

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: Trevor Clinker		Tel: 807-628-6234	
Address: 3015 Oliver Road, Thunder Bay, ON P7G 1S5		Fax: None	
City/Prov/PC: Thunder Bay, Ontario		Email: trevorclinker@hotmail.com	
Name:		Tel:	
Address Same As Owner Above ☐ Or		Fax:	
City/Prov/PC:		Email:	
2. Agent Information Acting On Behalf Of Owner (If Any):			
Name: See attached Schedule "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	X	To approve a lease with a term over 21 yrs.	
To add property to another (consolidate)	X	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.) Joan Foster, purchaser of the severed land			
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.:			
Charge TY317238 in favour of Royal Bank of Canada Charge TY311540 in favour of Royal Bank of Canada			

5. Property legal description:			
Assessment Roll Number:		58-01-040-007-51900-0000	
Municipal Address <i>(Or Abutting Road Name If Property Has No Address)</i>		852 Cloud Lake Road, Neebing ON	
Registered Plan No.: PL W789 CROOKS SRO; NEEBING		Mining Location No.:	
Reference Plan No.:		Lot No.: 18	
Concession No.:	Part No.:	Sec. No.:	
6. Physical description/dimensions of the parcel that will be RETAINED after severance:			
Frontage in Meters: 21.34 m - to be confirmed by survey		Depth in Meters: Irregular - to be confirmed by survey	
Area in Square Meters: Irregular - to be confirmed by survey		Area in Hectares: Irregular - to be confirmed by survey	
Number of Buildings and Structures	Existing: 1 dwelling	Proposed: No change	
Use of the Land:	Existing: Residential	Proposed: No change	
Official Plan Designation: Lakefront Residential		Zoning: Rural	
7. Physical description/dimensions of the parcel(s) that will be SEVERED:			
FIRST PARCEL:			
Frontage in Meters: None		Depth in Meters: Approx. 41 m - to be confirmed by survey	
Area in Square Meters: Approx. 230 m ² - to be confirmed by survey		Area in Hectares: Approx. 0.023 ha - to be confirmed by survey	
Number of Buildings and Structures	Existing: 1 gazebo	Proposed: No change	
Use of the Land	Existing: Residential/Septic Field	Proposed: No change	
Official Plan Designation: Lakefront Residential		Zoning: Rural	
SECOND 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:	
THIRD 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:	

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 parcel		Mark (X)	(b) Road access to severed parcel(s)		Mark (X) SEVERED PARCEL			
					1	2	3	4
Provincial Highway			Provincial Highway					
Municipal Road		X	Municipal Road					
Private Road			Private Road		X			
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): None		X	Other(specify): None		X			
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		X	Privately Owned & Maintained Septic System		X			
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 ☒		No application has ever been commenced by the Applicant. Unknown if other applications have been sought prior to the Applicant acquiring the lands.				

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 Trevor Clinker of the Municipality/Township/City of

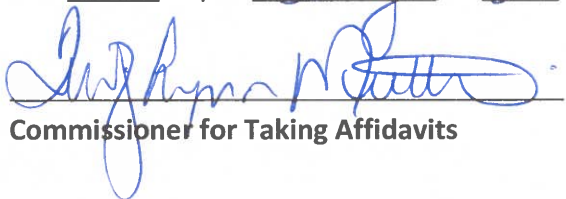
Thunder Bay

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.

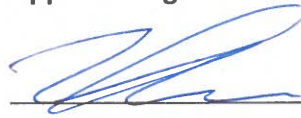
Jointly and severally (delete if not required) at the

Municipality/Township/City of Thunder Bay.

This 3 day of July, 2026.


Commissioner for Taking Affidavits

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 Joan Foster and Weiler Maloney Nelson LLP (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

July 3, 2026

Date

SCHEDULE "A"

AGENT INFORMATION ACTING ON BEHALF OF OWNER

Name: Joan Foster
Address: 34 South Hill St., Thunder Bay, Ontario P7B 3T5
City/Prov/Pc: Thunder Bay, Ontario
Tel: 807-344-8065
Fax: None
Email: fosterbode@tbaytel.net

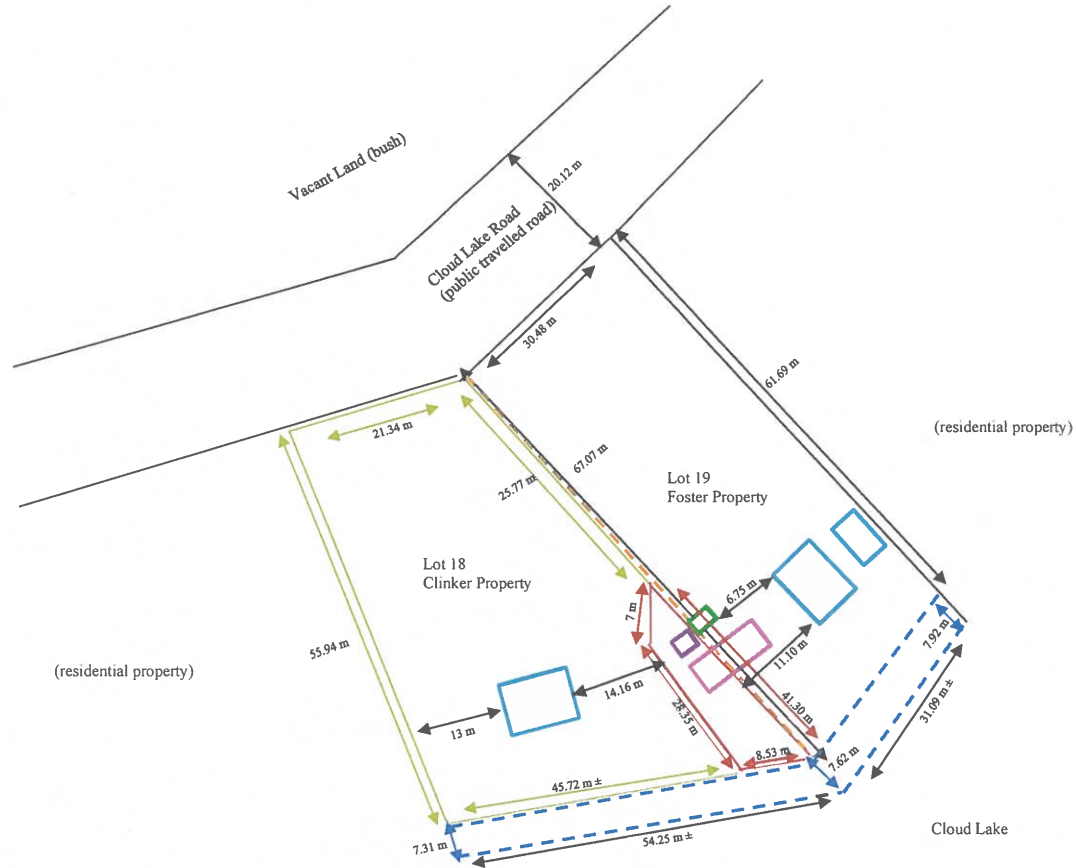
-and-

Weiler Maloney Nelson LLP
201-1001 William Street
Thunder Bay, Ontario
P7B 6M1
Tel: 807-623-1111
Fax: 807-623-4947
Email: jchesterman@wmnlaw.com
Attn: Jessica Chesterman

SKETCH

Legend

- Severed Lands
- Retained Lands
- Shoreline
- Foster Gazebo
- Current Lot Line
- House
- Foster Sauna
- Foster Septic Field



NOT TO SCALE