

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: Albert Kapush Contracting Inc.

Tel:

Address: 1490 Broadway Avenue West, P7K 1M1

Fax:

City/Prov/PC: Thunder Bay, ON

Email: jackkapush@hotmail.co.uk

Name:

Tel:

Address Same As Owner Above Or

Fax:

City/Prov/PC:

Email:

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

Name: Matthew Pascuzzo, Buset LLP

Tel: 807-623-2500

Address: 1121 Barton Street, P7B 5N3

Fax:

City/Prov/PC: Thunder Bay, ON

Email: mpascuzzo@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

X

Other (specify):

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- 030-006-35000-0000		
Municipal Address (Or Abutting Road Name If Property Has No Address)	Abutting onto Margaret Street (no municipal address)K		
Registered Plan No.:			Mining Location No.: K-16
Reference Plan No.:			Lot No.:
Concession No.:	Part No.:	Sec. No.:	
6. Physical description/dimensions of the parcel that will be RETAINED after severance: See attached Schedule "A"			
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:			
FIRST PARCEL:			
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:	
SECOND PARCEL (if applicable):			
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:	
THIRD PARCEL (if applicable):			
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:	

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		Municipal Road			
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		Privately Owned & Maintained Well			
Lake		Lake			
Other (specify):		Other(specify):			

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		Privately Owned & Maintained Septic System			
Outhouse/Privy		Outhouse/Privy			
Other (specify):		Other (specify):			

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

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 NO

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

NO

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

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

YES

NO

Application is concurrent with Applications for Consent to Sever, Re-zoning and Official Plan Amendment

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

Official Plan Amendment:

Plan of Subdivision:

Zoning By-law Amendment:

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 DACK KAPOSH of the Municipality/Township/City of

NEEDWING

in the Province of Ontario, solemnly declare that the statements contained in this application are true. 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 Thunder Bay.

This 16th day of December, 2024.

Applicant(s) Signature:





Commissioner for Taking Affidavits
JOHN MATTHEW PASCUZZO
BARRISTER AND SOLICITOR

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 Matthew Pascuzzo (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

Dec 16 / 2024
Date

SCHEDULE "A"

**Schedule “A”
to
An Application for a Right-of-Way Easement
Albert Kapush Contracting, Applicant**

A. Applicant’s Proposal

The Applicant is proposing a right-of-way easement (the “Right of Way”) which would run through the Severed Parcel and would connect to Margaret Street at the Southerly limit of the Severed Parcel at such time as the Applicant and Municipality agree to the connection of the Right of Way to Margaret Street. The proposed Right of Way is identified on the attached Reference Plan as Parts 2, 3 and 7.

The Right of Way would provide access to the Lots as well as the Retained Parcel. Parts 4 and 5 would be subject to the Right of Way. The proposed Right of Way would be 20 metres in depth and 316 metres long across the entire Severed Parcel. The Right of Way would provide access to the Retained Parcel by connecting to the road allowance at the Northerly limit of the Severed Parcel. The Right of Way would be 20 metres wide and would run approximately 386 metres along the entirety of the Severed Parcel.

PLAN 55R-
RECEIVED AND DEPOSITED

DATE _____

DATE _____

MAPPER: M. D. MARSH
REGISTERED LAND SURVEYOR
DISTRICT OF THUNDER BAY (R)

SCHEDULE

PART	LOT	CONVEYANCE	PLAN
1	1	PART OF MINING LOCATION 16-K	
2	2	PART OF MINING LOCATION 16-K	
3	3	PART OF MINING LOCATION 16-K	
4	4	PART OF MINING LOCATION 16-K AND PART OF THE ORIGINAL ROAD ALLOWANCE IN FRONT OF MINING LOCATION 16-K	
5	5	PART OF MINING LOCATION 16-K	
6	6	PART OF MINING LOCATION 16-K	
7	7	PART OF MINING LOCATION 16-K	

**PLAN OF SURVEY OF
PART OF MINING LOCATION 16-K AND
PART OF THE ORIGINAL ROAD ALLOWANCE
IN FRONT OF MINING LOCATION 16-K
GEOGRAPHIC TOWNSHIP OF BLAKE
MUNICIPALITY OF NEEBING
DISTRICT OF THUNDER BAY
TULLOCH GEOMATICS INC.
2024**

SCALE 1:1250
1" = 100'

LEGEND:

- REDA UNITS DERIVED FROM REALTIME GPS OBSERVATIONS FROM THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (SPUR) BEST AVAILABLE DATUM (SAD).
- ORANGE UNITS DERIVED FROM REALTIME GPS OBSERVATIONS FROM THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (SPUR) BEST AVAILABLE DATUM (SAD).
- GREEN UNITS DERIVED FROM REALTIME GPS OBSERVATIONS FROM THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (SPUR) BEST AVAILABLE DATUM (SAD).
- BLUE UNITS DERIVED FROM REALTIME GPS OBSERVATIONS FROM THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (SPUR) BEST AVAILABLE DATUM (SAD).
- BLACK UNITS DERIVED FROM REALTIME GPS OBSERVATIONS FROM THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (SPUR) BEST AVAILABLE DATUM (SAD).
- WHITE UNITS DERIVED FROM REALTIME GPS OBSERVATIONS FROM THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (SPUR) BEST AVAILABLE DATUM (SAD).

