

Municipal Property for Sale: Four Residential Building Lots on Oleksuk Road

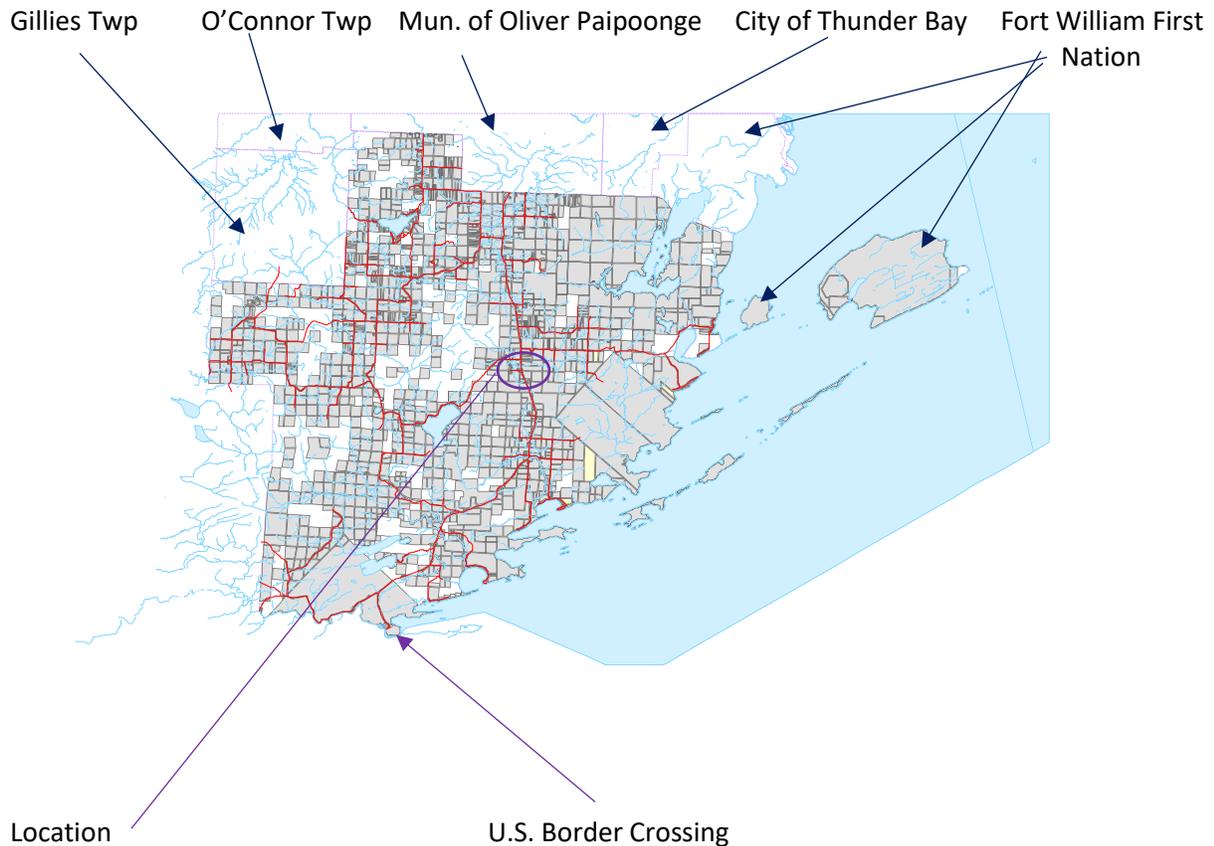
Neebing Council declared this property surplus at its meeting held on August 7, 2019 for the purpose of sale. The area is a portion of a larger lot. The larger lot has municipal address 40 Cloud Lake Road (where a fire hall is situated), however, that portion of the property that is for sale fronts on Oleksuk Road.

Four residential building lots have been created on the Municipality’s property located between Number 25 Oleksuk Road and Number 73 Oleksuk Road, on the north side of Oleksuk Road. The asking price for each lot is \$43,999.00.

The Council is open to offers from the general public.

