

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

2. Agent Information (on Behalf Of Owner, if Any):

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

3. Indicate the type of consent for which the severance is required:

To sell/transfer property	<input checked="" type="checkbox"/>	To approve a lease with a term over 21 yrs.	
To add property to another (consolidate)	<input type="checkbox"/>	For a mortgage over part of the land	
To provide an easement/right of way	<input checked="" type="checkbox"/>	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 on the property, please provide details. If there are no encumbrances, please indicate so.



~~NO~~ PRIVATE ROAD EASEMENT.

Assessment Roll Number:	58-01- 03 000 635 000		
Municipal Address (Or Abutting Road Name If Property Has No Address)	MARGARET ST N.		
Registered Plan No.:	55R1103	Mining Location No.:	K16
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:	500	Depth in Meters:	1500
Area in Square Meters:	3,750,000	Area in Hectares:	
Number of Buildings and Structures	Existing: <input type="radio"/>	Proposed: <input type="radio"/>	
Use of the Land	Existing: AGGREGATE	Proposed: AGGREGATE	
Official Plan Designation:	Zoning: COMMERCIAL RURAL		
7. Physical description/dimensions of the parcel(s) that will be SEVERED:			
FIRST PARCEL: IRREGULAR SHAPE			
Frontage in Meters:	250 AVG	Depth in Meters:	80 AVG
Area in Square Meters:		Area in Hectares:	2.5
Number of Buildings and Structures	Existing: <input type="radio"/>	Proposed: <input type="radio"/>	
Use of the Land	Existing: AGGREGATE	Proposed: LAKEFRONT RESIDENTIAL	
Official Plan Designation:	Zoning:		
SECOND PARCEL (if applicable): IRREGULAR SHAPE			
Frontage in Meters:	116 AVG	Depth in Meters:	60 AVG
Area in Square Meters:	6960	Area in Hectares:	0.696
Number of Buildings and Structures	Existing: <input type="radio"/>	Proposed: <input type="radio"/>	
Use of the Land	Existing:	Proposed: LAKEFRONT RESIDENTIAL	
Official Plan Designation:	Zoning:		
THIRD PARCEL (if applicable): IRREGULAR SHAPE			
Frontage in Meters:	107 80 AVG	Depth in Meters:	107 AVG.
Area in Square Meters:	8453	Area in Hectares:	0.845
Number of Buildings and Structures	Existing: <input type="radio"/>	Proposed: <input type="radio"/>	
Use of the Land	Existing:	Proposed: LAKEFRONT RESIDENTIAL	
Official Plan Designation:	Zoning:		

FOURTH PARCEL (if applicable): IRREGULAR

Frontage in Meters: 44.906 Depth in Meters: 119

Area in Square Meters: 5236 Area in Hectares: .523

Number of Buildings and Structures Existing:  Proposed: 

Use of the Land Existing: Proposed: LAKE FRONT 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 this subject and 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 KAPOSH of the Municipality/Township/City of _____

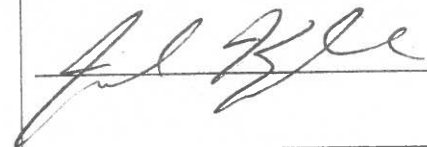
_____ in the Province of Ontario, solemnly declare that the statements contained in this application are true. I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Jointly and severally (delete if not required) at the

Municipality/Township/City of Needing

This 26th day of June, 2026.

Applicant Signatures:



Commissioner for Taking Affidavits

ERIKA KROMM

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/behaves:
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

Albert Kapush Contracting Ltd.

To: Municipality of Neebing,

Regarding the severance and zoning applications we are adding this additional information in the hope that it answers any questions that may arise.

We are submitting these applications with the intention of creating 4 new lakefront residential lots while retaining the licensed aggregate area.

All purchasers will be made aware of the aggregate area and operations in writing as part of any sale agreement.

The area to be severed has no aggregate potential and we will provide a buffer zone as required between any development and current and future aggregate operations.

A private road easement will be continued on from the existing easement and surveyed first to accommodate geological concerns, and lot sizes will be adjusted accordingly to meet lot depth and minimum area requirements as best we can.

