

Tom Davies Square
200 Brady St

Monday, January 29, 2024

B0089/2023

CLAUDE LANDRY

Ward: 4

PIN 73346 0881, Parcel 27068 SEC SWS, Lot Part 4, Concession 1, Township of Rayside, 225 Notre Dame St. E., Azilda, [2010-100Z, R1-5 (Low Density Residential One)]

Consolidate an approximate 100 sq.m. east portion of the subject property with abutting PIN 73346-1101 (LT).

B0090/2023

DALRON CONSTRUCTION LIMITED

Ward: 11

PIN 73575 0692, Survey Plan 53R-21729, subject to easements over parts 16 and 17, Lot(s) 7, Subdivision 53M-1442, Lot 9, Concession 3, Township of Neelon, 206-208 Eclipse Crescent, Sudbury, [2010-100Z, R2-2(44) Low Density Residential Two]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

PREVIOUSLY SUBJECT TO REZONING APPLICATION 751-6/20-17
ALSO SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATION A133/23

B0091/2023

DALRON CONSTRUCTION LIMITED

Ward: 11

PIN 73575 0690, Survey Plan 53R-21729, subject to easements over Parts 11, 12, and 13, Lot(s) 5, Subdivision 53M-1442, Lot 9, Concession 3, Township of Neelon, 226-228 Eclipse Crescent, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

B0092/2023

DALRON CONSTRUCTION LIMITED

Ward: 11

PIN 73575 0691, Survey Plan 53R-21729, subject to easements over Parts 14 and 15, Lot(s) 6, Subdivision 53M-1442, Lot 9, Concession 3, Township of Neelon, 216-218 Eclipse Crescent, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

B0093/2023

JEAN GUY GAGNE

Ward: 6

PIN 73508 0499, Parcel 33213 SEC SES SRO, Lot(s) 1, Subdivision M-638, Lot 12, Concession 3, Township of Capreol, 4501 Carl Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer a south portion of the subject property providing approximately 15.67m frontage, 30.50m depth, and 476.9 sq.m. lot area.

B0094/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0807, Lot(s) 17, Subdivision 53M-1446, subject to an easement over Part 54 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2952-2954 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

B0095/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0808, Lot(s) 18, Subdivision 53M-1446, subject to an easement over Part 55 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2964-2966 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

B0096/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0809, Lot(s) 19, Subdivision 53M-1446, subject to an easement over Parts 19 and 56 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2974-2976 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

B0097/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0810, Lot(s) 20, Subdivision 53M-1446, subject to an easement over Parts 20 and 57 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2982-2984 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

B0098/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0815, Lot(s) 25, Subdivision 53M-1446, subject to an easement over Parts 25 and 64 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2981-2983 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

B0099/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0816, Lot(s) 26, Subdivision 53M-1446, subject to an easement over Parts 26 and 65 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2975-2977 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

B0100/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0817, Lot(s) 27, Subdivision 53M-1446, subject to an easement over Parts 27 and 66 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2965-2967 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

B0101/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0818, Lot(s) 28, Subdivision 53M-1446, subject to an easement over Parts 28 and 67 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2957-2959 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

B0102/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0819, Lot(s) 29, Subdivision 53M-1446, subject to an easement over Parts 29, 68, and 69 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2949-2951 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY JANUARY 24, 2024 FOR CONSIDERATION**

Office Use Only 2023.01.01
B0089/2023
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: **CITY OF GREATER SUDBURY**
Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

- 1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s): Claude Landry	Email:	[REDACTED]
Mailing Address: 417 Albert St., Box 1109	Home:	[REDACTED]
	Business:	[REDACTED]
City: Azilda	Postal Code: P0M 1B0	Fax Phone:

- 2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s): Corrine MacNeil	Email:	[REDACTED]
Mailing Address: 239 Notre Dame Street	Home Phone:	[REDACTED]
	Business Phone:	[REDACTED]
City: Azilda	Postal Code: P0M 1B0	Fax Phone:

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

- 3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent: D. S. Dorland limited	Email:	[REDACTED]
Mailing Address: 298 Larch Street	Home:	[REDACTED]
	Business:	[REDACTED]
City: Sudbury	Postal Code: P3B 1M1	Fax Phone:

Note: Unless otherwise requested, all communication will be sent to the agent.