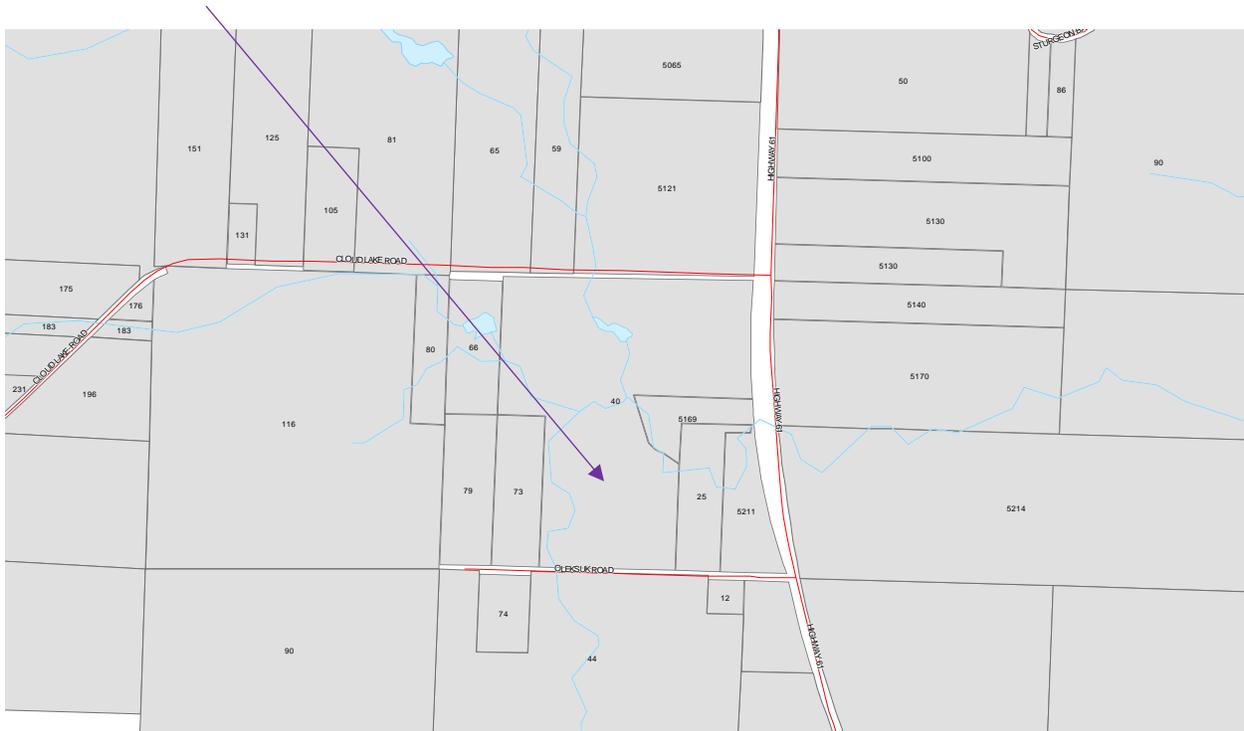
We have included what we believe to be all of the relevant information in this document, however, feel free to contact the Municipal Office for more detail, or with any questions.

General location within Neebing:



Zooming in a bit closer:

Subject Property: Note that this map does not show the demarcation of the 4 new lots.



The 4 lots were created from a larger (91 acre) land parcel that is roughly T-shaped and has frontage on Oleksuk, Highway 61 and Cloud Lake Road.

