

APR 12 2019

The Corporation of the
Municipality of Neebing
4766 Highway 61, Neebing, Ontario P7L 0B5
Telephone: 807-474-5331 Facsimile: 807-474-5332

Municipality of Neebing

APPLICATION FOR CONSENT

B01-2019

THE APPLICANT CONSENTS TO AN INSPECTION OF THE PROPERTY BY MEMBERS OF THE MUNICIPAL COUNCIL AND BY MUNICIPAL STAFF.

The undersigned hereby applies to the Municipality of Neebing 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.

OWNER/APPLICANT/AGENT INFORMATION

Owners' Names & Addresses:	Telephone and/or facsimile:	Email Address:
1. <u>BUCHANAN TIMBERLANDS INC.</u> <u>c/o Susan Buchanan</u> <u>1120 Premier Way, Suite 102</u> <u>Thunder Bay, ON, P7B 0A3</u> Address same as owner above <input type="checkbox"/> or: _____ _____ _____ (Attach pages for additional owners, if any) **Proof of Ownership may be required	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____
1(a) Agent's Name & Address (if an Agent is engaged): <u>Marc Laatu - CARREL+Partners LLP</u> <u>1100 Roland St., Suite 1</u> <u>Thunder Bay, ON P7B 5M4</u>	Telephone and/or facsimile: <u>tel - 807-346-3000</u> <u>fax - 807-346-3600</u> _____ _____	Email Address: <u>laatum@carrel.com</u> _____ _____

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

To sell/transfer property
 To add property to another (consolidate)
 To provide an easement/right of way
 To approve a lease with a term over 21 years
 For a mortgage over part of the land
 Other: _____

Provide names of other parties involved (i.e. purchaser, mortgagor, tenant, person requiring easement, etc.), if known:
 The Estate of Donald R. Thorp is the current owner of the neighboring property that requires the easement (PIN 62283-0132 & 62283-0135), which has been conditionally sold to Christine Randolph, and is the subject of a related application for zoning by-law amendment.

4. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances on the property now, please provide details. If there are none, please indicate so.

Subject to LT110570 - Easement to Ontario Hydro for transmission line, being Part 3 on 55R-1529, registered on October 29th, 1974

Subject to TY89946 - Charge/Mortgage in favour of Lucky Star Holdings Inc., registered on September 25, 2009

5. Property legal description:	
Registered Plan No. _____	Lot No. <u>Part of Lot 10, being Parcel 21826</u>
Reference Plan No. _____	Part No. <u>Except Pt 1 55R497, Pt 1 55R5289, Pts 1 & 2 55R971, Pts 1 - 4 55R6006</u>
Concession No. <u>Concession 4 Scoble</u>	Sec. No. <u>Section TBF</u>
Mining Location No. _____	Municipal Address: _____

6. Physical Description/Dimensions of the "retained parcel" after the severance:

NOTE- irregular shape, so width 811.65 meters

Frontage: 38.7 meters Depth: 1614 meters

Area: 1,199,125.82 square meters Area: 119.912 hectares

Number of buildings and structures existing: none proposed: none

Use of the land: existing: vacant land proposed: vacant land

Official Plan Designation: Rural Zoning: Rural

7. Physical Description/Dimensions of the "severed parcel(s)" after the severance:

First Parcel:

Frontage: 20.12 meters Depth: 973.16 meters

Area: 19,580 square meters Area: 1.958 hectares

Number of buildings and structures existing: none proposed: none

Use of the land: existing: vacant land - private road proposed: vacant land - private road

Second Parcel (where applicable)

Frontage: _____ meters Depth: _____ meters

Area: _____ square meters Area: _____ hectares

Number of buildings and structures existing: _____ proposed: _____

Use of the land: existing: _____ proposed: _____

Third Parcel (where applicable)

Frontage: _____ meters Depth: _____ meters

Area: _____ square meters Area: _____ hectares

Number of buildings and structures existing: _____ proposed: _____

Use of the land: existing: _____ proposed: _____

8(a) Road Access to the Retained parcel Provincial Highway <input type="checkbox"/> Municipal Road <input checked="" type="checkbox"/> Private Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water only <input type="checkbox"/>	8(b) Road Access to the Severed Parcel(s) <table border="1"> <thead> <tr> <th></th> <th>1</th> <th>2</th> <th>3</th> </tr> </thead> <tbody> <tr> <td>Provincial Highway</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Municipal Road</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Private Road</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Right of Way</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water only</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		1	2	3	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Right of Way	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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8(c) Where access is proposed by water only, indicate on the sketch or 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. 																									
9(a) Water supply to the Retained parcel Privately owned and maintained individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other: no water supply _____ _____ <input checked="" type="checkbox"/>	9(b) Water supply to the Severed Parcel(s) <table border="1"> <thead> <tr> <th></th> <th>1</th> <th>2</th> <th>3</th> </tr> </thead> <tbody> <tr> <td>Privately owned and maintained individual well</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Lake</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Other:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		1	2	3	Privately owned and maintained individual well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:				_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
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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 <input checked="" type="checkbox"/> No <input type="checkbox"/> If "yes", provide the File/Application Number and date and indicate the result/decision. Easement to Ontario Hydro registered as Instrument LT110570, consent given September 20, 1974 by Minister Housing																									

12. Were any land parcels severed from this property since October 4, 1972? If so, advise how many and when:

None

13. Were any land parcels severed from the parcel that was originally acquired by the applicant? If so, advise how many and when:

none

14. Is the subject land the subject of any other applications under the Planning Act? If so, indicate below, and provide file/application number, and the status of such application.

Official Plan Amendment: _____ Plan of Subdivision: _____

Zoning By-law Amendment Concurrent application by neighbour Estate of Don R. Thom 62283-0132 Minor Variance: _____

Minister's Zoning Order: _____ Consent: _____

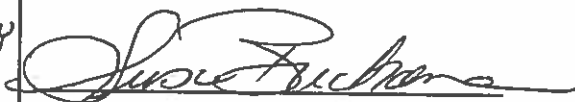
15. Is this application consistent with the Provincial Policy Statement issued under the Planning Act?

Yes No

CERTIFICATE OF THE APPLICANT

I/We Susan Buchanan of the ~~Municipality/Township/City of~~ Thunder Bay in the Province of Ontario, solemnly declare that the statements contained in this application are true, and 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~~ THUNDERBAY
This 4 day of APRIL, 2019



Commissioner for Taking Affidavits

Lenore Julie Marlin, a Commissioner, etc.,
Province of Ontario, for
Weller, Maloney, Nelson, Barristers and Solicitors
Expires August 14, 2019

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/behalfes:
I/We authorize Marc Laatu - CARREL+Partners 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

APRIL 4/19
Date

Blank map you can use to draw on:

LEGEND:

-  existing private road
-  proposed easement
-  proposed build site
-  proposed new road construction

