

PROPERTY FOR SALE – Zebedee Place (Also known as “Zebadee” Place)

The Municipality offers for sale Block “A” on Plan M-363, together with a portion of the adjacent shoreline road allowance. This lot has municipal address 8 Zebedee Place.

The Shoreline Road Allowance was closed by By-law 125-1989.

The asking price is \$150,000.00. A form of Agreement of Purchase and Sale which can be used to submit offers is enclosed.

There are conditions associated with the property sale.

Purchasers will be required to enter into a development agreement, which will be registered on title to the property in question (after purchase) that requires the owner (and binds subsequent purchasers) to complete construction of a residential building on the lot within three (3) years of the date that the deed transferring title from the Municipality is registered. Failure to abide by the development agreement will result in a transfer of the property back to the Municipality, at a pre-determined sum being a discounted amount associated with the original sale price. A copy of the proposed agreement is enclosed.

The dimensions of the Lot & shoreline road allowance parcel are:

Block “A” Plan M363		Shoreline Road Allowance	
North boundary line (common boundary with Lot 20)	99.06 m (325.0')	North boundary line (common boundary with Block “A”)	130 m (irreg.) (426.5')
South boundary line (common boundary with Shoreline Road Allowance)	130 m (irreg.) (426.5')	South boundary line (Little Trout Bay)	102.25 m (335.47')
Northwest boundary line (Road frontage on cul-de-sac)	7.01 m (23')		
West Boundary Line (common boundary with Lot 16)	45.09 m (147.92')	West boundary line (common boundary with Lot 16)	45.09 m (147.92')
East boundary line	Non-existent (property comes to a point)	East boundary line (common boundary with portion of Shoreline Road allowance being retained by Municipality)	26.248 m (86.12')
Approximate area	0.4 ha (0.99 a)	Approximate area	0.1984 ha (0.49 a)
Entrance	none	Entrance	N/A
Property to south	Shoreline road allowance	Property to south	Lake Superior (Little Trout Bay)

Property to north	Developed residential parcel	Property to north	Block "A" Plan M363
Property to West	Developed residential parcel	Property to West	Developed residential parcel
Property to East	Block E, Plan 363 (water access for owners of inland lots on the plan)	Property to East	Shoreline Road Allowance (utilized by owners of inland lots on the plan)

The total area of the property being sold is: 0.6 hectares or 1.48 acres.

Block "E" on the Plan of subdivision (running behind Block "A") provides water access for inland lots on the plan of subdivision. The retained shoreline road allowance provides space for persons who are accessing the water via Block "E" to moor their boats.

The property to the East of Block "E" on the Plan of Subdivision is the "Little Trout Bay" Conservation Area, owned and operated by the Lakehead Region Conservation Authority.

This lot, together with the property making up the balance of the subdivision, is zoned "Recreation One Zone". The Conservation Area to the east is zoned "open space".

Recreation 1 Zoning allows the following uses:

- (1) a recreational dwelling
- (2) a recreational modular home
- (3) a guest cottage
- (4) a bed and breakfast
- (5) a boat house
- (6) buildings, structures and uses accessory to the above uses in accordance with Section 2.1.

The relevant zoning by-law is under review at present. It is anticipated that permanent year-round homes will be added as permitted uses in this zone as part of that review.

Building regulations in this zone are:

- | | | |
|-----|--|--------------------|
| (1) | Minimum Lot Area | 1400 square metres |
| (2) | Minimum Lot Frontage | 30 metres |
| (3) | Minimum Lot Depth | 40 metres |
| (4) | Minimum Front Yard | 10 metres |
| (5) | Minimum Side Yard | |
| | - for a recreational dwelling | 5 metres |
| | - for accessory buildings | 15 metres |
| (6) | Minimum Rear Yard | |
| | - when abutting a shoreline road allowance | 1 metre |

