

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:	CLIFFVIEW PROPERTIES INC	Tel:	807-707-9696
Address:	1490 BROADWAY AVE W.	Fax:	
City/Prov/PC:	THUNDER BAY, ONT	Email:	SACKKAPUSH @HOTMAIL. CO. UK
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. Property Legal Description:

Assessment Roll Number:	58-01-03000635100	
Municipal Address (Or Abutting Road Name If Property Has No Address)		
Registered Plan No.:	Mining Location No.: 17K	
Reference Plan No.:	Lot No.:	
Concession No.:	Part No.:	Sec. No.:

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.:

5. Physical description/dimensions of the parcel:

Frontage in Meters: 200

Depth in Meters: 100

Area in Square Meters:

Area in Hectares: 2.0

Number of Buildings and Structures Existing:

Proposed:

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: RURAL/EXTRACTION

Proposed: LAKEFRONT RESIDENTIAL

Number of years existing use has been ongoing: 50+

Year the Applicant purchase the property: 1994

Official Plan Designation:

Existing Zoning: RURAL/EXTRACTION

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.

Lakefront Residential

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.:

SEVERANCE APPLICATION TO CREATE 4 NEW BUILDING LOTS

11. Road access to the Property:

	Mark (X)		Mark (X)
Provincial Highway		Private Road	X
Municipal Road		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.:

N/A

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?			X
...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:

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 consistent with Lakeshore Properties Adjacent to the Immediate South

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.

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.


ERIKA KROMM
Commissioner for Taking Affidavits, etc. Province of Ontario
for the Municipality of Neebing,
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

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.



