

**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 <input type="checkbox"/> 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		Other (specify): Creation of three new parcels with one retained	X

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.:

<b>5. Property legal description:</b>			
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)		
Registered Plan No.:	Mining Location No.: K-16		
Reference Plan No.:	Lot No.:		
Concession No.:	Part No.:	Sec. No.:	
<b>6. Physical description/dimensions of the parcel that will be RETAINED after severance:</b>			
Frontage in Meters: 388 metres	Depth in Meters:		
Area in Square Meters: 1.5-million	Area in Hectares: 159		
Number of Buildings and Structures	Existing: 0	Proposed: 0	
Use of the Land	Existing: Vacant	Proposed: Vacant	
Official Plan Designation: Rural	Zoning: Extractive Industrial		
<b>7. Physical description/dimensions of the parcel(s) that will be SEVERED:</b>			
<b>FIRST PARCEL:</b>			
Frontage in Meters: 168 metres	Depth in Meters: 146 metres		
Area in Square Meters: 24,281	Area in Hectares: 2.4		
Number of Buildings and Structures	Existing:	Proposed:	
Use of the Land	Existing:	Proposed:	
Official Plan Designation:	Zoning:		
<b>SECOND PARCEL (if applicable):</b>			
Frontage in Meters: 40	Depth in Meters: 120		
Area in Square Meters: 4800	Area in Hectares: 0.48		
Number of Buildings and Structures	Existing: 0	Proposed: 1	
Use of the Land	Existing: Vacant	Proposed: Residential	
Official Plan Designation: Rural	Zoning: Extractive Industrial		
<b>THIRD PARCEL (if applicable):</b>			
Frontage in Meters: 40	Depth in Meters: 120		
Area in Square Meters: 4800	Area in Hectares: 0.48		
Number of Buildings and Structures	Existing: 0	Proposed: 1	
Use of the Land	Existing: Vacant	Proposed: Residential	
Official Plan Designation: Rural	Zoning: Extractive Industrial		

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	X	Right of Way	X	X	X
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	X	X	X
Lake		Lake	X	X	X
Other (specify):	N/A	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	X	X	X
Outhouse/Privy		Outhouse/Privy			
Other (specify):	N/A	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

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

See attached for detailed explanation of Provincial Planning Statement Compliance

**CERTIFICATE OF THE APPLICANT**

I/We JACK KAPOSH of the Municipality/Township/City of

NEEDWICK

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 16<sup>th</sup> day of December, 2024.

Applicant(s) Signature:

[Signature]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[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.

