

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: Lois Valley

Tel: 807-964-2847

Address:

475 Sturgeon Bay Road

Fax:

City/Prov/PC: Neebing/Ontario

P7L 0B8

Email:

Name:

Tel:

Address Same As Owner Above Or

Fax:

City/Prov/PC:

Email:

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

Name: Tanner Valley

Tel: 807-620-6110

Address:

675 Mercier St

Fax:

City/Prov/PC:

Thunder Bay/ Ontario

Email: tannerfv@gmail.com

3. Indicate the type of transaction for which the severance is required (Mark X):

To sell/transfer property

X

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):

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.:

Type text here

5. Property legal description:			
Assessment Roll Number:	58-01- 030-006-25510-0000		
Municipal Address (Or Abutting Road Name If Property Has No Address)	445 STURGEON BAY ROAD.		
Registered Plan No.:	Mining Location No.:		
Reference Plan No.: 55R5034	Lot No.: 7		
Concession No.: 7	Part No.: 1	Sec. No.: 7	
6. Physical description/dimensions of the parcel that will be RETAINED after severance:			
Frontage in Meters: 153.00	Depth in Meters: 803.000		
Area in Square Meters: 122,638.78	Area in Hectares: 12.263		
Number of Buildings and Structures	Existing: 2	Proposed: 0	
Use of the Land	Existing: RESIDENTIAL	Proposed: RESIDENTIAL	
Official Plan Designation:	Zoning:		
7. Physical description/dimensions of the parcel(s) that will be SEVERED:			
FIRST PARCEL:			
Frontage in Meters: 153.00	Depth in Meters: 804.000		
Area in Square Meters: 121,058.256	Area in Hectares: 12.106		
Number of Buildings and Structures	Existing: 1	Proposed: 2	
Use of the Land	Existing: RESIDENTIAL	Proposed: RESIDENTIAL	
Official Plan Designation:	Zoning:		
SECOND PARCEL (if applicable):			
Frontage in Meters: 91.705	Depth in Meters: 801		
Area in Square Meters: 70,527.872	Area in Hectares: 7.052		
Number of Buildings and Structures	Existing: 0	Proposed: 0	
Use of the Land	Existing: RESIDENTIAL	Proposed: RESIDENTIAL	
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	X	Municipal Road	X	X	X
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	X	Privately Owned & Maintained Well	X		
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	X	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.

Property was created in 1982

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

CERTIFICATE OF THE APPLICANT

I/We Louis J. Valley Lois G. VALLEY of the Municipality/Township/City of NEEBING

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 Needing

This 20 day of February, 2024

[Signature]

Commissioner for Taking Affidavits



Applicant Signatures:

Louis J. Valley

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/believes:

I/We authorize TANNER F. VALLEY (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.

Louis J. Valley

Owner/Owners' Signatures

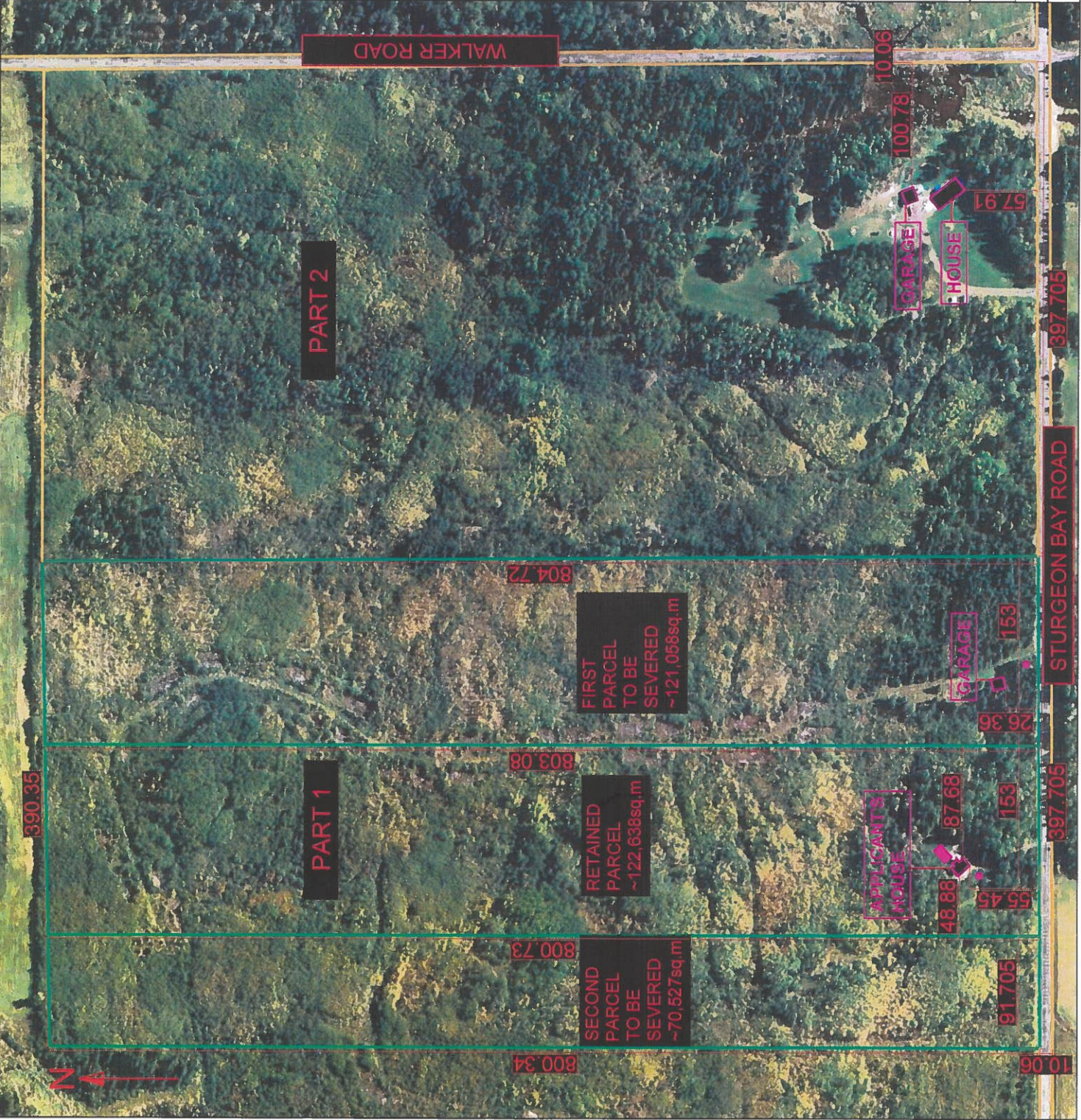
Feb. 20/24

Date

Legend:

- Dug Well
- Septic Field
- Existing Building

All dimensions in meters (m)



Southeast Quarter-Section
 Concession 7, Part 1 and 2
 Township of Neebing
 District of Thunder Bay

Municipal Address: 445 Sturgeon
 Bay Road

Drawing: Application for Severance
 Date: February 2024