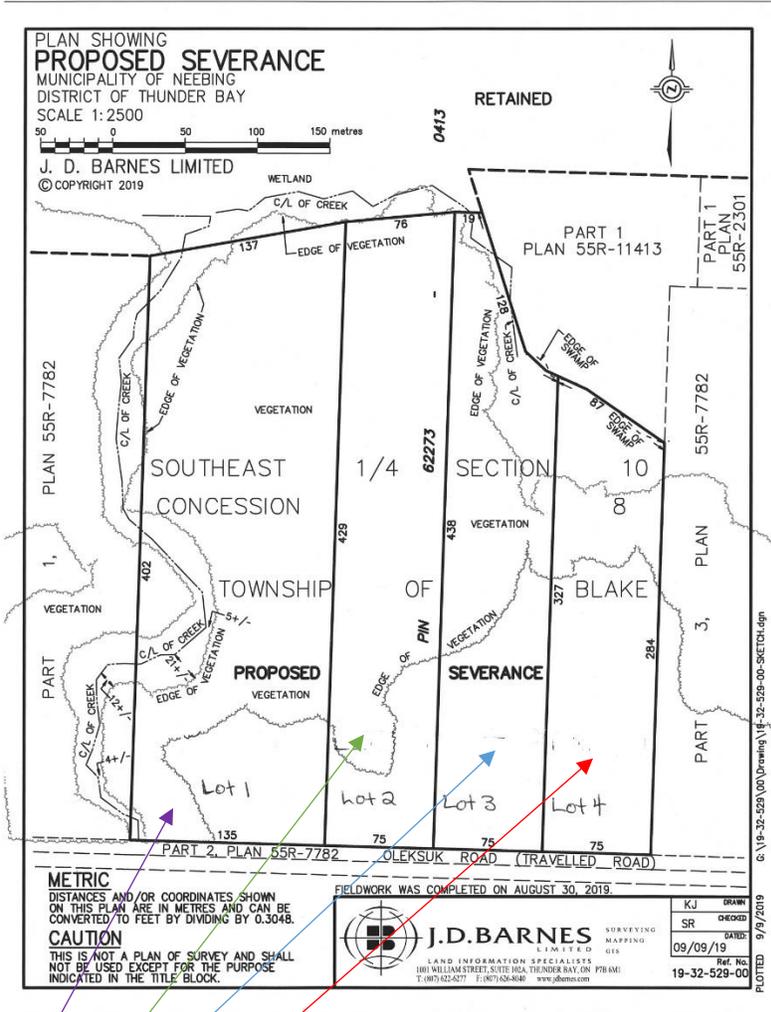
The rear lot lines on the new lots approximate the waterway, but are straight lines rather than curves along the path of the river.

The 4 lots are not equal in size (see the survey depicted below), but each has a cleared building area. Some have more “use limitation” area than others. These portions of the lots cannot be developed or built upon without permits from the Lakehead Conservation Authority, but they make the properties very picturesque.

The Municipality is requiring purchasers to construct a residence on the lot within three years of purchasing the land.

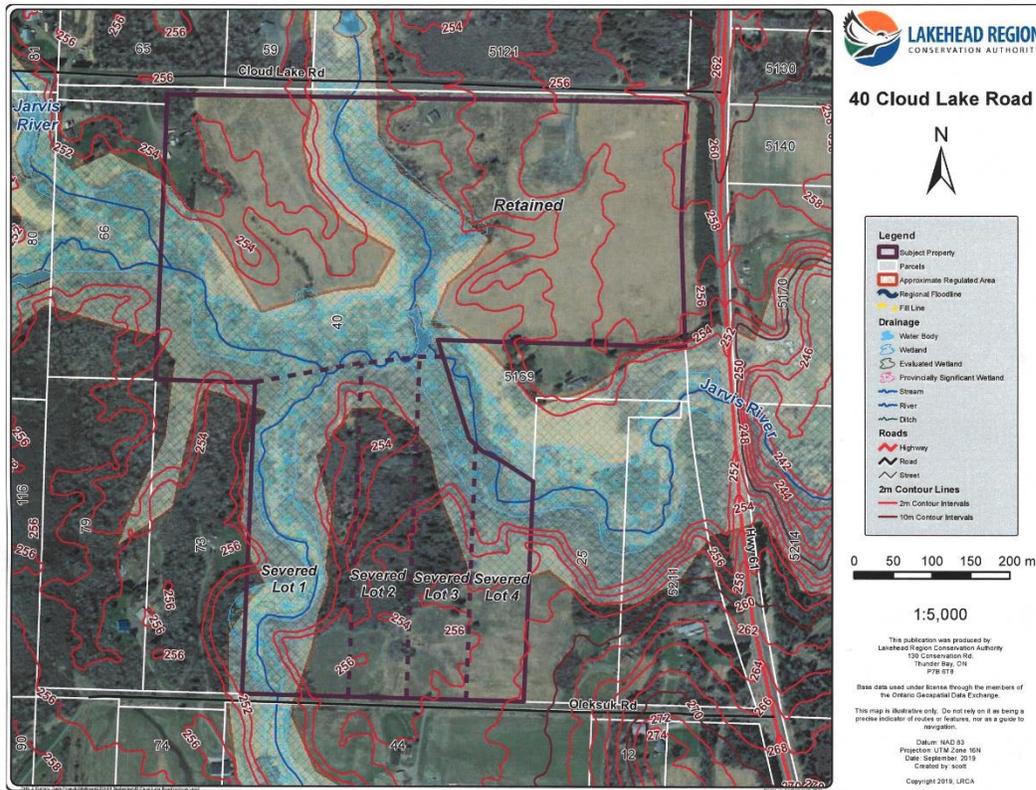
Configuration of the New Lots Created:

