

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: Cliffview Properties Inc.

Tel: 807-964-2745

Address: 1490 Broadway Ave

Fax:

City/Prov/PC: Thunder Bay, ON P7K 1M1

Email:

Name:

Tel:

Address Same As Owner Above Or

Fax:

City/Prov/PC:

Email:

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

Name: Tara A. Hum

Tel: 807-623-2500

Address: 1121 Barton St.

Fax:

City/Prov/PC: Thunder Bay, ON P7B 5N3

Email: thum@busetlaw.com

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): to create 3 building lots	X

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.:

5. Property legal description:			
Assessment Roll Number:	58-01-030-006-34900		
Municipal Address (Or Abutting Road Name If Property Has No Address)	Sturgeon Bay Road, South Side of Road		
Registered Plan No.:			Mining Location No.: 15K Blake
Reference Plan No.: 55R-14960	Lot No.:		
Concession No.:	Part No.: 1,2, and 3	Sec. No.: TBF	
6. Physical description/dimensions of the parcel that will be RETAINED after severance:			
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:		
7. Physical description/dimensions of the parcel(s) that will be SEVERED:			
<u>FIRST PARCEL:</u> Retained			
Frontage in Meters: 714.9	Depth in Meters: 127.68-205-35		
Area in Square Meters: 116,840	Area in Hectares: 11.684		
Number of Buildings and Structures	Existing:	Proposed:	
Use of the Land	Existing: E	Proposed: R	
Official Plan Designation:	Zoning: (R) re-zone application being submitted simultaneously		
<u>Second</u> <u>SECOND PARCEL (if applicable):</u> Lot 1			
Frontage in Meters: 296.4	Depth in Meters: 122.19-127.68		
Area in Square Meters: 36,990	Area in Hectares: 3.699		
Number of Buildings and Structures	Existing:	Proposed:	
Use of the Land	Existing: E	Proposed: R	
Official Plan Designation:	Zoning: (R) re-zone application being submitted simultaneously		
<u>Third</u> <u>THIRD PARCEL (if applicable):</u> Lot 2			
Frontage in Meters: 331.2	Depth in Meters: 122.03-122.19		
Area in Square Meters: 36,950	Area in Hectares: 3.695		
Number of Buildings and Structures	Existing:	Proposed:	
Use of the Land	Existing: E	Proposed: R	

Official Plan Designation:	Zoning: (R) re-zone application being submitted simultaneously
----------------------------	--

8.(a) Road access to retained parcel	Mark (X)	(b) Road access to severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Provincial Highway		Provincial Highway			
Municipal Road	X	Municipal Road	X	X	
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
Privately Owned & Maintained Well	X	Privately Owned & Maintained Well	X	X	
Lake		Lake			
Other (specify):		Other(specify): to be determined			

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
Privately Owned & Maintained Septic System	X	Privately Owned & Maintained Septic System	X	X	
Outhouse/Privy		Outhouse/Privy			
Other (specify):		Other (specify): to be determined			

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 X

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

12. Were any land parcels severed from this property since October 4, 1972?

YES X NO

One parcel created in 1995.

If YES, advise how many times the property has been severed and when this happened.

13. Have any land parcels been severed from the original parcel that was acquired by the Applicant?

YES X

NO

If YES, advise how many times the property has been severed and when this happened. The property we currently wish to sever into three lots was severed by a natural severance, being Sturgeon Bay Road, from the remainder of K15 which lies north of Sturgeon Bay Road on July 18, 2022.

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

YES X

NO

If YES, provide the file/application number and the status of such applications.

Official Plan Amendment:

Plan of Subdivision:

X Zoning By-law Amendment: submitting simultaneously

Minor Variance:

Minister's Zoning Order:

Consent:

15. Is this application consistent with the Provincial Policy Statement issued under the Planning Act?

YES X

NO

CERTIFICATE OF THE APPLICANT

We Chassy KostECKi and Jack Kapush, signing officers for Cliffview Properties Inc. of the City of Thunder Bay in the Province of Ontario, solemnly declare that the statements contained in this application are true. 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 at the City of Thunder Bay, District of

Thunder Bay, this 15th day of August, 2022.




Commissioner for Taking Affidavits

Tara A. Hum
Barrister, Solicitor & Notary Public

Applicant(s) Signature:



Per: Chassy KostECKi, president.
I have the authority to bind the CORPORATION



Per: Jack Kapush, secretary.
I have the authority to bind the CORPORATION.

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.