The easement will be 20m in width and the road will have a 9m surface to address the possibility of the road becoming public in the future.

The lot dimensions are irregular and are approximate on the accompanying map. The lot areas will exceed the requirement for Lakefront residential zoning to provide ample room for well and septic. We are including a minor variance application in consideration of these variations in lot sizes.

Looking forward to working with the council on this and future projects,

Jack Kapush



Make A Topographic Map

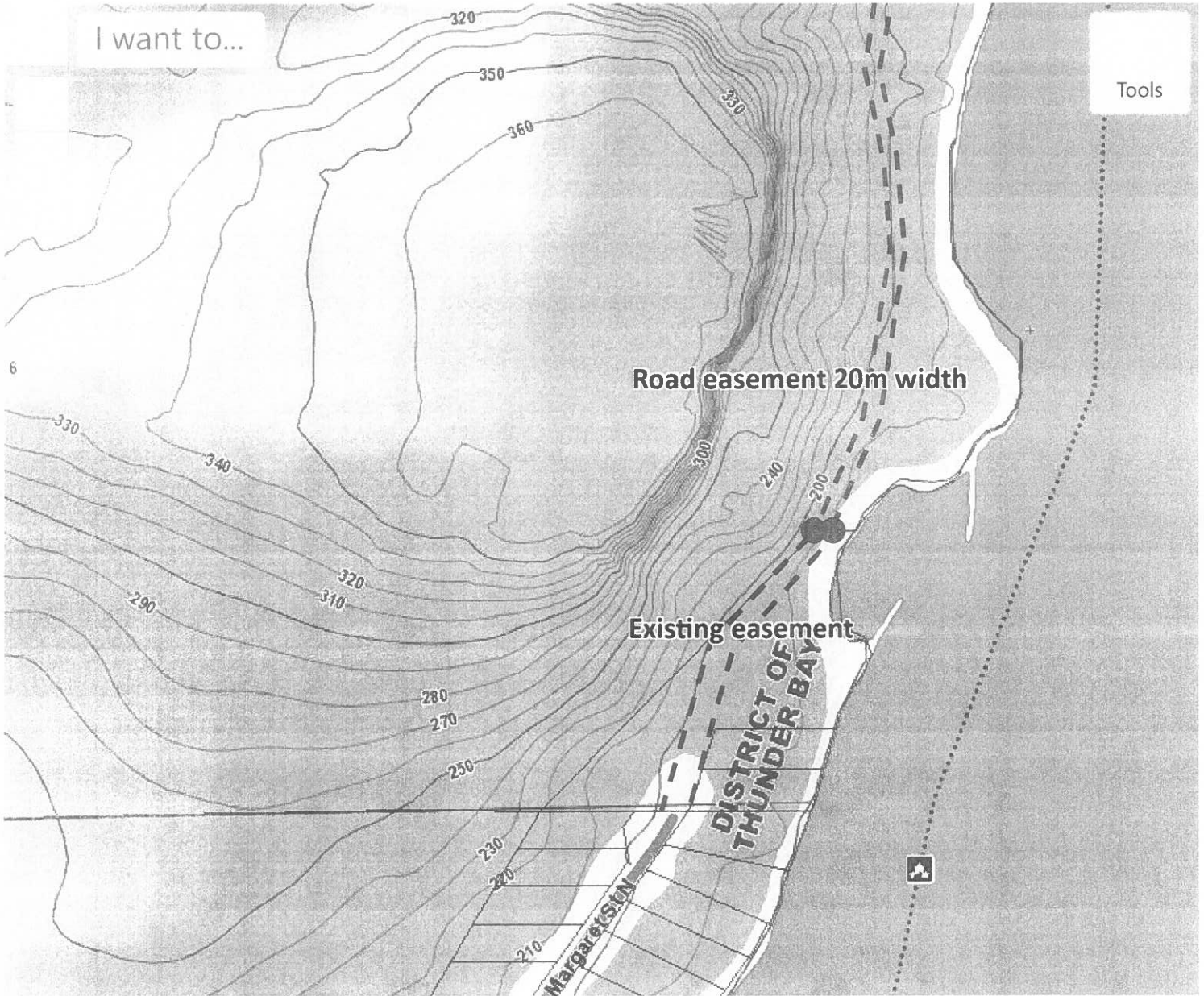
Ministry of Natural Resources

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français

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Tools



Still working. Loading Assessment Parcel map data...