[Signature]  
Owner/Owners' Signatures

Dec 16 / 2024  
Date

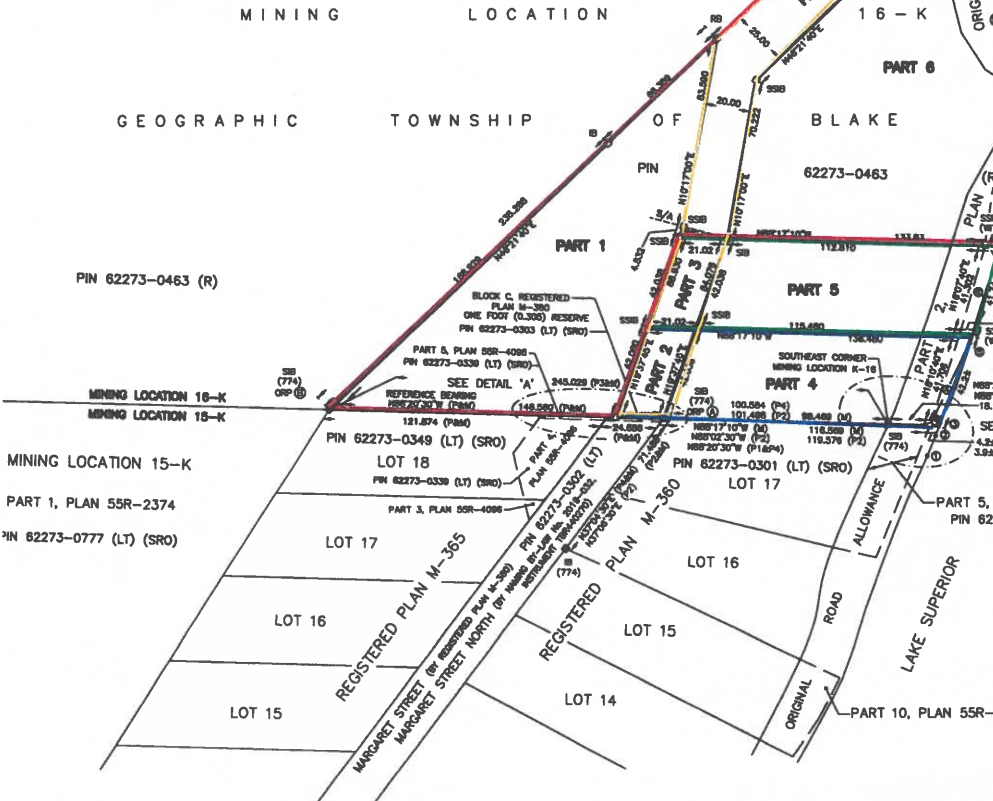
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.		PLAN 55R-	
DATE _____		RECEIVED AND DEPOSITED _____	
DATE _____		DATE _____	
MURVIN D. McMAHER ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR THE LAND REGISTRY DIVISION OF THUNDER BAY (N)	
SCHEDULE			
PART	LOT	CONCESSION	PIN
1			
2		PART OF MINING LOCATION 16-K	
3			
4			
5		PART OF MINING LOCATION 16-K AND PART OF THE ORIGINAL ROAD ALLOWANCE IN FRONT OF MINING LOCATION 16-K	PART OF PIN 62273-0463 (R)
6			
7			

ORIT	NORTHING	EASTING
1	3342289.5	331219.8
2	3342274.4	331225.4
3	3342250.0	331225.8
4	3342181.7	331226.1
5	3342138.0	331226.8
6	3342098.1	331224.9
7	3342079.1	331221.8
8	3342068.6	331217.3
9	3342041.3	331208.0
10	3342043.5	331209.5
11	3342043.4	331209.5
12	3342049.0	331228.4
13	3342068.3	331279.8
14	3342065.7	331270.6
15	3342079.0	331293.5
16	3342082.2	331254.1
17	3342083.8	331291.1
18	3342093.3	331295.1
19	3342091.8	331291.1
20	3342038.9	331298.7
21	3342048.7	331298.9
22	3342098.1	331295.7
23	3342077.4	331279.8
24	3342080.1	331298.5
25	3342008.4	331305.0

ORP	NORTHING	EASTING
A	3342305.19	331104.32
B	3342306.43	330867.84
C	3342276.33	331537.75

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**RETAINED PARCEL**



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



**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  
 1cm = 12.5m

- METRIC:**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471.**
- DISTANCE NOTE:**  
 GROUND DISTANCES SHOWN HEREIN CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999928.
- BEARING NOTE:**  
 BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GNSS OBSERVATIONS FROM OBSERVED REFERENCE POINTS A AND B, HAVING A BEARING OF N5822'30"W USING THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (8700' WEST LONGITUDE) HADES (CSRS) (2010.0).
- ROTATION NOTE:**  
 A ROTATION OF 1°39'30" CLOCKWISE HAS BEEN APPLIED TO THE ASTROMETRIC BEARINGS OF ALL UNDERLYING PLANS TO ROTATE TO UTM GRID BEARINGS.
- LEGEND:**
- B DENOTES FOUND MONUMENT
  - D DENOTES PLANTED MONUMENT
  - SIB DENOTES STANDARD IRON BAR
  - SIBS DENOTES SHORT STANDARD IRON BAR
  - ROCK DENOTES ROCK BARR
  - RB DENOTES ROCK BAR
  - 774 DENOTES J. PRYTHWICK, O.L.S.
  - 1391 DENOTES MARCELL DE PAIN LTD., O.L.S.
  - P1 DENOTES REGISTERED PLAN M-360
  - P2 DENOTES PLAN 55R-5988
  - P3 DENOTES PLAN 55R-5485
  - P4 DENOTES REGISTERED PLAN M-360
  - P5 DENOTES PLAN 55R-4098
  - H DENOTES HEAVEN
  - S DENOTES SET
  - W DENOTES WITNESS
  - ORP DENOTES CALCULATED POINT
  - ORP DENOTES OBSERVED REFERENCE POINT
  - LT DENOTES REGISTERED LOT
  - LT DENOTES LAND TITLED GANSON
  - SRS DENOTES SURFACE RIGHTS ONLY
  - HTS DENOTES NOT TO SCALE
  - S/A DENOTES SPLIT ANGLE