Make A Topographic Map

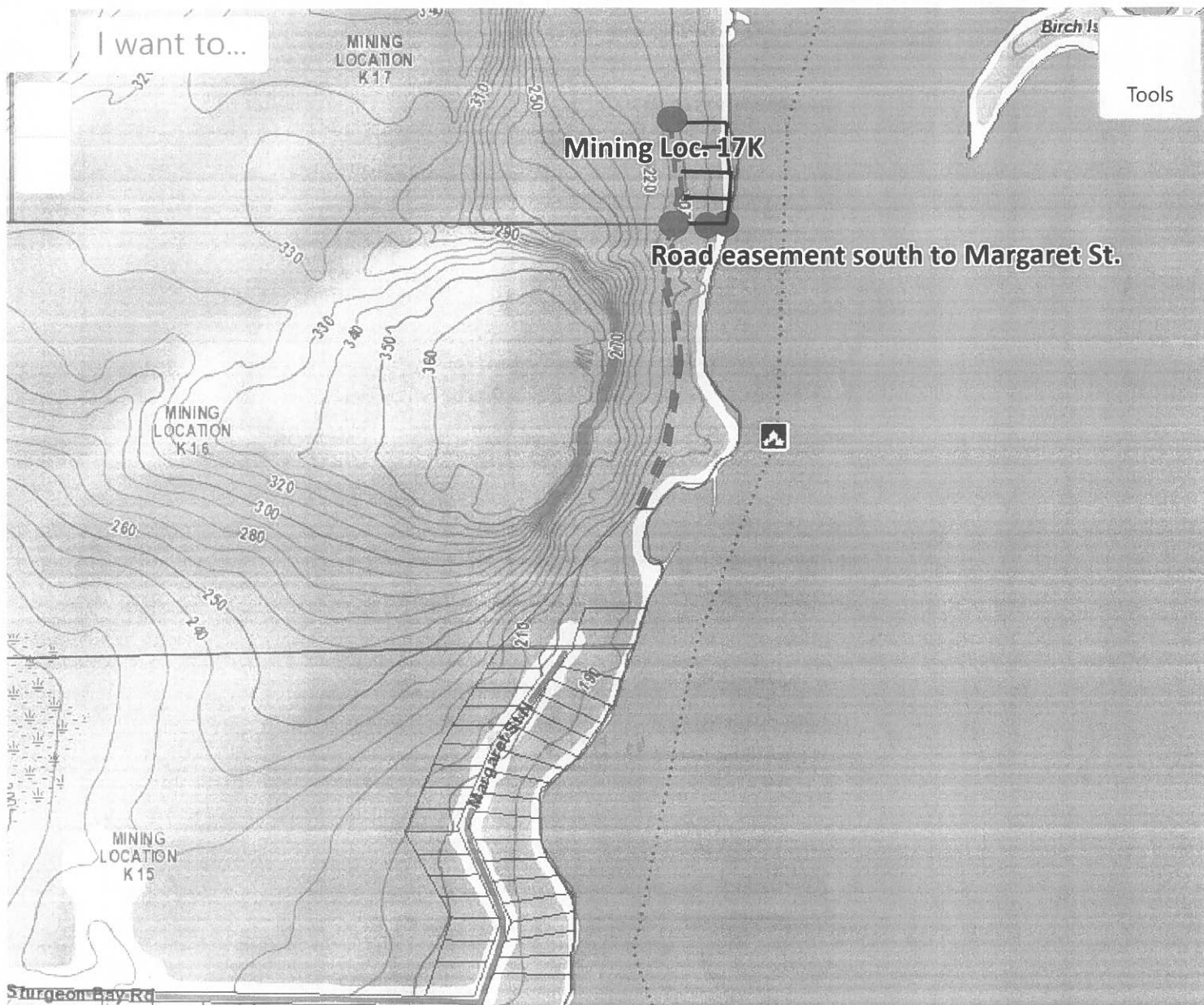
Ministry of Natural Resources

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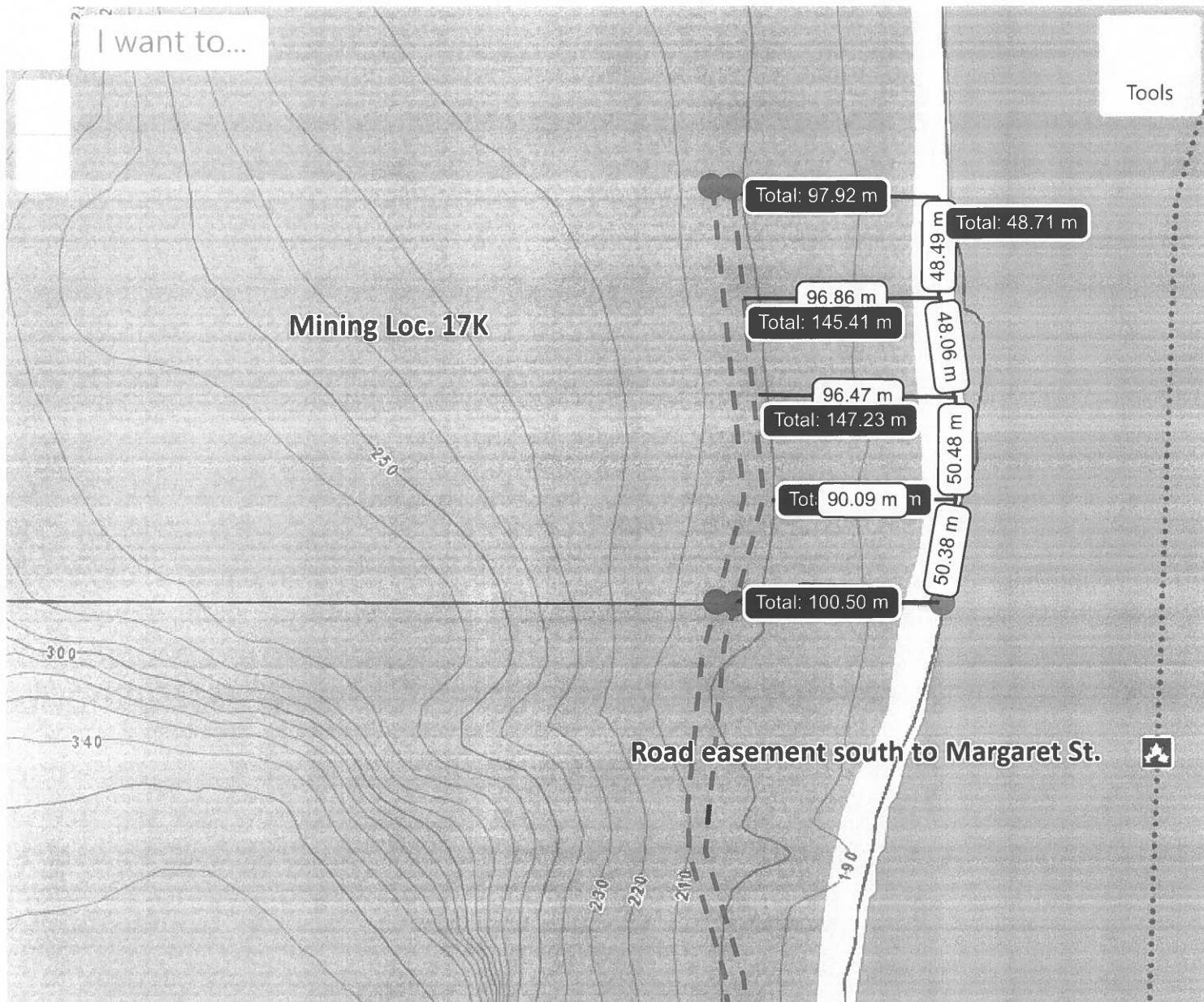


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