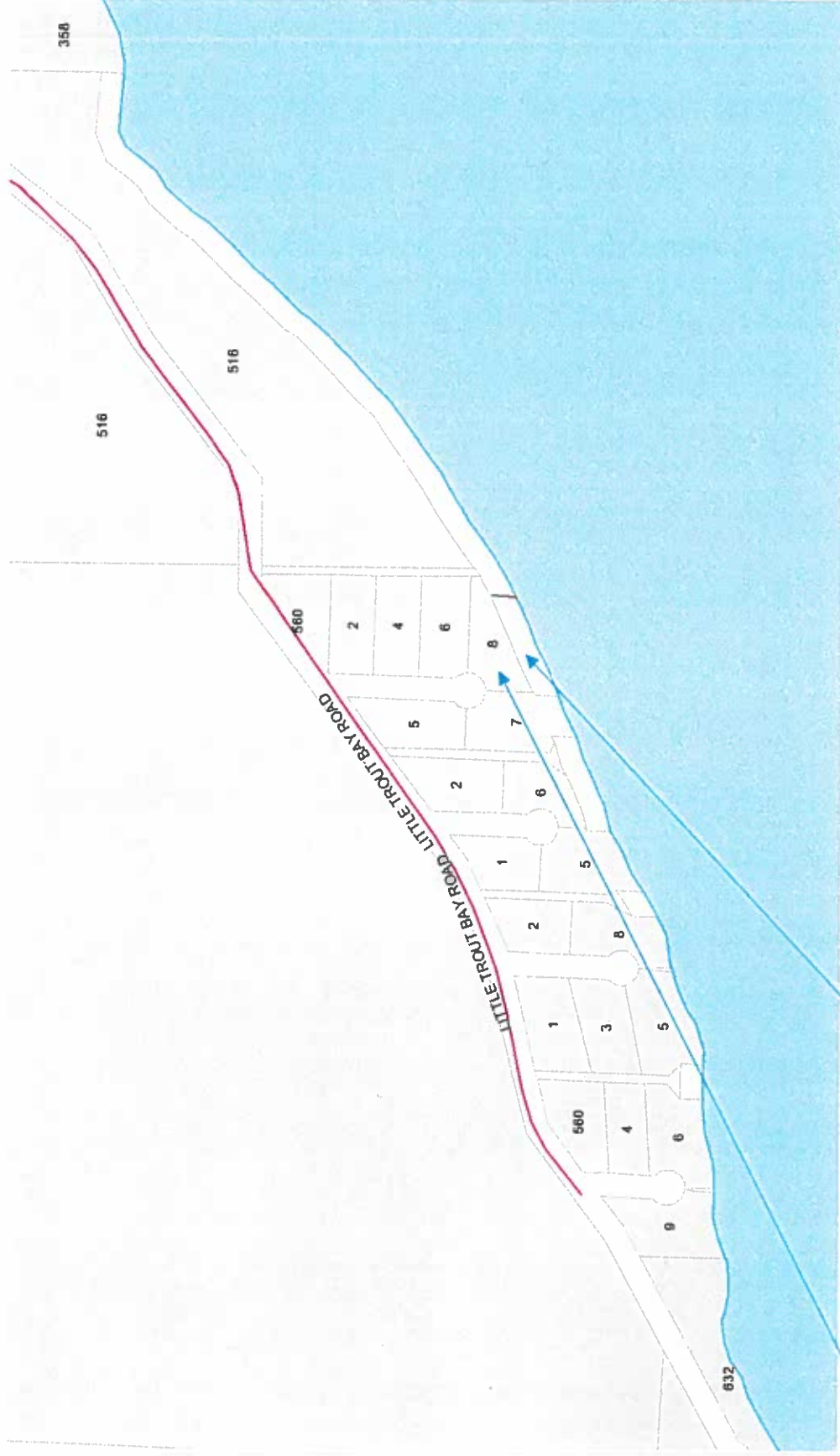
- when not abutting a shoreline
road allowance 23 metres
- (7) Maximum Building Height 10 metres
- (8) Minimum Floor Area 55 square metres

The Lot Frontage of Block "A" does not meet the minimum requirements as noted above (there are only 7.01 meters of frontage, as opposed to the minimum frontage of 30 meters in the by-law). This lot, however, is exempt from that requirement as it is a "lot of record", created prior to the imposition of the minimum frontage requirement. All of the other lot dimensions can be complied with.

The Subdivision Plan was registered with the name of the cul-de-sac printed as "Zebadee Place". Over time, usage has changed so that most residents on the cul-de-sac print the name as "Zebedee Place". In the recently passed consolidation of Road-Naming by-laws, the Municipality used the spelling with the "e" rather than the "a", given that is how it is most commonly used and understood.

