Well	✓	✓	✓	✓
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	4
Privately Owned & Maintained Septic System	✓	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. 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:

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

YES

☒

NO

☐

CERTIFICATE OF THE APPLICANT

I/We Jack Kapush 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 24th day of August, 2026.

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

Applicant Signatures:

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

Cliffview Properties Inc.

1490 Broadway Ave. W.

Thunder Bay, Ont. P7K1M1

To : Municipality of Neebing,

Attached requests for re-zoning and severance applications for your review.

Our intention is to create 4 new lakefront residential lots .

The lots will be serviced by a private road that will be maintained by current and future residents without cost to the municipality. The private road will be constructed with a 20 meter right of way as a registered easement and to standards acceptable to the municipality.

The new lots will not be in conflict with adjacent land use and will be consistent with properties to the immediate south.

There will be an adequate buffer zone between any extraction operations that may take place on the retained parcel which we ask retain the current Rural/Extraction zoning.

As in the past ,all purchasers of the new lots will be made fully aware of the aggregate area in writing.



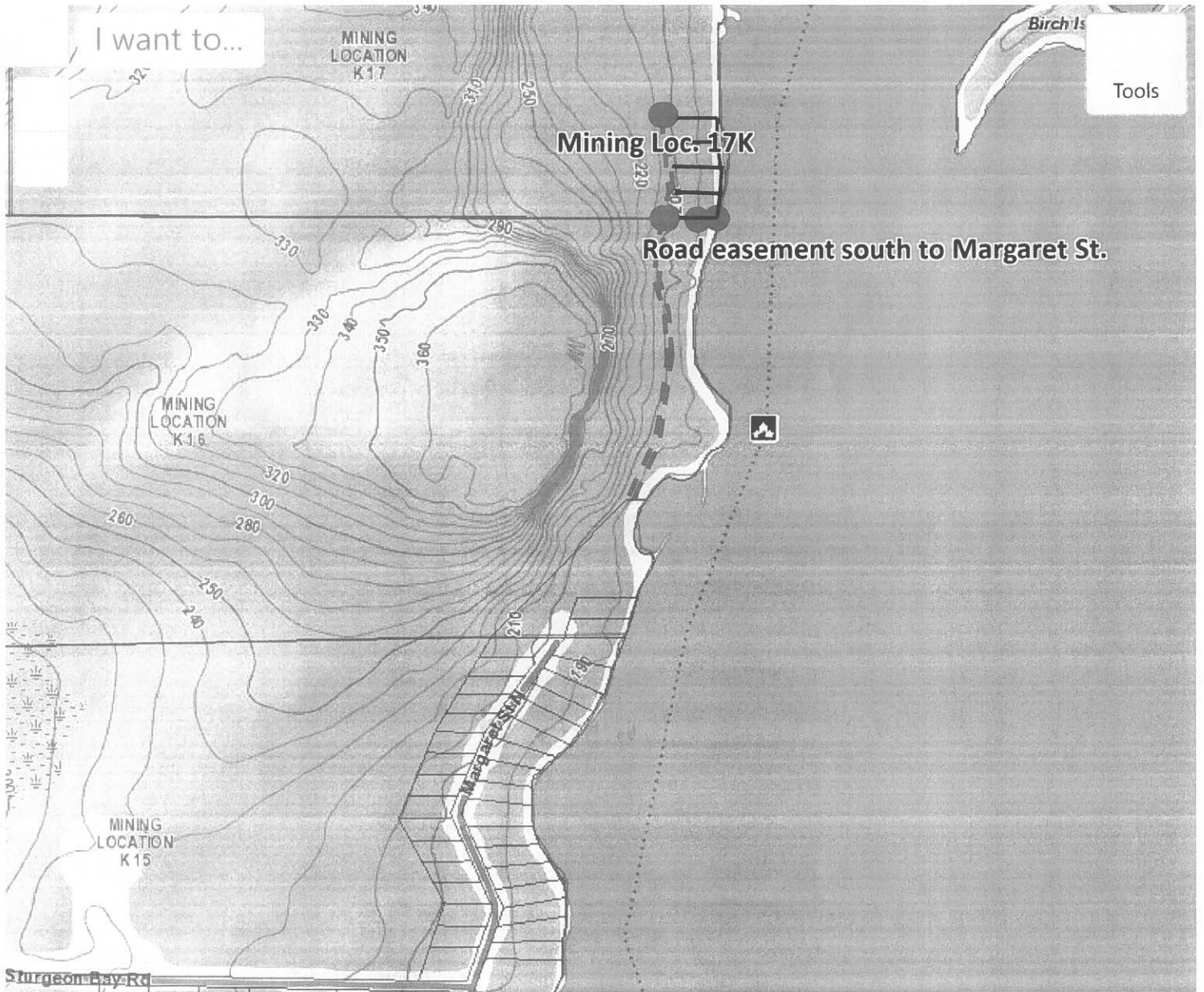
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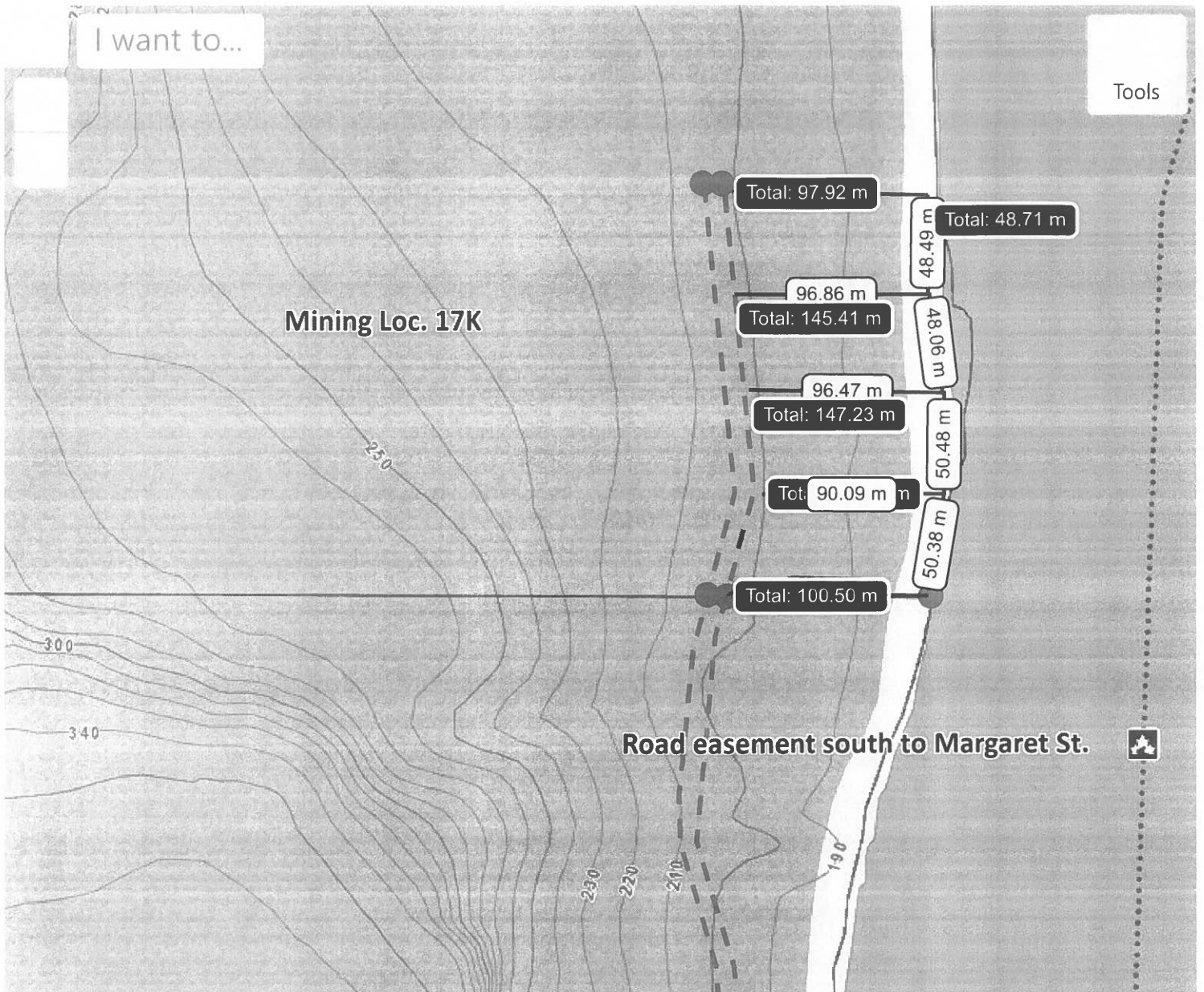
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