**SURVEYOR'S CERTIFICATE**

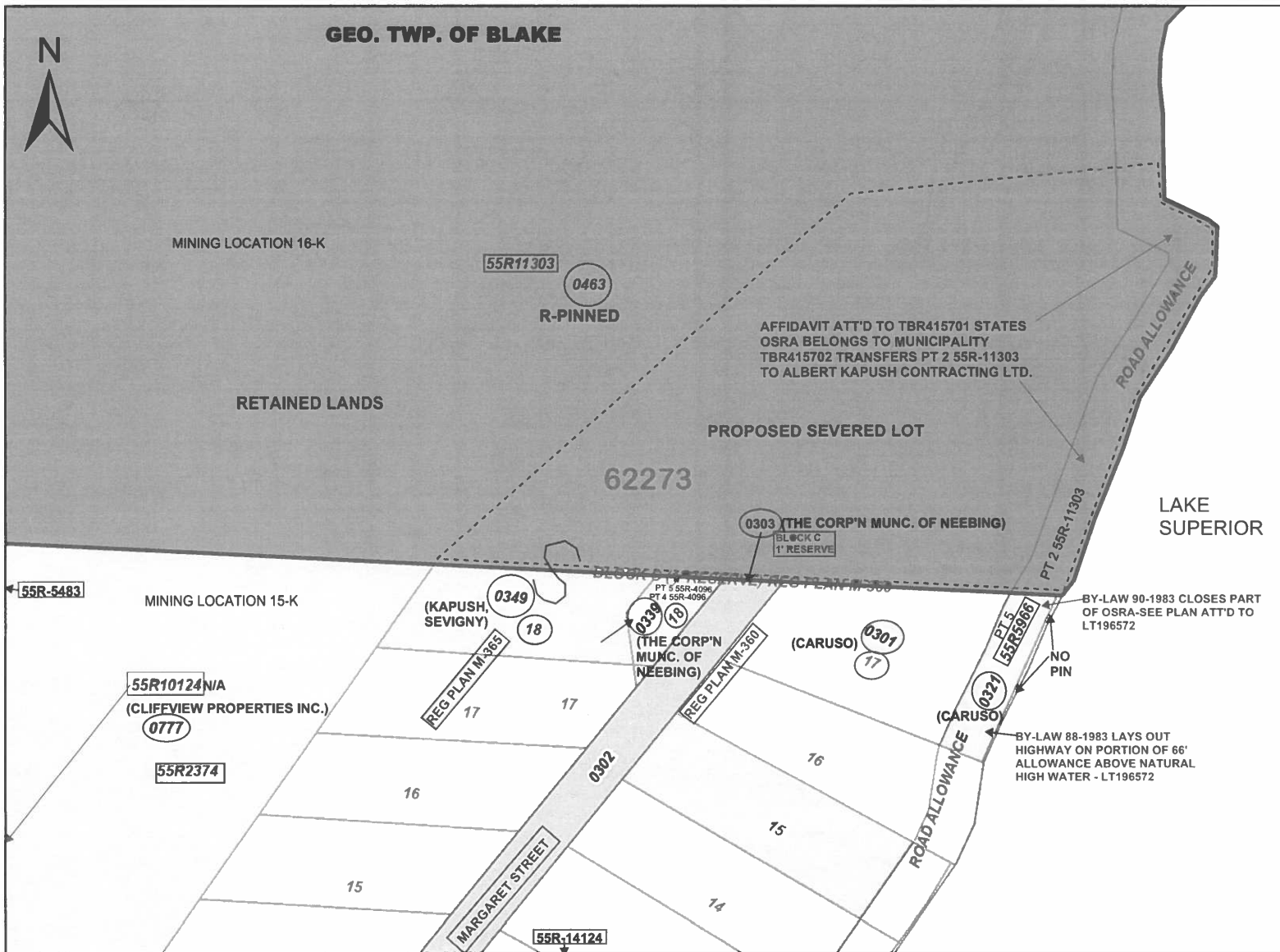
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 2nd DAY OF DECEMBER, 2024.

