

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: 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, Buset LLP

Tel: 807-623-2500

Address: 1121 Barton St.

Fax:

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

Email: thum@busetlaw.com

3. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances currently on the property, please provide details including names and addresses of interested parties. If there are no encumbrances, please indicate so.:

4. Property Legal Description:

Assessment Roll Number:

58-01-030-008-34900

Municipal Address (Or Abutting Road
Name If Property Has No Address)

Sturgeon Bay Road, South Side of Road

Registered Plan No.:

Mining Location No.: 15 K Blake

Reference Plan No.: 55R-14960

Lot No.:

Concession No.:

Part No.: 1,2, and 3

Sec. No.: TBF

5. Physical description/dimensions of the parcel:		
Frontage in Meters: 1,342.49	Depth in Meters: 122.03 – 205.35	
Area in Square Meters: 190,780	Area in Hectares: 19.078	
Number of Buildings and Structures	Existing:	Proposed:
<p>(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 building 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.)</p>		
Use of the Land	Existing: Aggregate Extraction	Proposed: Rural
Number of years existing use has been ongoing:		
Year the Applicant purchase the property: 1980		
Official Plan Designation:	Existing Zoning: E	
6. Are you seeking a New Official Plan designation?		
<p style="text-align: center;">YES NO X</p> <p>If YES, please indicate what is desired (attach more pages if necessary).</p>		
7. Are you seeking a site-specific Official Plan policy amendment?		
<p style="text-align: center;">YES NO X</p> <p>If YES, please indicate what is desired (attach more pages if necessary).</p>		
8. Are you seeking a new Zone?		
<p style="text-align: center;">YES X NO</p> <p>If YES, please indicate which zone you are seeking. Rural (R) Zone</p>		
9. Are you seeking changes to the Zone Regulations (set-backs)?:		
<p style="text-align: right;">YES NO X</p> <p>If YES, please indicate the details (attach more pages if necessary):</p>		
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. If there is no new development being proposed, describe the reasons for this application.:		
The new development being proposed will be a rural-residential area containing buildings and structures set out under the permitted uses in the Neebing Zoning Bylaw.		
11. Road access to the Property:		
	Mark (X)	Mark (X)
Provincial Highway		Private Road
Municipal Road	X	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.:		
TBD 		
13. Water supply to the property:		
Mark (X)		
X	Privately Owned and Maintained Individual Well	
	Lake	
	Other (specify):	
14. Septic service to the retained parcel		
Mark (X)		
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.

15. Stormwater Drainage:

Mark (X)

Mark (X)

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

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(s) and the status of such applications.

Official Plan Amendment:	Plan of Subdivision:
Zoning By-law Amendment:	Minor Variance:
Minister's Zoning Order:	Consent: Submitting Simultaneously

15. Is ANY boundary line of the Property:

Mark (X)

YES

NO

...within 500 metres of an agricultural operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
...within 500 metres of a landfill operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
...within 500 metres of mineral aggregate operations or a pit or a quarry?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If YES, will the development hinder continued operations of extraction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
...within 125 metres of a significant wetland?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does any portion of the Property contain habitat of any endangered or threatened species (plant or animal)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. How, in your view, will the proposed development fit in with the other existing land uses in the vicinity of the property? Attach additional pages if necessary.

Consistent with building lots and subdivision in the area and offer opportunities for a variety of developments.

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

Consistent with the Provincial Policy Statement in that it will create more usable living space for residents.

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.

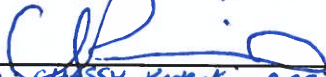


Commissioner for Taking Affidavits


Tara A. Hum
Barrister, Solicitor & Notary Public

Applicant(s) Signature:

Cliffview Properties Inc.



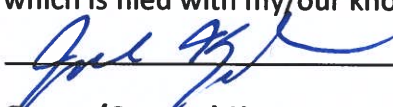
per: Chassy KostECKi, president
I have the authority to bind the Corporation



per: Jack Kapush, secretary,
I have the authority to bind the Corporation.

