

City of Kenora

Application for Consent

 Section 53 of the Planning Act &

 Ontario Regulation 197/96

Office Use Only

Date Stamp - Date Received:



File Number:

D10-17-07

Roll Number:

140.002.11000.0000

Date Received:

Sept 8, 2017

Application Fee Paid:



Application Deemed Complete (Date):

Sept 26, 2017

1.0 - Requirements/Checklist for a Complete Application:

Note: If the information below is not received the application cannot be deemed complete.

- ☐ Pre-consultation meeting
- ☐ 1 copy of the completed application form
- ☐ 2 copies of any reports/letters of support etc.
- ☐ Entrance Permit or MTO clearance if fronting a Provincial Highway
- ☐ Sketch as per the requirements of Ontario Regulation 197/96
- ☐ 2 copies of information/reports as indicated on application form
- ☐ The required application fee of as per the schedule of fees by-law
- ☐ Planning Rationale
- ☐ Required studies identified at pre-consultation or any other time (See section 8.10 of the Official Plan for full list of studies)
- ☐ Authorization
- ☐ Electronic version of all required information (i.e. Reports/studies etc.)
- ☐ Ontario Municipal Board (OMB) cost recovery undertaking
- ☐ Proof of Ownership

2.0 - Concurrent Applications Filed

Please check if you have filed any concurrent applications:

- | | |
|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Plan of Subdivision or Condominium Description |
| <input type="checkbox"/> Site Plan Application | <input type="checkbox"/> Other (Please Specify): _____ |
| <input type="checkbox"/> Minor Variance | <input type="checkbox"/> Zoning By-law Amendment |

3.0 - Applicant Information

Date Application Submitted to the City of Kenora:

Subject Property Information

Civic Address	Street NO.: 418	Street Name: RABBIT LAKE	Postal Code: P9N 4M6	Unit Num.:
Registered Plan Number	M- KR 1349, PART 1, PARCEL 26359			
Legal Description				
Reference Plan Number	23R-			
Lot NO.(s)/Block NO.(s)				
Concession Number(s)/PT LOT	Concession 65 North Part lot 6			
Part Numbers(s)				
Tax Roll Number	6016 140. 002. 11000. 0000			
Lot Frontage (Metres)				
Depth (Metres)				
Area (Ha.)				

Owner/Applicant Information

Check Appropriate Box:	<input checked="" type="checkbox"/> Person(s)		<input type="checkbox"/> Company	
Registered Land Owner	Surname: THOMSON	First Name: ROY G		
Mailing Address	Street NO.: 418	Street Name: RABBIT LAKE RD.	Postal Code: P9N 4M6	Unit Num.:
City	KENORA		Province: ONTARIO	
Contact Information	Phone:	Fax:		
Email	ROYELLIE@HOTMAIL.COM			
Acquisition Date of Subject Land				

Agent/Solicitor Information

Company or Firm Name				
Name	Surname: BLAKE	First Name: KAREN		
Mailing Address	Street NO.: 21	Street Name: DRURY DRIVE	Postal Code:	Unit Num.:
City	KENORA		Province: ONT.	
Contact Information	Phone: 548 468 1232	Fax:		
Email				

Mortgages, Encumbrances, Holders of Charges Etc. of Subject Land

Company				
Contact Person	Surname:	First Name:		
Mailing Address	Street NO.:	Street Name:	Postal Code:	Unit Num.:
Contact Information	Phone:	Fax:		
Email				

4.0 - Please list the reports and/or studies that will accompany this application**5.0 - Purpose of Consent Application**

Transfer:	<input type="checkbox"/> Mortgage or Charge	<input type="checkbox"/> Lot Addition	<input checked="" type="checkbox"/> Creation of new lot(s) - (Number of lots created : 1)
	<input type="checkbox"/> Creation of a Lot for semi-detached or row housing		
Other:	<input type="checkbox"/> Right-of-Way	<input checked="" type="checkbox"/> Easement	<input type="checkbox"/> Lot Line Adjustment/Correction
	<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title	<input type="checkbox"/> Other (Please Specify): _____

6.0 - Transferee

If known, state the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

unknown at this time

If the application is for lot addition, identify the lands to which the parcel will be added (legal description).

If application is for easement, identify property which will benefit (legal description).

over the retained and in favour of the lot created.

7.0 Easements

Are there any easements or restrictive covenants affecting the subject lands?