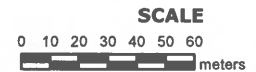
DATE \_\_\_\_\_  
 MURVIN D. McMAHER  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AGLS PLAN SUBMISSION FORM NUMBER V-67247.

	TULLOCH GEOMATICS INC.
	81 CLUNBURN ST. S. THUNDER BAY, ON P7B 6A7
	DRAWN BY: MAL F



PRINTED ON 08 OCT, 2024 AT 12:45:54 FOR ALICIA01



**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

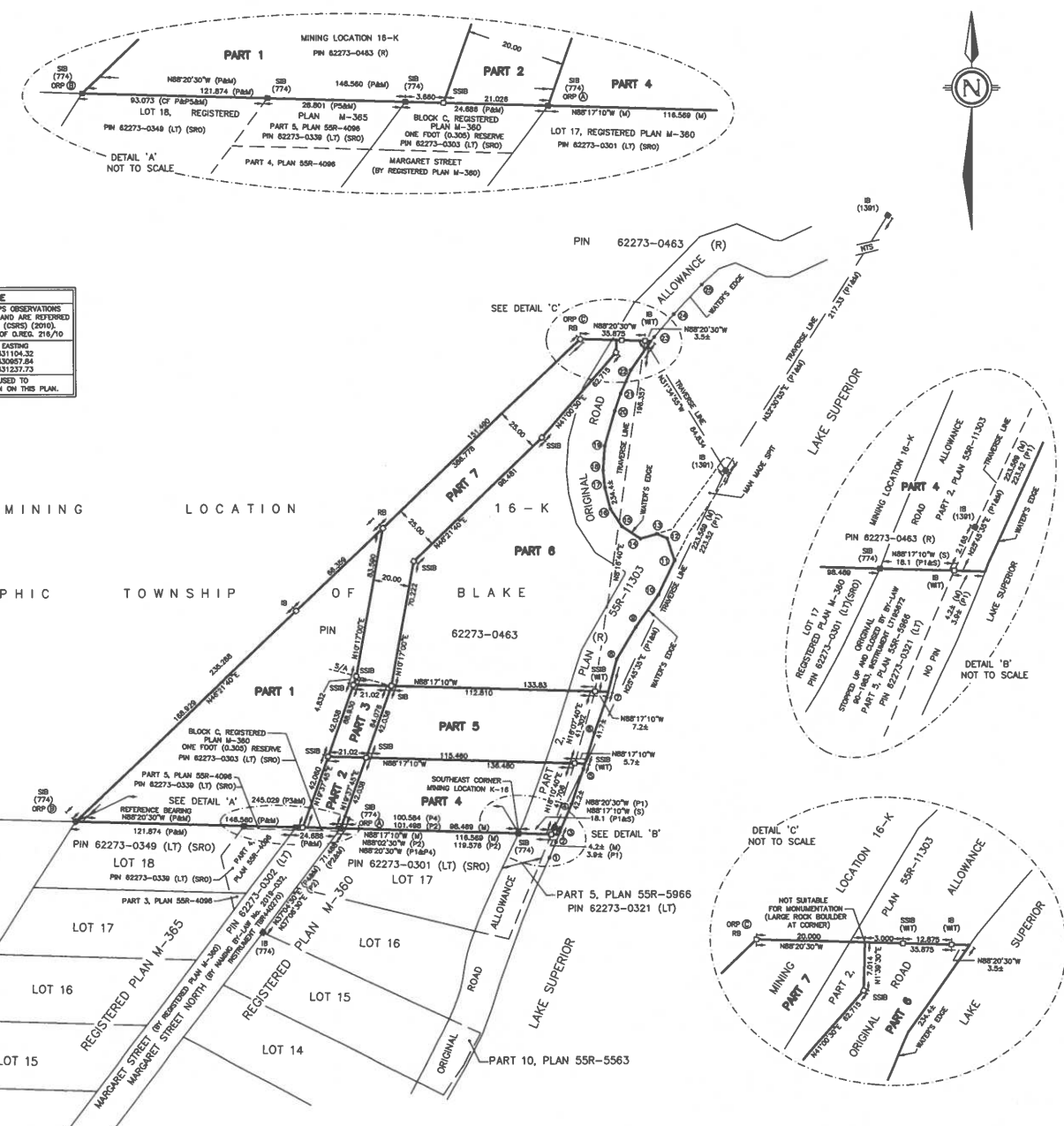
ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