BEARING NOTE:
BEARINGS ARE UTM GRID BEARINGS. BEARINGS SHOWN HEREON CAN BE CONVERTED TO UTM GRID BEARINGS BY A CORRECTED SCALE FACTOR OF 0.999999.

DISTANCE NOTE:
DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID DISTANCES BY A CORRECTED SCALE FACTOR OF 0.999999.

ROTATION NOTE:
A ROTATION OF 1.250° CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMICAL BEARINGS OF ALL UNDERLYING PLANS TO ROTATE TO UTM GRID BEARINGS.

LEGEND:

- REDA UNITS DERIVED FROM REALTIME GPS OBSERVATIONS FROM THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (SPUR) BEST AVAILABLE DATUM (SAD).
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SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 2ND DAY OF DECEMBER, 2024.

DATE _____
M. D. MARSH
REGISTERED LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AALS PLAN SUBMISSION FORM NUMBER W-0247.

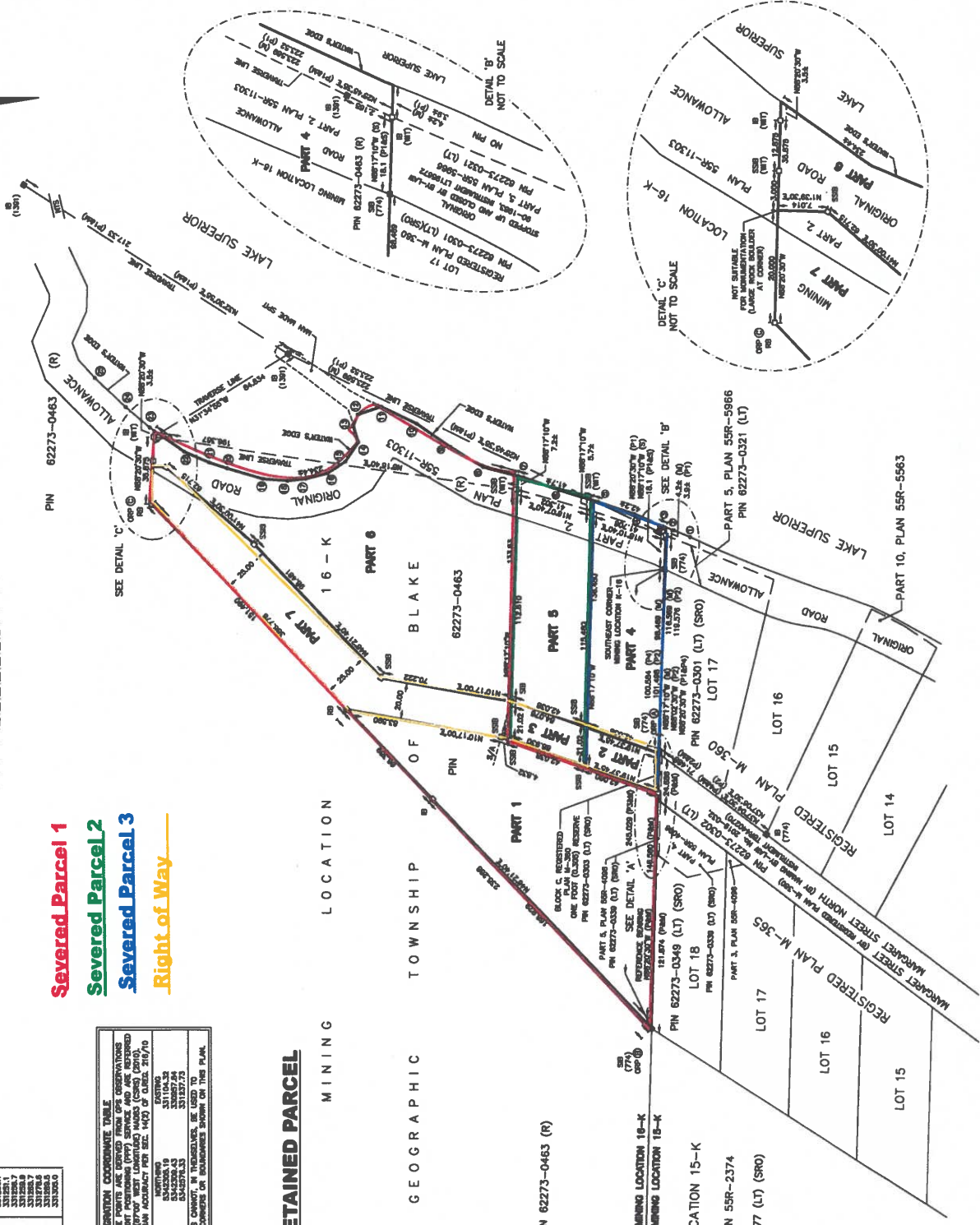
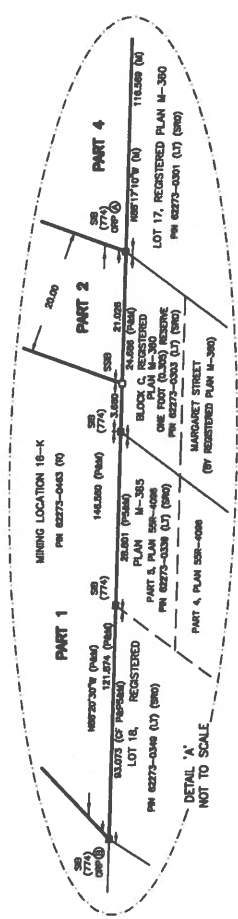
TULLOCH
TULLOCH GEOMATICS INC.
81 CANTONMENT RD. S.W.
THUNDER BAY, ON
P7A 0G7