☐ YES

☒ NO

If Yes, please describe each easement and/or covenant and its effect:

Reference Plan Number	Instrument Number	Purpose of Easement and/or Covenant (e.g. hydro, utility, sewer, etc.)

8.0 Other Applications under The Planning Act

Has the subject land ever been the subject of an application for approval of any of the following?

NO

Draft Plan of Subdivision	File No.:	Status:
Condominium Description	File No.:	Status:
Official Plan Amendment	File No.:	Status:
Zoning By-law Amendment	File No.:	Status:
Minister's Zoning Amendment	File No.:	Status:
Site Plan Application	File No.:	Status:
Consent	File No.:	Status:
Minor Variance	File No.:	Status:
Part Lot Control	File No.:	Status:
Other (please specify)	File No.:	Status:

9.0 Description of Subject Lands and Servicing Information (Complete each subsection.)

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
9.1 Description	Frontage (m)	<i>Retained</i> Approx. 100ft/± 30m Approx 160 ft 48m 1440 m ²	Approx. 100ft/± 30m Approx 160ft irregular 48m 1440m ²		
	Depth (m)				
	Area (ha)				
9.2 Use of property	Existing Use(s)	<i>VACANT →</i>			
	Proposed Use(s)				
9.3 Buildings or Structures	Existing				
	Proposed				

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
9.4 Access (√)	Provincial Highway (include MTO letter of support with application)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal - year round	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal - seasonal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other public road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private right of way (provide documentation with application)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Water access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

over the retained in favour of the lot created
Exemption for access

Describe in Section 9.8 the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
>9.5 Water Supply (√)	Publically owned and operated piped	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private individual well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
>9.6 Sewage Disposal (√)	Publically owned and operated sanitary	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private individual septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Private communal septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privy/grey water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* A certificate of approval from the Northwestern Health Unit for the severed and retained lots is required.

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
>9.7 Other Services (✓)	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	School bus service	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waste/recycle collection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

>9.8 If access to the subject land is by other than publically owned and maintained road, indicate who owns the land or road, and who is responsible for its maintenance and whether it is maintained seasonally or all year. Please attach a copy of the registered easement/agreement if available. If access is by water only, please provide proof of arrangements for docking and vehicle parking.

10.0 - Land Use

What is the land use designation in the City of Kenora Official Plan (2015)?

ES- Established Area.

Does the proposal conform with the City of Kenora Official Plan (2015)?

☒ YES

☐ NO

If No, have you made a concurrent application for an Official Plan Amendment?

☐ YES

☒ NO

File NO.:

Status:

What is the current zoning designation of the subject property?

R1- Residential first Density

Does the proposal conform to Zoning By-law No. 101-2015 as amended?

☒ YES

☐ NO

If No, have you made a concurrent application for a zoning by-law amendment?

☐ YES

☒ NO

File NO.:

Status:

What is the existing use of the subject land?

Vacant

What is the proposed use of the subject land?

Residential

What are the uses of the abutting properties?

How long have existing uses been present?

Has there ever been an industrial or commercial use on the subject land or adjacent land? If Yes, please explain the uses:

No

CONTAMINATION	YES	NO	UNKNOWN
Has the grading of the subject land been changed by adding earth or other material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has a commercial, industrial use or a gas station ever been located on the subject land or adjacent land at any time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any reason to believe the subject land or adjacent lands may have been contaminated by former uses (brownfields, industrial waste etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
What information did you use to determine the answers to the above questions? If an Environmental assessment has been performed please submit it with the application.			
*If the answer to any of the above questions from regarding contamination were checked Yes or if there was a previous industrial or commercial use, please attach a previous use inventory with this application form showing all former uses of the subject land. A soils investigation study may also be required.			

11.0 - IS THE PLAN CONSISTENT WITH POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

Please state how this application is consistent with the 2014 Provincial Policy Statement (PPS).

This application meets all requirements.

12.0 - ORIGINAL PARCEL TRANSFER

Has any land ever been severed from the parcel originally acquired by the owner of the subject land? ☐ YES ☒ NO

If Yes, please indicate the date of the transfer, the name of the transferee and the uses of the severed land:

Date of Transfer: _____

Name of Transferee: _____

Use(s) of Severed Land: _____

13.0 – SIGNIFICANT FEATURES CHECKLIST

Check through the following list. Indicate under YES, NO or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements.