Depicted below is the DRAFT survey. The final survey is Reference Plan 55R-14642, available for viewing at the Municipal Office – or for purchase for \$5 from the Land Registry Office in Thunder Bay.



- Lot 1 (Part 1, Plan 55R-14642) is 5.587 hectares or 13.8 acres.
- Lot 2 (Part 2, Plan 55R-14642) is 3.255 hectares or 8.04 acres
- Lot 3 (Part 3, Plan 55R-14642) is 2.893 hectares or 7.15 acres
- Lot 4 (Part 4, Plan 55R-14642) is 2.303 hectares or 5.69 acres

General Depiction of the Lots (Not 100% accurate) overlaid on Aerial Photography to show Vegetation, etc.



The blue and light green-coloured areas are the “use limitation” areas where permits are required from the LRCA for development.

Lot 1 has the largest total area, but the smallest building envelope. There is still plenty of room for a residence, garage, septic field, well, etc. The use limitation area will make wonderful recreation space for the new owners.

Lots 2 and 3 are very similar. Lot 2 has the largest building envelope of all of the lots, but the building envelope on Lot 3 is still ample.

Lot 4 is the smallest of the 4 lots. Approximately one half of its area is subject to the “use limitation” designation, but there is a generous building envelope already cleared. The cleared space on Lot 4 is the largest cleared space of all 4 lots.

Although the lots are different in size and configuration, each has its own unique qualities that we feel equates the value. Accordingly, the asking price is the same for each property.

Zoning By-law Information:

These lots are all zoned “Rural”, and each has some area of “use limitation” on it, based on the existence of a waterway (Jarvis River and a tributary of it) and marshy areas around the waterways. The Rural Zone permits the following uses:

The property is zoned “RU” (Rural) under Neebing’s Zoning By-law (2017-030, passed September 6, 2017). Permitted uses in the RU Zone are:

- (1) a single dwelling;
- (2) a modular dwelling;
- (3) an agricultural use;
- (4) a forestry use;
- (5) a stable;
- (6) watershed management and conservation uses;
- (7) a home occupation;
- (8) a home industry;
- (9) a guest cottage;
- (10) a bed and breakfast establishment;
- (11) mineral exploration; or
- (12) buildings or structures that would be accessory buildings to any of the above uses, had those uses been established prior to the erection of the accessory building or structure.

Uses in the list above may be combined on a single lot, however, only one dwelling unit is permitted on any one lot without a zoning by-law amendment. This provision allows the Municipality to be certain that well and septic services are sufficient to service more than one dwelling unit.

Although “stable” and “agricultural” uses are permitted uses in rural zones, the lot configuration in this area will likely prohibit any operations involving livestock or poultry due to minimum distance separations required between such operations and wells providing residential drinking water.

The Municipality has not had the soil tested for suitability for septic fields, nor have any of the properties been tested for installation of wells. Purchasers would be required to undertake these reviews prior to closing, to satisfy themselves.

Each property is eligible for a driveway entrance, but the purchaser will be responsible for applying for the entrance permit and obtaining the culvert (if any culvert is required).

The Municipality is requiring purchasers to construct a residence on the lot within three years of purchasing the land.

Taxes/Assessments:

As these properties were newly created, and as they are owned by the Municipality, they have not historically been taxed. It will take the Municipal Property Assessment Corporation some time to assess the properties for taxes, and when they are assessed, supplemental tax bills will be issued to cover the properties from the time the purchaser obtained title. Accordingly, although no tax bills will be issued for some time after a new owner purchases the lot, it is recommended that the purchaser put money away so as not to be caught short when the tax bills are eventually issued.

Similar sized and zoned vacant lots have annual taxes ranging from \$210.00 to \$500.00.

Similar sized and zoned lots with residences on them have annual taxes ranging from \$1700.00 to \$3100.00.