- 4) Purpose of Transaction
- | | | |
|---|--|------------------------------|
| <input type="radio"/> Creation of a new lot | <input type="radio"/> Easement/Right-of-way | <input type="radio"/> Lease |
| <input checked="" type="radio"/> Addition to a lot | <input type="radio"/> Creation of lot(s) for | <input type="radio"/> Other; |
| <input type="radio"/> Cancellation of Prior Consent | Semi-detached or row housing | specify _____ |
- File # _____ Date: _____

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. _____
 Corrine MacNeil

- 6) Legal Description (include any abutting property registered under the same ownership).

Roll #	Township Rayside	Lot No. 4	Concession No. 1
PIN(s): 73346-0881		Parcel(s) 27068 SWS	
Subdivision Plan No. N/A	Lot N/A	R-Plan No. N/A	Part(s) N/A
Municipal Address or Street(s): 225 Notre Dame Street		Ward: 4	

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. October 25, 1984

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

<u>Date of Transfer</u>	<u>Name of Transferee</u>
<u>Use of severed land</u>	<u>Consent File No.</u>

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors? Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment? Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed **in metric units** (describe **only** the portion of the land which is to be transferred, leased or mortgaged)?

<u>Frontage</u> 0 meters	<u>Depth</u> 26.6+/- m	<u>Area</u> 100+/- Sq.m.
<u>Existing Use</u> Residential	<u>Proposed Use</u> No Change	

Number and use of existing buildings and structures on the land to be severed?

<u>Existing</u> 1 (neighbours shed)	<u>Proposed</u> No change
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If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

PIN 73346-1101 (LT)

13) Dimensions of land intended to be retained **in metric units** (describe **only** the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

<u>Frontage</u> 22.87+/- meters	<u>Depth</u> 85+/- meters	<u>Area</u> 2582 +/- Sq.m.
<u>Existing Use</u> Residential	<u>Proposed Use</u> no change	

Number and use of existing buildings and structures on the land to be retained?

<u>Existing</u> 1	<u>Proposed</u> No Change
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14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

B0089/2023

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

N/A

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan.

Living Area 1 - No change to the Official Plan

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the *Planning Act*. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

Consistent with Provincial Policy Statement, 2020 - Settlement Areas, S1.1.3.2 a) which states that land use patterns within settlement areas should efficiently use land and resources.

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

This application does not conflict with the Growth Plan for Northern Ontario. No new land parcels are being created, existing property limits are merely being adjusted slightly to better accomodate existing, historical land use.

21) What is the number of dwelling units on the property? 1

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. Intake Protection Zone: 2 - score is 6, Significant Groundwater Recharge Area, Highly Vulnerable Aquifer; score is 6

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

B0089/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Claude Landry (please print all names), the registered owner(s) of the property described as PIN 73346-0881