FEATURE OR DEVELOPMENT CIRCUMSTANCE	YES	NO	DON'T KNOW	IF YES, SPECIFY DISTANCE IN M	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Evaluate impacts within 300 metres.
Operating mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Will Development hinder continuation or expansion of operations?
Non-operational mine site within 1 kilometre of subject land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Airports where noise exposure forecast (NEF) or noise projection (NEP) is 28 or greater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric Transformer Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Determine possible impacts within 200 metres.
High Voltage Transmission Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Consult the appropriate electric power service.
Transportation and Infrastructure corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Will corridor be protected? Noise Study Prepared?
Agricultural Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Development to comply with the Minimum Distance Separation Formulae and Official Plan.
Mineral Aggregate Resource area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?

Mineral Aggregate Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Will development hinder continuation of extraction? Noise and Dust Study completed?
Existing Pits and Quarries	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Will development hinder continued operation or expansion? Noise and Dust Study completed?
Mineral and Petroleum Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Will development hinder access to the resource or the establishment of new resource operations?
Significant Wetlands or potentially significant Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Significant portions of habitat of Endangered or Threatened Species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Significant Fish Habitat, Wildlife Habitat and areas of Natural and Scientific Interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Sensitive Groundwater Recharge Areas, Headwaters and Aquifers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant Built Heritage Resources and Cultural Heritage Landscapes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed. Catalogued and analyzed prior to development.
Lake of the Woods/Winnipeg River: Within defined Portions of Dynamic Beach and 1:100 year flood level along connecting channels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Development not permitted
Lands Subject to Flooding and/or Erosions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Development may be permitted. Must demonstrate that hazards can be addressed.
Erosion Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Determine limit of Development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies.
Hazardous Sites ⁴	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Slope Study, Flood Line Study. Demonstrate that hazards can be addressed.
Rehabilitated Mine Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Application for approval from Ministry of Northern Development and Mines should be made concurrently.
Contaminated and/or Brownfield sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Assess and inventory of previous uses in areas of possible contamination.

¹Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

²Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

³Class 3 Industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

⁴Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays).

14.0 - ADDITIONAL INFORMATION

Please provide any additional information that you feel would be beneficial to the application:

The development of this vacant land will enhance area with nice housing and gardens, providing council with property taxes too. This property has already sewer, water service as well as road access without disturbance to neigh bonrhood.

15.0 - SKETCH

A sketch, draft survey or site plan, preferably prepared to scale by a professional shall be submitted as part of each application. The sketch or site plan must clearly demonstrate:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- (i) the location and nature of any easement affecting the subject land.

All necessary information must be contained on one single sketch or site plan.

Applications and plans will be accepted in Metric only (1 foot = 0.3048 metres, 1 acre = 0.4046 hectares). The maximum size for the accompanying sketch/site plan shall be 11"x 17". If there is information provided on larger sizes, at least one copy shall be provided on the 11"x 17" format. Elevation drawings shall also be provided if applicable.

A copy of the most recent available survey of the subject property completed by a registered Ontario Land Surveyor (OLS) should also accompany the application.

16.0 - DIRECTIONS

Please provide directions to the subject property:

17.0 - AUTHORIZED AGENT/SOLICITOR

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I/We ROY THOMSON, am/are the owner(s) of the land that is subject of this application for consent and I/We hereby authorize KAREN BLAKE to make this application on my/our behalf and to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date

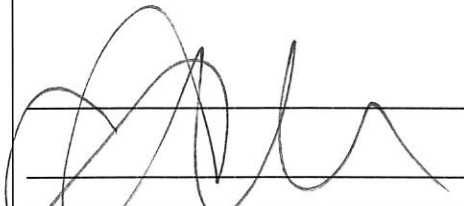
8/09/2017



Signature of owner(s)

18.0 - SWORN DECLARATION OR AFFIDAVIT

I, ROY THOMSON of the 418 RABBIT LAKE RD KENORA in the province of ONTARIO, make oath and say (or solemnly declare) that the information required under Ontario Regulation 197/96, and provided in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of Kenora in
the Province of Ontario this 8 day of September in the year 2017


Commissioner of Oaths


Applicants(s)

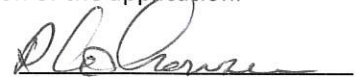
Melissa Gail Shaw,
a Commissioner, etc., Province of Ontario,
for the Corporation of the City of Kenora.
Expires October 24, 2019

19.0 - PRIVACY CONSENT/FREEDOM OF INFORMATION DECLARATION

Consent of Owner(s) to the use and disclosure of personal information and to allow site visits to be conducted by City Staff and members of the Planning Advisory Committee or Council Members.