DATE _____
M. D. MARSH
REGISTERED LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AALS PLAN SUBMISSION FORM NUMBER W-0247.

TULLOCH
TULLOCH GEOMATICS INC.
81 CANTONMENT RD. S.W.
THUNDER BAY, ON
P7A 0G7

DATE _____
M. D. MARSH
REGISTERED LAND SURVEYOR



Severed Parcel 1
Severed Parcel 2
Severed Parcel 3
Right of Way

RETAINED PARCEL

MINING LOCATION 16-K
GEOGRAPHIC TOWNSHIP OF BLAKE
MUNICIPALITY OF NEEBING
DISTRICT OF THUNDER BAY
TULLOCH GEOMATICS INC.
2024

RETAINED PARCEL

MINING LOCATION 16-K
GEOGRAPHIC TOWNSHIP OF BLAKE
MUNICIPALITY OF NEEBING
DISTRICT OF THUNDER BAY
TULLOCH GEOMATICS INC.
2024

MINING LOCATION 15-K
PART 1, PLAN 55R-2374
PIN 62273-0777 (LT) (SRO)

MINING LOCATION 16-K
PART 1, PLAN 55R-0463 (R)
PIN 62273-0463 (R)

MINING LOCATION 16-K
PART 2, PLAN 55R-11303 (R)
PIN 62273-11303 (R)

MINING LOCATION 16-K
PART 3, PLAN 55R-0986 (R)
PIN 62273-0986 (R)

MINING LOCATION 16-K
PART 4, PLAN 55R-0321 (R)
PIN 62273-0321 (R)

MINING LOCATION 16-K
PART 5, PLAN 55R-0301 (R)
PIN 62273-0301 (R)

MINING LOCATION 16-K
PART 6, PLAN 55R-0301 (R)
PIN 62273-0301 (R)

MINING LOCATION 16-K
PART 7, PLAN 55R-0301 (R)
PIN 62273-0301 (R)

INTERSECTION COORDINATE TABLE

INTERSECTION POINTS ARE DERIVED FROM GPS OBSERVATIONS TO THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (SPUR) BEST AVAILABLE DATUM (SAD).

POINT	NORTHING	EASTING
A	5342581.9	331043.38
B	5342581.9	331043.38
C	5342581.9	331043.38
D	5342581.9	331043.38
E	5342581.9	331043.38
F	5342581.9	331043.38
G	5342581.9	331043.38
H	5342581.9	331043.38
I	5342581.9	331043.38
J	5342581.9	331043.38
K	5342581.9	331043.38
L	5342581.9	331043.38
M	5342581.9	331043.38
N	5342581.9	331043.38
O	5342581.9	331043.38
P	5342581.9	331043.38
Q	5342581.9	331043.38
R	5342581.9	331043.38
S	5342581.9	331043.38
T	5342581.9	331043.38
U	5342581.9	331043.38
V	5342581.9	331043.38
W	5342581.9	331043.38
X	5342581.9	331043.38
Y	5342581.9	331043.38
Z	5342581.9	331043.38