

**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: ALBERT KAROSH CONTRACTING LTD	Tel: 807-707-9696
Address: 1490 BROADWAY AVE W	Fax:
City/Prov/PC: THUNDER BAY, ONT	Email: JACK KAROSH @HOTMAIL CO..UK
Name:	Tel:
Address Same As Owner Above <input type="checkbox"/> Or	Fax:
City/Prov/PC:	Email:

**2. Agent Information (Applies On Behalf Of Owner, If Any)**

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

**3. Property Legal Information**

Assessment Roll Number:	58-01-03080 635000	
Municipal Address (Or Abutting Road Name If Property Has No Address)		
Registered Plan No.:	Mining Location No.: ML K16	
Reference Plan No.: 55R 11303	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 of their names and addresses of interested parties. If there are no encumbrances, please indicate so.

PRIVATE ROAD EASEMENT.

5. Physical Description/Dimensions of the Parcel

Frontage in Meters: 500	Depth in Meters: 1500
Area in Square Meters:	Area in Hectares:
Number of Buildings and Structures Existing: 0 Proposed: 0	
Attach a list of the <i>existing</i> buildings/structures including the dates that each was constructed. Attach a list of <i>proposed</i> 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: AGGREGATE	Proposed: AGGREGATE / LAKE FRONT RESIDENTIAL
Number of years existing use has been ongoing: 40+	
Year the Applicant purchase the property: 1958?	
Official Plan Designation:	Existing Zoning: R0AAL AGGREGATE 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 new Official Plan designation?

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.

LAKE FRONT RESIDENTIAL. FOR PARTS TO BE CREATED

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, residential use, second residence:

SEVERANCE OF WATERFRONT AREA TO CREATE LAKEFRONT RESIDENTIAL LOTS. / RETAINER AREA TO REMAIN LICENCED AGGREGATE EXTRACT

11. Road access to the Property:

	Mark (X)		Mark (X)
Provincial Highway		Private Road	✓
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..

PRIVATE ACCESS ROAD. TO NEW / RETAINED LOTS

13. Water supply to the property:

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

14. Septic service to the parcel:

Mark (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.

	Storm Sewer	<input checked="" type="checkbox"/>	Ditches
	Swales	<input type="checkbox"/>	Other (specify):

16. Is there a file/application for 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 part 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?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
...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 C of Neelburg'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. If you, in your view, will the proposed development fit in with the other existing land uses in the vicinity of the property? Attach a site plan if necessary.

LAKEFRONT DEVELOPMENT ADDS NEW RESIDENTIAL TO EXISTING.  
 LAKEFRONT RESIDENTIAL IN THE IMMEDIATE AREA

10. Describe in detail, how your development is consistent with the Official Policy Statement issued under Subsection 3(1) of the Planning Act. Attach additional pages if necessary.

**CERTIFICATE OF THE APPLICANT**

I/We JACK RAPOSA of the **Municipality/Township/City** of

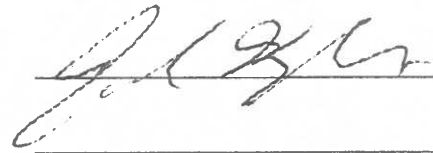
\_\_\_\_\_ in the Province of Ontario, solemnly declare that the statements contained in this application are true. **I/We** make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

**Jointly and severally** (delete if not required) at the

**Municipality/Township/City** of

Needing. This 10<sup>th</sup> day of June, 2026.

**Applicant(s) Signature:**



**ERIKA KROMM**

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

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