I/We, Roy THOMSON being the registered owner(s) of the lands subject of this application, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act (R.S.O. 1990 as amended) for the purposes of processing this application.

I/We also authorize and consent to representatives from the City of Kenora and the persons and public bodies conferred with under the Planning Act (R.S.O. as amended) entering upon the subject lands of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.



Owner(s) Signature

PERSONAL INFORMATION CONTAINED ON THIS FORM IS COLLECTED PURSUANT TO THE MUNICIPAL ACT, AND WILL BE USED FOR THE PURPOSE OF PROCESSING AND APPROVAL OF THIS APPLICATION AND ASSOCIATED APPLICATIONS. QUESTIONS ABOUT THIS COLLECTION SHOULD BE DIRECTED TO: FREEDOM OF INFORMATION AND PRIVACY COORDINATOR, CITY OF KENORA, ONE MAIN STREET SOUTH, KENORA, ON P9N 3X7 - (807) 467-2295.

RATIONALE

At the moment the property measures 200' wide.

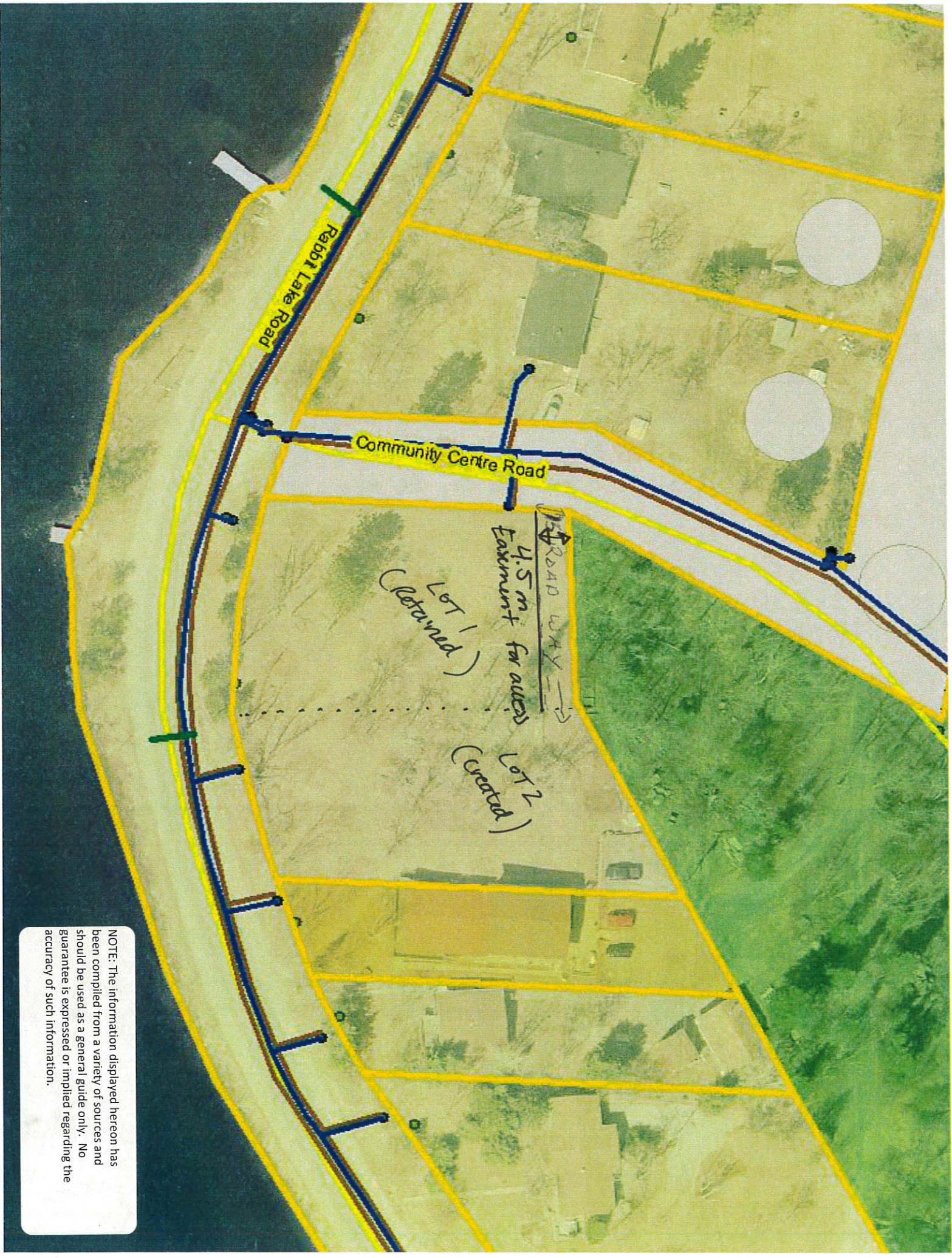
We would like to divide it into two separate lots of 100' each.