POINT	NORTHING	EASTING
1	3342288.8	331218.8
2	3342273.3	331223.4
3	3342303.0	331225.6
4	3342318.7	331232.1
5	3342338.0	331238.8
6	3342351.1	331244.9
7	3342378.1	331251.8
8	3342388.8	331257.3
9	3342418.3	331268.0
10	3342434.8	331280.5
11	3342454.4	331298.3
12	3342484.9	331285.4
13	3342488.3	331279.8
14	3342485.7	331270.8
15	3342472.5	331260.3
16	3342462.2	331254.1
17	3342483.8	331251.1
18	3342503.3	331250.1
19	3342818.8	331251.1
20	3342538.9	331258.7
21	3342546.7	331258.9
22	3342586.1	331265.7
23	3342577.4	331278.8
24	3342600.1	331288.5
25	3342808.4	331305.0

ORP	NORTHING	EASTING
A	3342505.28	331104.32
B	3342508.43	330967.54
C	3342578.33	331237.73



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.		<b>PLAN 55R-</b>	
RECEIVED AND DEPOSITED		RECEIVED AND DEPOSITED	
DATE		DATE	
MARVIN D. MCNAIRD ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE REGISTRY DIVISION OF THUNDER BAY (No. 55)	
SCHEDULE			
PART	LOT	CONCESSION	AREA
1			1.1100 ha
2	PART OF MINING LOCATION 16-K		0.0841 ha
3			0.0841 ha
4			0.48216 ha
5	PART OF MINING LOCATION 16-K AND PART OF THE ORIGINAL ROAD ALLOWANCE IN FRONT OF MINING LOCATION 16-K		1.38958 ha
6			0.5408 ha
7			

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

- METRIC:**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- AREA:**  
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GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999928.
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- LEGEND:**  
  - DENOTES FOUND MONUMENT
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  - P1 DENOTES PLAN 55R-11303
  - P2 DENOTES PLAN 55R-5988
  - P3 DENOTES PLAN 55R-0463
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  - P5 DENOTES PLAN 55R-4096
  - H DENOTES MEASURED
  - WT DENOTES WITNESS
  - CF DENOTES SET
  - ORP DENOTES OBSERVED REFERENCE POINT
  - OR DENOTES ORIGINAL
  - LT DENOTES LAND TITLES DIVISION
  - S/A DENOTES SURFACE RIGHTS ONLY
  - HTS DENOTES NOT TO SCALE
  - S/A DENOTES SPLIT ANGLE

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.  
 (2) THE SURVEY WAS COMPLETED ON THE 2ND DAY OF DECEMBER, 2024.

DATE: \_\_\_\_\_ MARVIN D. MCNAIRD  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-67247.

	TULLOCH GEOMATICS INC. 81 CUMBERLAND ST. T. 807 333-8404 SOUTH SUITE 102   F. 807 683-7338 THUNDER BAY, ON 800 797-2987 P7B 6A7
	DRAWN BY: MAL FILE: 243050

4202 PLAN 55R-1130300 6/18/24, H of Margaret D. R. Healy - Reference Plan 55R-1130300 Production/Original Street 1:60