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

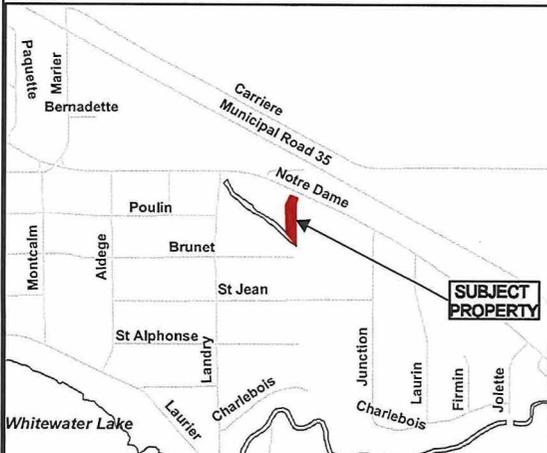
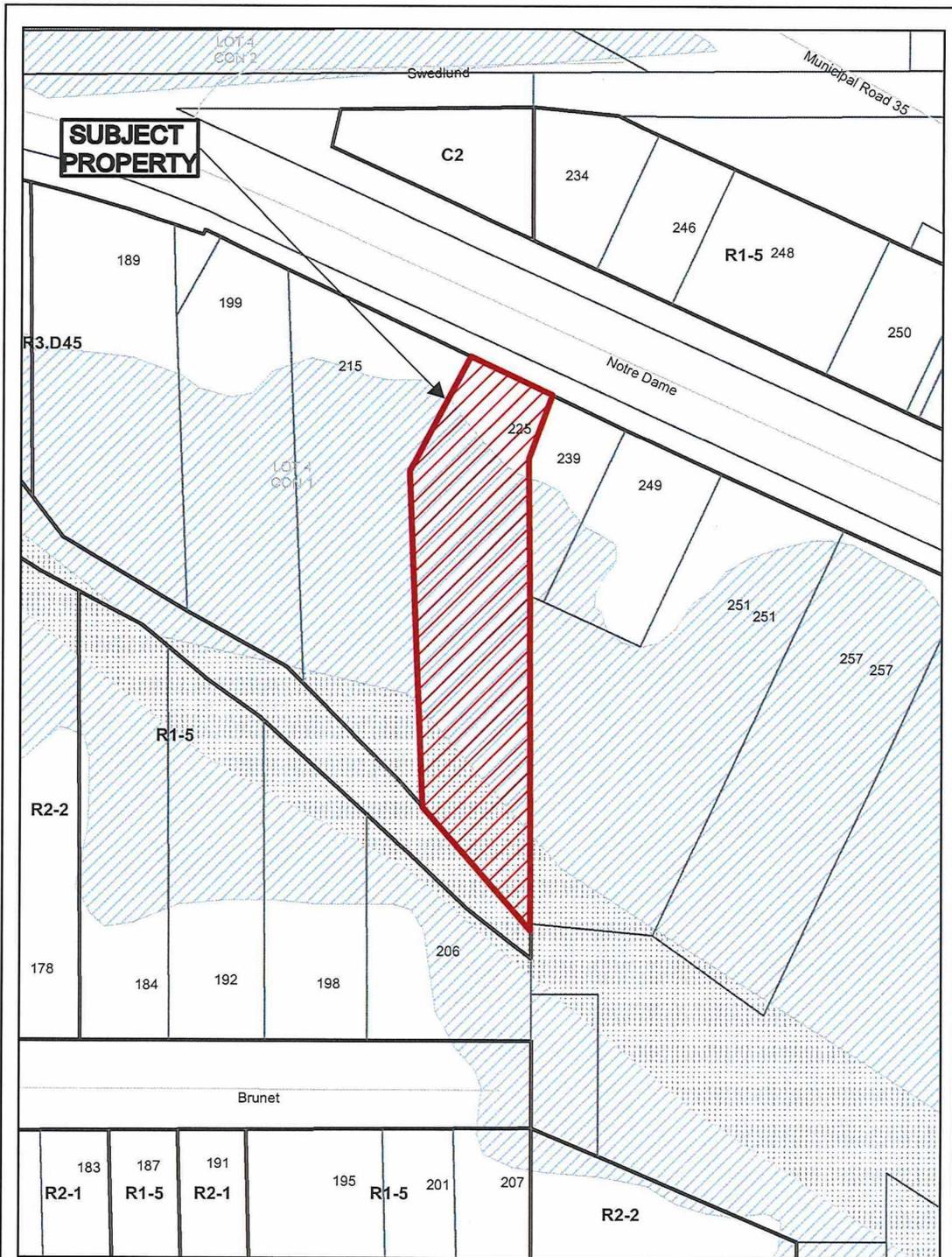
- g) appoint and authorize D. S. DORLAND LIMITED (JAMES DORLAND) (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 8TH day of NOVEMBER, 2023

[Signature]
(witness)

[Signature]
signature of Owner(s) or Agent or Signing Officer
(*where a Corporation)

Print Name: CLAUDE LANDRY
*I have authority to bind the Corporation



Application for Consent



Subject Property being PIN 73346-0881,
Parcel 27068 SEC SWS,
Part Lot 4, Concession 1, Township of Rayside,
225 Notre Dame Street East, Azilda,
City of Greater Sudbury