We believe that two lots would be easier to sell than one large one. As the city already provide us with sewer and water services.

This vacant land is situated as an extension of our main house, which at the moment is for sale, reason why we would like to sell the vacant lots.

The proposal for these land would be to have built private housing.

The situation of the lots is extremely convenient as we have Garrow park, schools, police & fire services very close to our address.

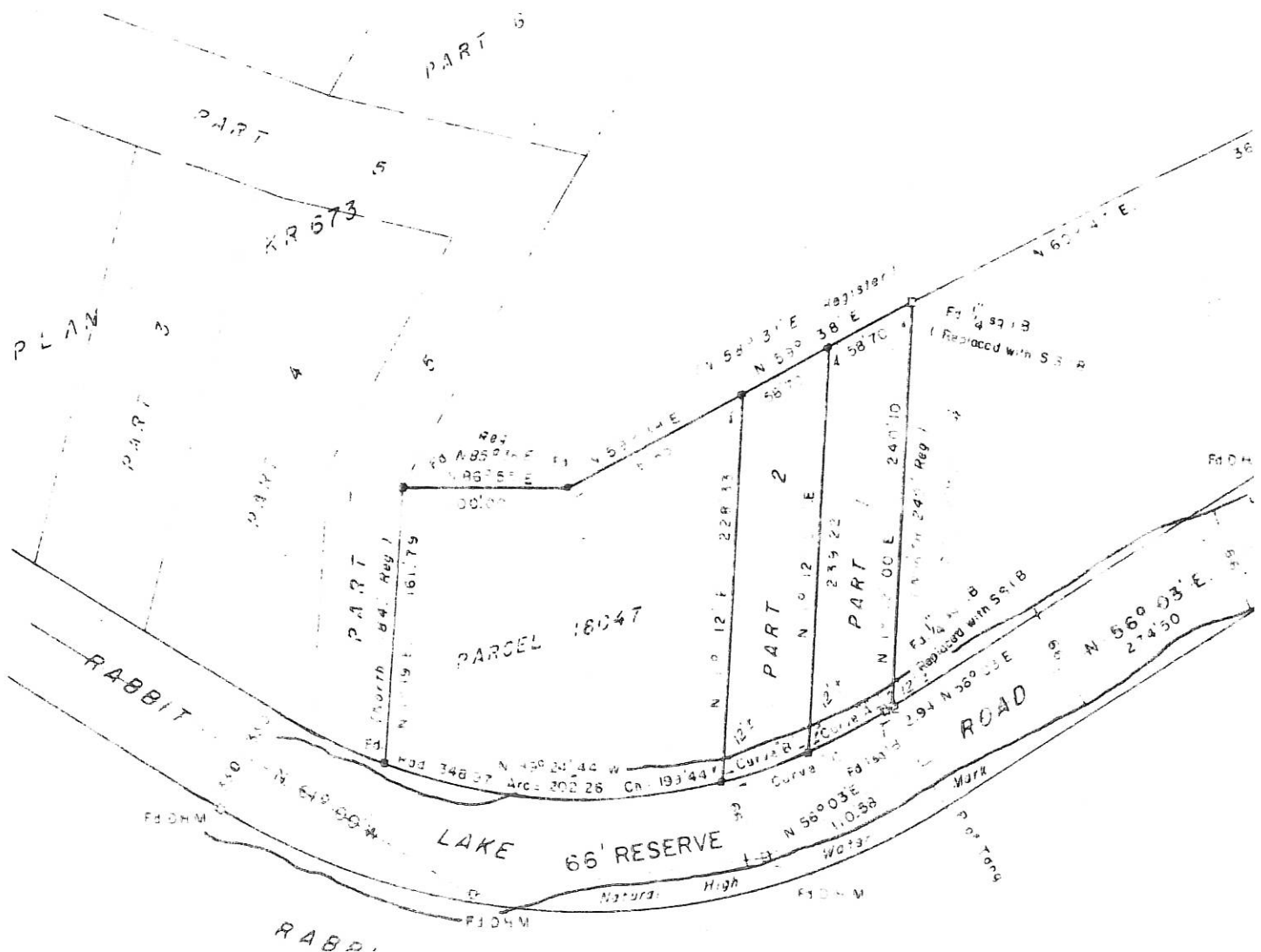


NOTE: The information displayed hereon has been compiled from a variety of sources and should be used as a general guide only. No guarantee is expressed or implied regarding the accuracy of such information.

CURVE DATA ON PLAN				
CURVE	RAD	ARC	CHORD	CH BEARING
A	343.97	55.38	55.32	N 60° 35' 48" E
B	348.97	53.35	53.80	N 69° 33' 51" E
C	348.97	59.23	108.79	N 64° 01' 31" E

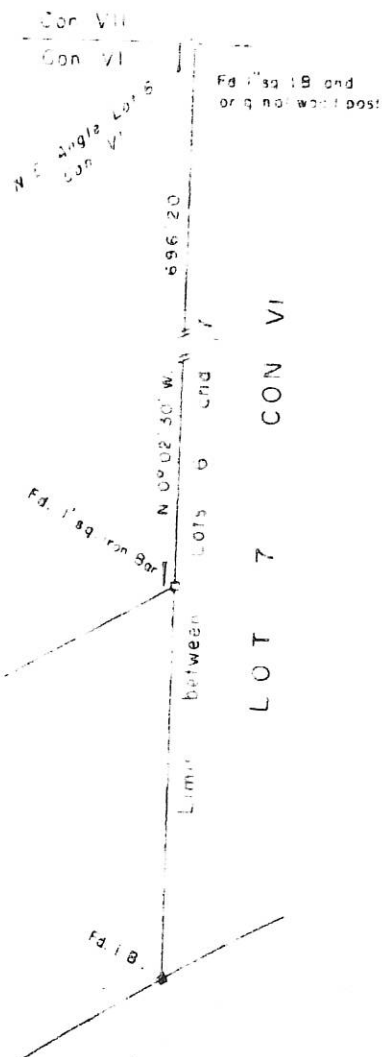
LOT 6

CONCESSION VI



APPROVED	4-3-64
<i>J. C. Beattie</i>	
Asst EXAMINER OF SURVEYS	
PLAN KR	725
RECORDED UNDER	Nº 75369
REGISTERED	4 th MAY 1964
<i>J. C. Beattie</i>	
DELOCAL MASTER OF TITLES	
PARTS 1 & 2 -	PART OF PARCEL Nº 18047