**Owners' Authorization for an Agent to make the application on their behalves: We authorize Tara A. Hum,
Buset LLP (name of Agent) to act on our behalf in submitting this application, which is filed with my/our
knowledge and consent.**

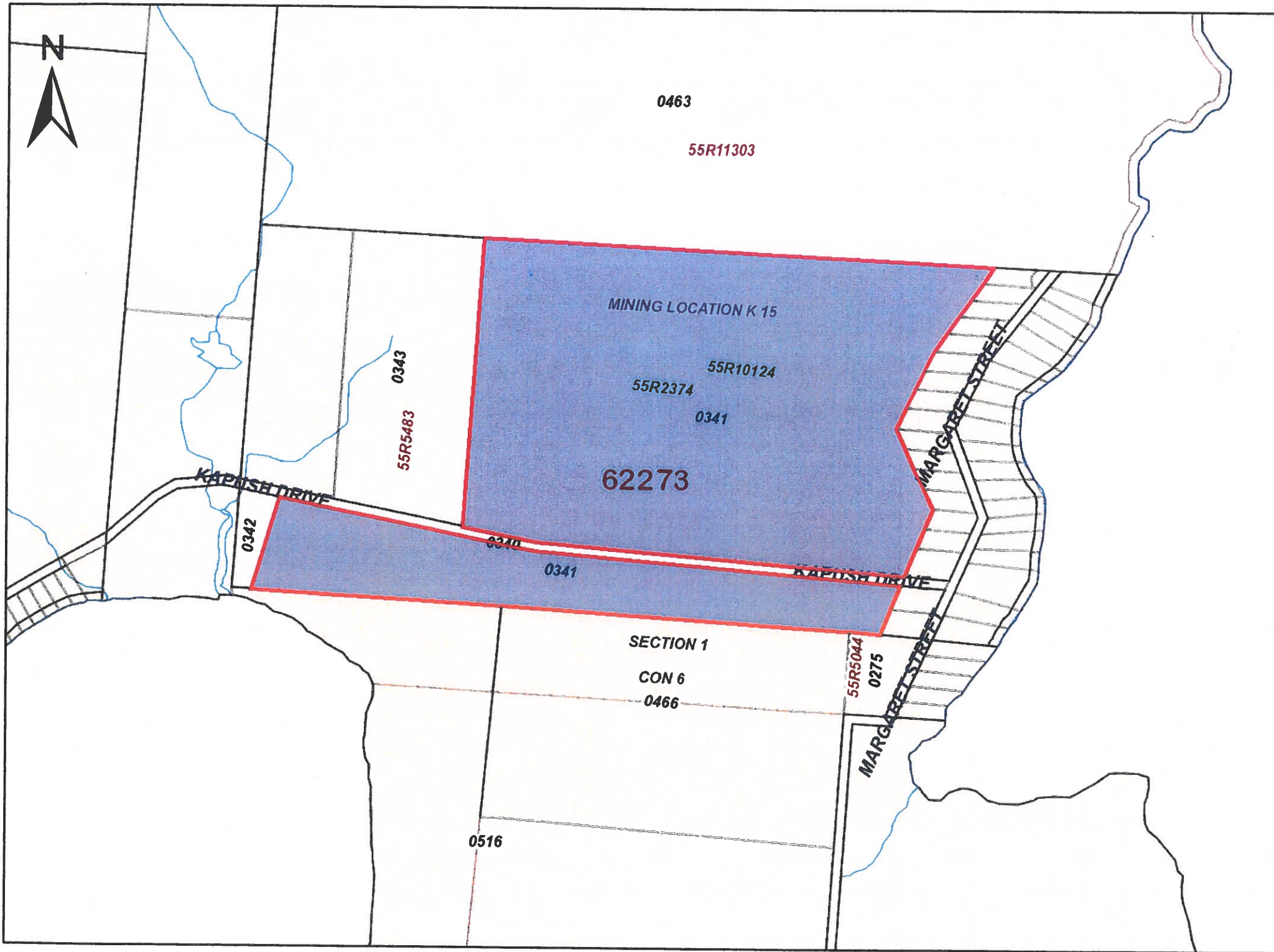




08-15-2022

Owner/Owners' Signatures

Date



PRINTED ON 03 MAR, 2022 AT 15:58:46
FOR TARA0001



PROPERTY INDEX MAP
THUNDER BAY(No. 55)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	---