Sketch 1, NTS
MNR

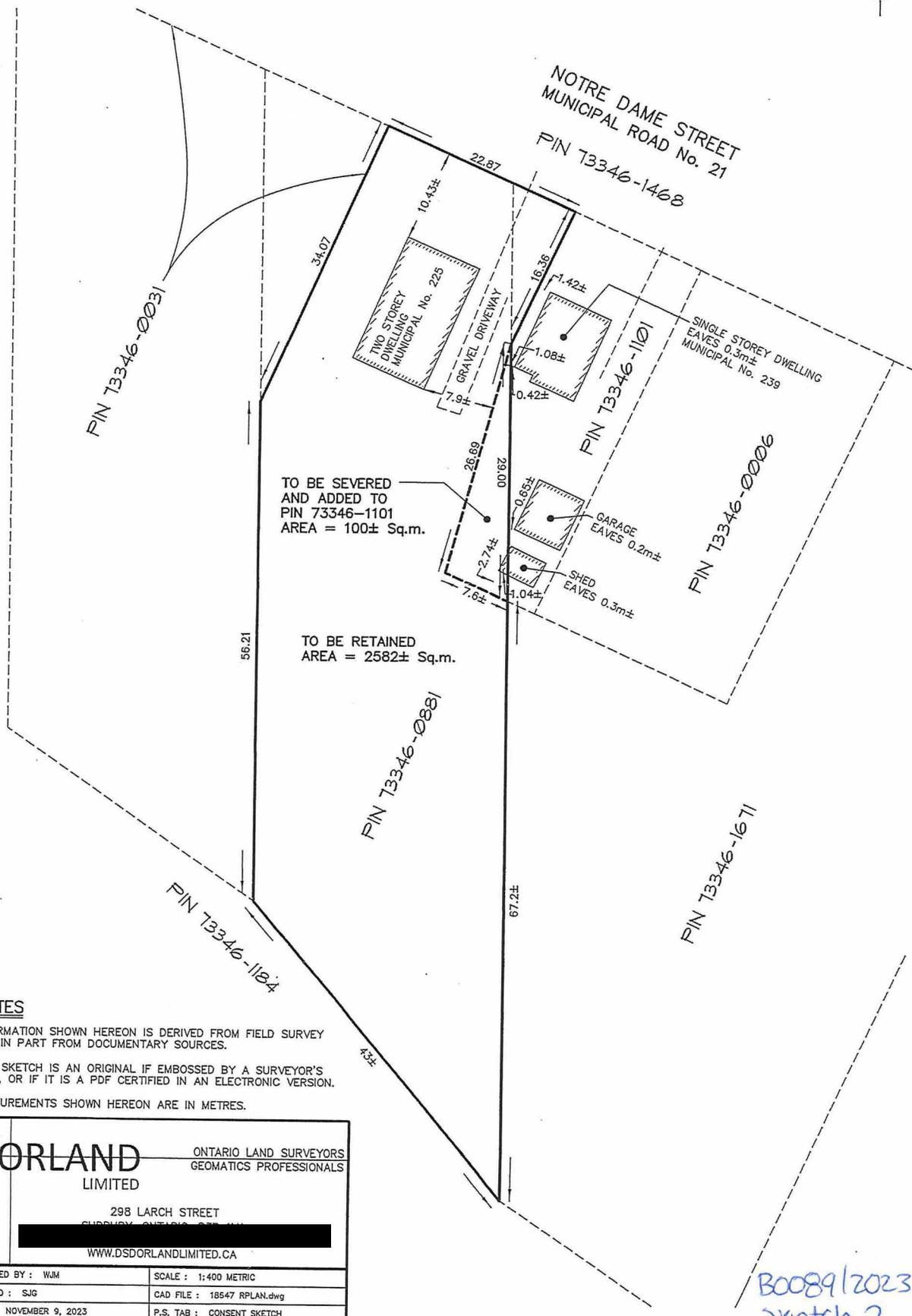
B0089/2023
Date: 2023 12 11

SKETCH FOR SEVERANCE APPLICATION
 GEOGRAPHIC TOWNSHIP OF RAYSIDE
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

"CAUTION"

- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

SCALE 1:400



NOTES

INFORMATION SHOWN HEREON IS DERIVED FROM FIELD SURVEY AND IN PART FROM DOCUMENTARY SOURCES.

