

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:

Jeff Prochnicki

Tel:

807-627-9803

Address:

2104 Mahoganyway

Fax:

City/Prov/PC:

Thunder Bay ON Can.

Email:

~~jkproe@shaw.ca~~
~~1-800-474-5332~~

Name:

Braedan Prochnicki

Tel:

807-632-7144

Address Same As Owner Above ☒ Or

Fax:

City/Prov/PC:

Email:

Braedan-prochnicki@icloud.com

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

Name:

N/A

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.)

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.:

N/A no encumbrances

5. Property legal description:			
Assessment Roll Number:		58-01-040-007-03901-0000	
Municipal Address (Or Abutting Road Name If Property Has No Address)		Hwy 61	
Registered Plan No.: SSR-837		Mining Location No.:	
Reference Plan No.:		Lot No.:	
Concession No.: 2N PT	Part No.: Lot 2 RP	Sec. No.: SSR837 Part 1 PCL K5517 TBF	
6. Physical description/dimensions of the parcel that will be RETAINED after severance:			
Frontage in Meters: 103.06 m		Depth in Meters: 287.05 m	
Area in Square Meters: 29583.373 m ²		Area in Hectares: 2.9583373 ha	
Number of Buildings and Structures	Existing: 0	Proposed:	
Use of the Land: Res	Existing: 0	Proposed:	
Official Plan Designation: Res Full Man		Zoning: Res - Rural	
7. Physical description/dimensions of the parcel(s) that will be SEVERED:			
FIRST PARCEL:			
Frontage in Meters: 103.06 m		Depth in Meters: 287.05 m	
Area in Square Meters: 29583.373 m ²		Area in Hectares: 2.9583373 ha	
Number of Buildings and Structures	Existing: 0	Proposed:	
Use of the Land: Res	Existing: 0	Proposed:	
Official Plan Designation: Res Full Man		Zoning: Res - Rural	
SECOND PARCEL (if applicable):			
Frontage in Meters: 103.06 m		Depth in Meters: 287.05 m	
Area in Square Meters: 29583.373 m ²		Area in Hectares: 2.9583373 ha	
Number of Buildings and Structures	Existing: 0	Proposed:	
Use of the Land: Res	Existing: 0	Proposed:	
Official Plan Designation: Res Full Man		Zoning: Res - Rural	
THIRD PARCEL (if applicable):			
Frontage in Meters: 103.06 m		Depth in Meters: 248.143 m	
Area in Square Meters: 25573.617 m ²		Area in Hectares: 2.5573617 ha	
Number of Buildings and Structures	Existing: 0	Proposed:	
Use of the Land: Res	Existing: 0	Proposed:	
Official Plan Designation: Res Full Man		Zoning: Res - Rural	

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

N/A

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

YES

☐

NO

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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

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NO

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CERTIFICATE OF THE APPLICANT

I/We Jeffrey Prochnicki and Braedan Prochnicki of the Municipality/Township/City of

Thunder Bay or 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.

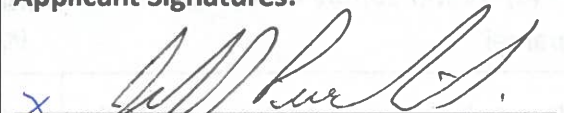
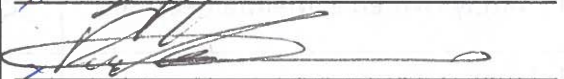
This 29th day of July, 2026.



Commissioner for Taking Affidavits

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

FOURTH PARCEL (if applicable):

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 parcelMark
(X)**(b) Road access to severed parcel(s)**Mark (X)
SEVERED PARCEL

1 2 3 4

Provincial Highway

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Provincial Highway

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Municipal Road

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Municipal Road

☐☐☐☐

Private Road

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Private Road

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Right of Way

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Right of Way

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Water Only**

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Water Only**

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**** (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 parcelMark
(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

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Other (specify):

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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

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Privately Owned & Maintained Septic System

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Outhouse/Privy

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Outhouse/Privy

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Other (specify):

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Other (specify):

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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

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NO

☒



78 1/4

Retained

103.06 m

Lot 1

103.06 m

Lot 2

103.06 m

Lot 3

103.06 m

814.12 ft

Hwy 61

From SGR 837
Plan