7-5135



PLAN OF SURVEY OF PART OF LOT 6 CONCESSION VI TOWNSHIP OF JAFFRAY DISTRICT OF KENORA

SCALE: 1 INCH = 100 FEET

M. M. GRAHAM O.L.S.

1963

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY

- 1 THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE THEREUNDER.
- 2 THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN
- 3 THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY.
- 4 THAT THE SURVEY WAS COMPLETED ON THE 12th DAY OF DECEMBER 1963

KENORA, ONTARIO,
DECEMBER 12, 1963

M. M. Graham
M. M. GRAHAM
ONTARIO LAND SURVEYOR

42173-0056 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 26359 SEC DKE; PT OF THE E PT LT 6 CON 6 JAFFRAY PT 1, KR1349; KENORA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2005/08/22

OWNERS' NAMES
THOMSON, ROY
THOMSON, WALTER MILNE ESTATE OF

CAPACITY SHARE
TRST
NC

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS	SINCE 2005/08/19 **				
KR1349	1967/10/26	PLAN REFERENCE				C
LT86249	1967/10/26	CHARGE	\$3,000	NIAGARA REALTY LIMITED		C
LT245563	1996/04/18	TRANSMISSION-LAND		THOMSON, ROY THOMSON, WALTER MILNE ESTATE OF		C
23R10880	2003/10/23	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.