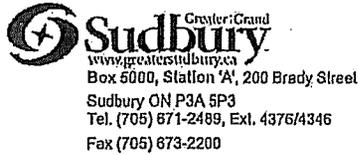
THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY A SURVEYOR'S SEAL, OR IF IT IS A PDF CERTIFIED IN AN ELECTRONIC VERSION.

MEASUREMENTS SHOWN HEREON ARE IN METRES.

D.S.
DORLAND LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS
 298 LARCH STREET
 SUDBURY, ONTARIO, CANADA
 WWW.DSDORLANDLIMITED.CA

PREPARED BY : WJM	SCALE : 1:400 METRIC
CHECKED : SJG	CAD FILE : 18547 RPLAN.dwg
DATE : NOVEMBER 9, 2023	P.S. TAB : CONSENT SKETCH

B0089/2023
 sketch 2



Office Use Only 2023.01.01
B 0090/2023
S.P.P. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
NDCA REG. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
 Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

- 1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O.: 1990, c. P.13 for consent, as described in this application.

Registered Owner(s): Dalron Construction Limited	Email:
Mailing Address: 130 Elm Street	Home Phone:
	Business Phone:
City: Sudbury, ON	Postal Code: P3C 1T6
	Fax Phone:

- 2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s): N/A	Email:
Mailing Address:	Home Phone:
	Business Phone:
City:	Postal Code:
	Fax Phone:

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

- 3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent: N/A	Email:
Mailing Address:	Home Phone:
	Business Phone:
City:	Postal Code:
	Fax Phone:

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 4) Purpose of Transaction
- | | | |
|--|--|---------------------------------|
| <input type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Easement/Right-of-way | <input type="checkbox"/> Lease |
| <input type="checkbox"/> Addition to a lot | <input checked="" type="checkbox"/> Creation of lot(s) for | <input type="checkbox"/> Other; |
| <input type="checkbox"/> Cancellation of Prior Consent | Semi-detached or row housing | specify _____ |
- File # _____ Date: _____

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

- 6) Legal Description (Include any abutting property registered under the same ownership).

Roll #	Township Neelon	Lot No.	Concession No.
PIN(s): 73575-0692		Parcel(s)	
Subdivision Plan No. 53M-1442 Lot 7		R-Plan No.	Part(s)
Municipal Address or Street(s):			Ward:

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.
standard subdivision easements

8) Date of acquisition of subject land. June 29, 2005

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?
 Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?
 Yes No

If "yes", indicate the file number(s). concurrent

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage <u>9.6m +/-</u>	Depth <u>25.9 +/-</u>	Area <u>373.1 +/-</u>
Existing Use <u>one building</u>	Proposed Use <u>one semi-detached unit</u>	

Number and use of existing buildings and structures on the land to be severed?

Existing <u>one building w/ two units</u>	Proposed <u>one semi-detached unit</u>
---	--

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage <u>9.4m +/-</u>	Depth <u>25.8 +/-</u>	Area <u>453.1 +/-</u>
Existing Use <u>one building w/ two units</u>	Proposed Use <u>one semi-detached unit</u>	

Number and use of existing buildings and structures on the land to be retained?

Existing <u>one building w/ two units</u>	Proposed <u>one semi-detached unit</u>
---	--

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other		

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan.