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



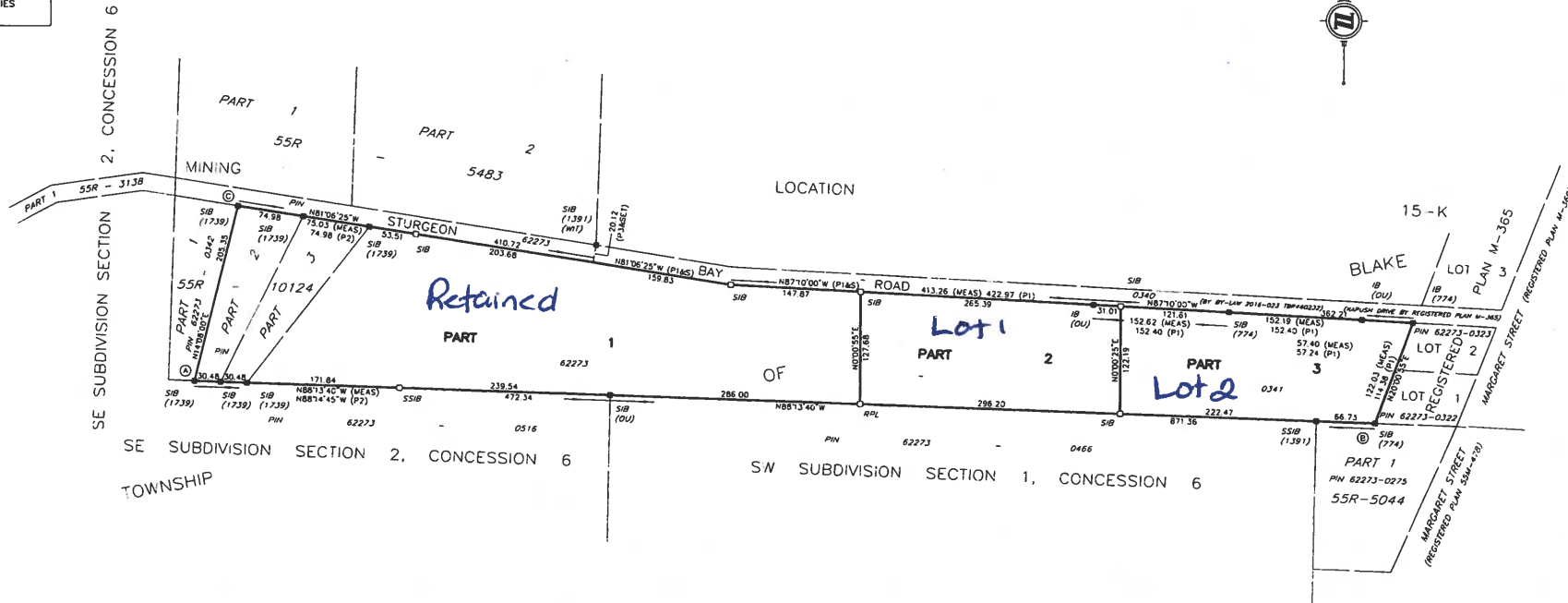
OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING SERVICE AND ARE REFERRED TO UTM ZONE 16, NAD83 (CSRS)(2010). COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC.14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
A	5 341 545.12	329 425.12
B	5 341 503.56	330 748.10
C	5 341 744.23	329 455.27

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PARTS SCHEDULE			
PART	MINING LOCATION	PIN	AREA
1			1.684 ha
2	PART OF 15-K	PART OF 62273-024	3.699 ha
3			3.695 ha

PLAN 55R-14960
 Received and deposited
July 11th, 2022
Guy Noel Nkuruziza
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Thunder Bay (No.55)



PLAN OF SURVEY OF
 PART OF MINING LOCATION 15-K
 TOWNSHIP OF BLAKE
 MUNICIPALITY OF NEEBING
 DISTRICT OF THUNDER BAY

SCALE - 1:3000



THE INTENDED PLAN SIZE OF THIS PLAN IS 914mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:3000.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 12TH DAY OF MAY, 2022.

2022/07/08
 DATE

PETER DE HAAN
 PETER de HAAN
 ONTARIO LAND SURVEYOR

NOTES

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, HAVING A BEARING OF N88°13'40"W BY REAL TIME KINEMATIC (RTK) OBSERVATIONS, UTM ZONE 16, NAD83 (CSRS)(2010).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999925.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- DENOTES PLANTED SURVEY MONUMENT
- DENOTES FOUND SURVEY MONUMENT
- ⊕ DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- RPL DENOTES ROCK PLUG
- WIT DENOTES WITNESS
- 774 DENOTES J. PRYSTANSKI O.L.S.
- 1391 DENOTES B. MASKELL O.L.S.
- 1739 DENOTES P. de HAAN O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- P1 DENOTES REGISTERED PLAN M-365
- P2 DENOTES 55R-10124
- P3 DENOTES 55R-5044
- MEAS DENOTES MEASURED
- S DENOTES SET

ROTATIONS APPLIED TO PLAN BEARINGS FOR BEARING COMPARISONS	
P.JAN	ROTATION
P1 & P2	1°41'00" CLOCKWISE
P3	1°42'15" CLOCKWISE

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-27900.

TBT ENGINEERING
CONSULTING GROUP
TBT SURVEYORS INC. - A WHOLLY OWNED SUBSIDIARY OF TBT ENGINEERING LIMITED

1918 YONGE STREET, THUNDER BAY, ON P7E 6T9
 T: (807) 624-5160 F: (807) 624-5161 www.tbte.ca

DRAWN BY: Z.W.	CHECKED BY: T.G.	DATED: 2022/07/08
----------------	------------------	-------------------

File: T:\Projects\2022\22-155 400mm Layer Ref Plan\LSurvey\22-155 Ref P 20220614.dwg