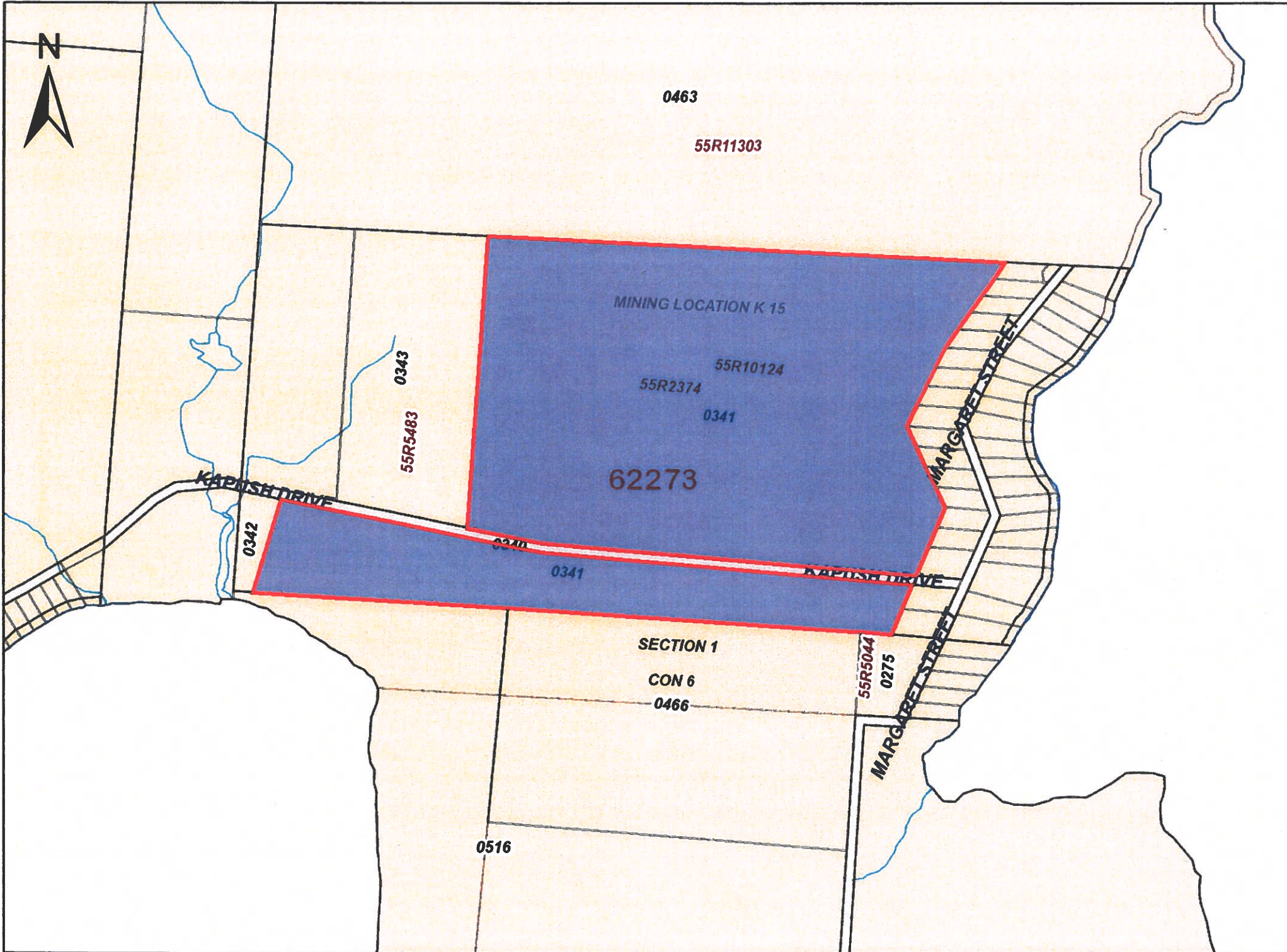
If the Applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporate Seal shall be affixed – or written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

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.