Make A Topographic Map

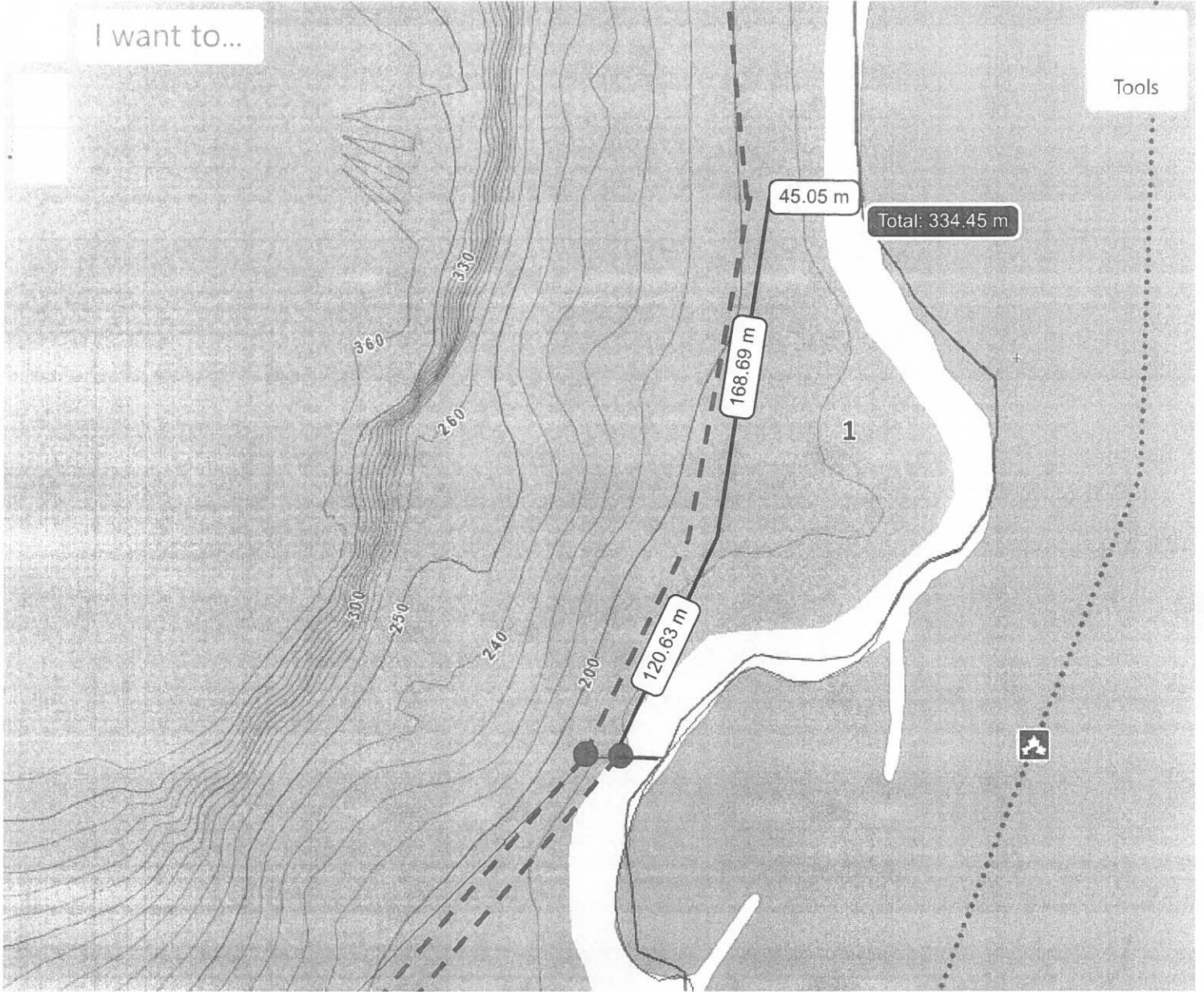
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