Zebadee Place Lot:

Lot Fabric in the Neighbourhood:

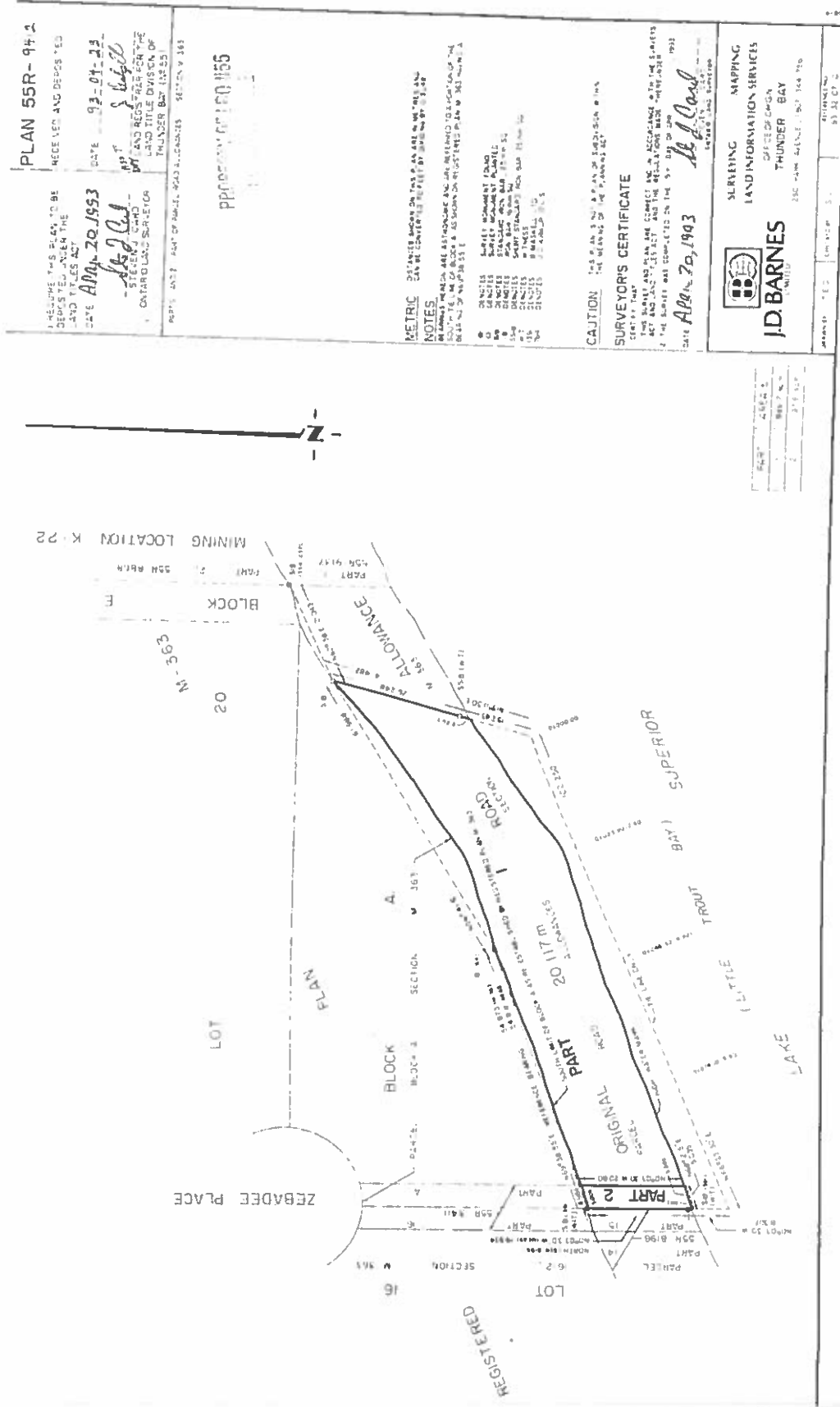


Block "A" (#8 Zebadee Place) and Shoreline Road Allowance Parcel

See next two pages for Subdivision and Reference Plan Detail

Zebadee Place Lot:

Subdivision Plan and Reference Plan Details: Reference Plan.



PLAN 55R-942

RECEIVED AND DEPOSITED

DATE *Aug 20, 1993*

DATE *93-07-23*

AND RECORD FOR THE LAND TITLE DIVISION OF THUNDER BAY (1953)

SECTION 16

approximately 1155

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND SHALL BE CONSIDERED AS SUCH UNLESS OTHERWISE SPECIFIED

NOTES

- 1. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 2. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 3. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 4. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 5. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 6. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 7. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 8. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 9. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 10. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 11. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 12. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 13. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 14. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 15. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 16. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 17. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 18. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 19. THE PLAN IS A PART OF SURVEY PLAN 55R-942
- 20. THE PLAN IS A PART OF SURVEY PLAN 55R-942