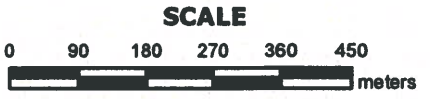


Owner/Owners' Signatures

08-15-2022
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

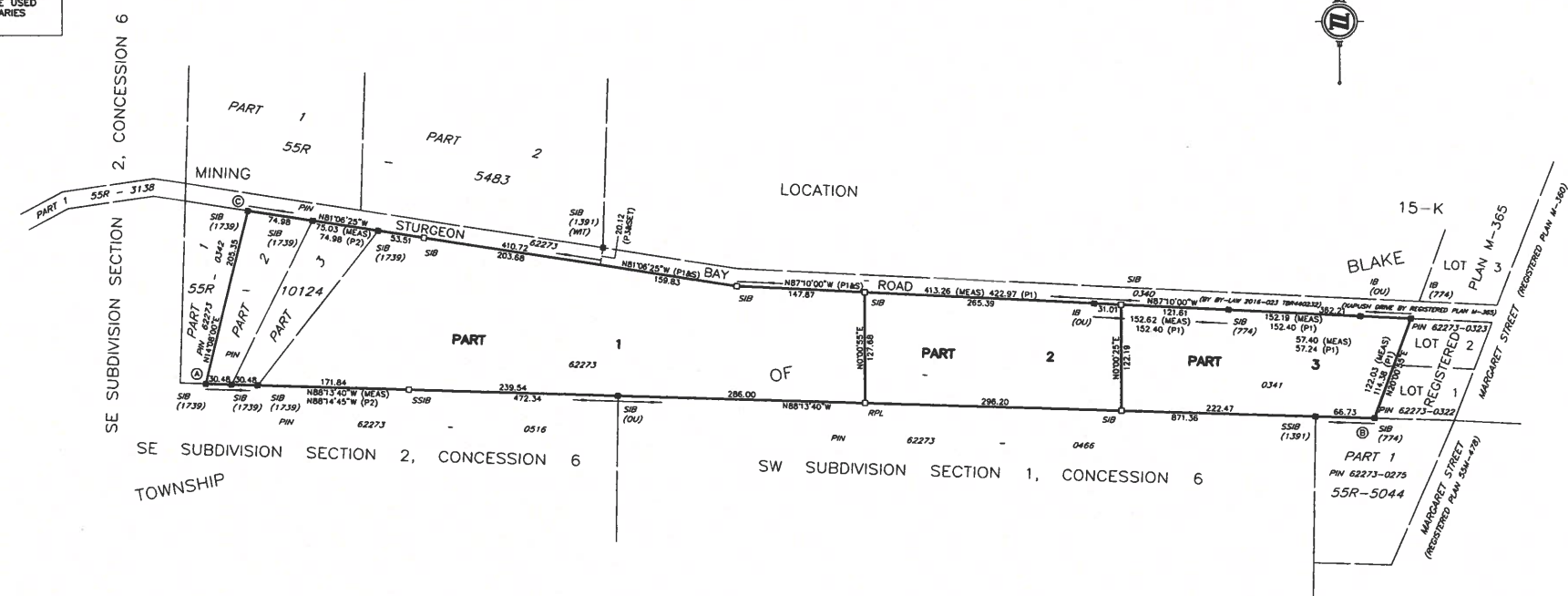
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING SERVICE AND ARE REFERRED TO UTM ZONE 18, NAD83 (CSRS)(2010). COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC.14(2) OF O.REG. 218/10

POINT ID	NORTHING	EASTING
A	5 341 545.12	329 405.12
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			11.684 ha
2	PART OF 15-K	PART OF 62273-0341	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
 Municipality of Neebing
 District 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 18, 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
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SIB 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	
PLAN	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.tble.co

DRAWN BY: Z.W. CHECKED BY: T.C. DATED: 2022/07/08
 File: Y:\Projects\2022\22-155 Kooch Legal Ref Plan\MSurvey\22-155 Ref Pl 20220814.dwg