CAUTION

SURVEYOR'S CERTIFICATE

DATE *Aug 20, 1993*

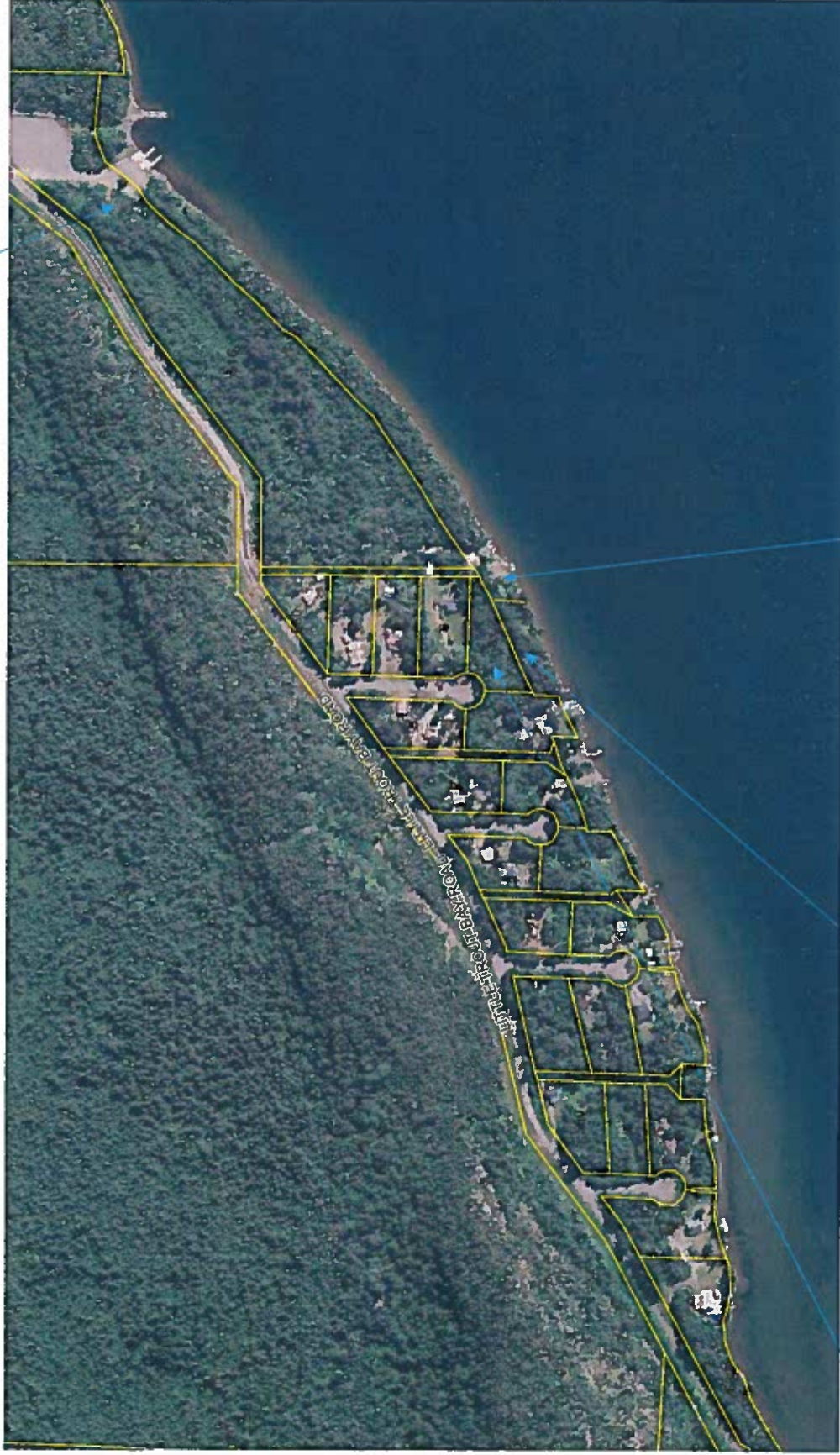
J.D. BARNES
 SURVEYING & MAPPING
 LAND INFORMATION SERVICES
 OFFICE: 1000
 THUNDER BAY
 230 TOWN AVENUE, BOX 164 T2B

APPROVED: [Signature]

Zebadee Place Lot:

Aerial View:

Little Trout Bay Conservation Area



Block "A"

Shoreline Road Allowance Parcel being sold

Shoreline Road Allowance Parcel being retained (approx.)