N/A

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the *Planning Act*. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

N/a

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

N/A

21) What is the number of dwelling units on the property? N/A

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

Ramsey Lake Intake Zone, IPZ (Part IV)

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

B0090/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Dalron Construction Limited (please print all names), the registered owner(s) of the property described as Lot 7 Plan 53M-1442

In the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- g) appoint and authorize Kristi Arnold (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 8 day of December, 2023

(witness)

Kristi Arnold
Signature of Owner(s) or Agent or Signing Officer
(*where a Corporation)

Print Name: Kristi Arnold

*I have authority to bind the Corporation

B0090/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Dalron Construction Limited (please print all names),

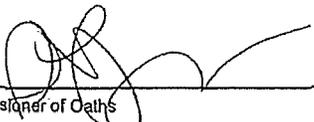
the registered owner(s) or authorized agent of the property described as _____

Lot 7 Plan 53M-1442

In the City of Greater Sudbury:

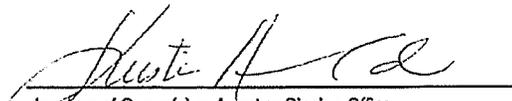
solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 8 day of December, 2022



Commissioner of Oaths

Paula Elizabeth Turkington-Green, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within Territorial District of Sudbury and while appointed as a Deputy Clerk for the City of Greater Sudbury.



Signature of Owner(s) or Agent or Signing Officer
(*where a Corporation)

Print Name: Krist Arnold
I have authority to bind the Corporation

* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE

Date of Receipt: <u>Dec 13/23</u>	Decision Date: <u>Jan 29/24</u>	Received by: <u>S. Pinkerton</u>
Zoning Designation: <u>R2-2 (44)</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>See Below</u>	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Notes:		
<u>Rezoning 751-6/20-17</u>		
<u>Also subject to concurrent Minor Variance application</u>		
<u>AO133/2023</u>		

B0090/2023



Box 5000, Station 'A'
200 Brady Street, Tom Davies Square
Sudbury ON P3A 5P3
Tel. (705) 671-2489 Ext. 4376/4346
Fax (705) 673-2200

ACKNOWLEDGEMENT OF RISKS

**Proceeding with a Consent Application
Prior to Securing Required Development Approvals
such as Rezoning or Minor Variance**

Registered Owner(s): *Dalron Construction Limited*
Agent: *N/A*
Property Affected: *Lot 7 Eclipse Crescent (Plan 531-1442)*

Read Carefully – Your Rights may be affected by your choice

Each of the undersigned registered owner(s) and agent in the application for consent under the *Planning Act* as described above acknowledge having been advised that the application for consent will require a:

- re-zoning of the property.
- minor variance

The owners/applicants and agent are advised to apply for and determine if they are able to secure the necessary approvals noted above prior to the submission of the Consent Application. An application for consent cannot succeed without such approval(s) in place.

Notwithstanding the foregoing, each of the registered owner(s) and agent wish to proceed with the application for consent prior to proceeding with the development applications noted above. In doing so, each of the registered owner(s) and agent acknowledge being advised and understand that:

- any decision by the Consent Official will include a condition that the necessary development approval(s) be obtained in final form prior to the issuance of a consent; AND
- as with other conditions, the responsibility for seeking compliance with the development approvals will rest with them as registered owner(s) and agent; AND
- there are costs associated with the applications for development approval; AND
- the City's acceptance of the application for consent is not a representation that:
 - a decision will be made with respect to the development approval(s) within the timeline required to meet conditions for the application for consent; and/or
 - the development application(s) will be approved by the approving body; AND
- In the event that one (1) or more required development approval(s) is/are granted:
 - such approval(s) may be conditional upon compliance with conditions, which may involve additional costs or time to comply with; and/or
 - may be subject to appeal, with consequences for costs, time and reversal or amendment of the decision; AND
- In the event that one (1) or more required development approval(s) is/are not approved or not approved within the timeline for complying with conditions:
 - the Consent Official will not issue the consent certificate; and
 - none of the application for consent fee or any development approval application fees will be refunded; AND

Initials: *[Signature]*

B0090/2023

- all risks associated with proceeding with the application for consent prior to proceeding with the development applications rather than securing development approvals prior to submitting the application for consent shall be borne by the registered owner(s) and agent.

In consideration of being permitted to proceed with the application for consent without first securing the required development approvals, the registered owner(s) and agent hereby release and discharge the City from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).

Dated at Sudbury this 13 day of December, 2023.
(day) (month) (year)

[Signature]
 Witness

[Signature]
 Signature of Registered Owner or
 Authorized Signing Officer (*where a corporation)
 Print Name: Kristi Arnold
 I have authority to bind the corporation.

 Witness

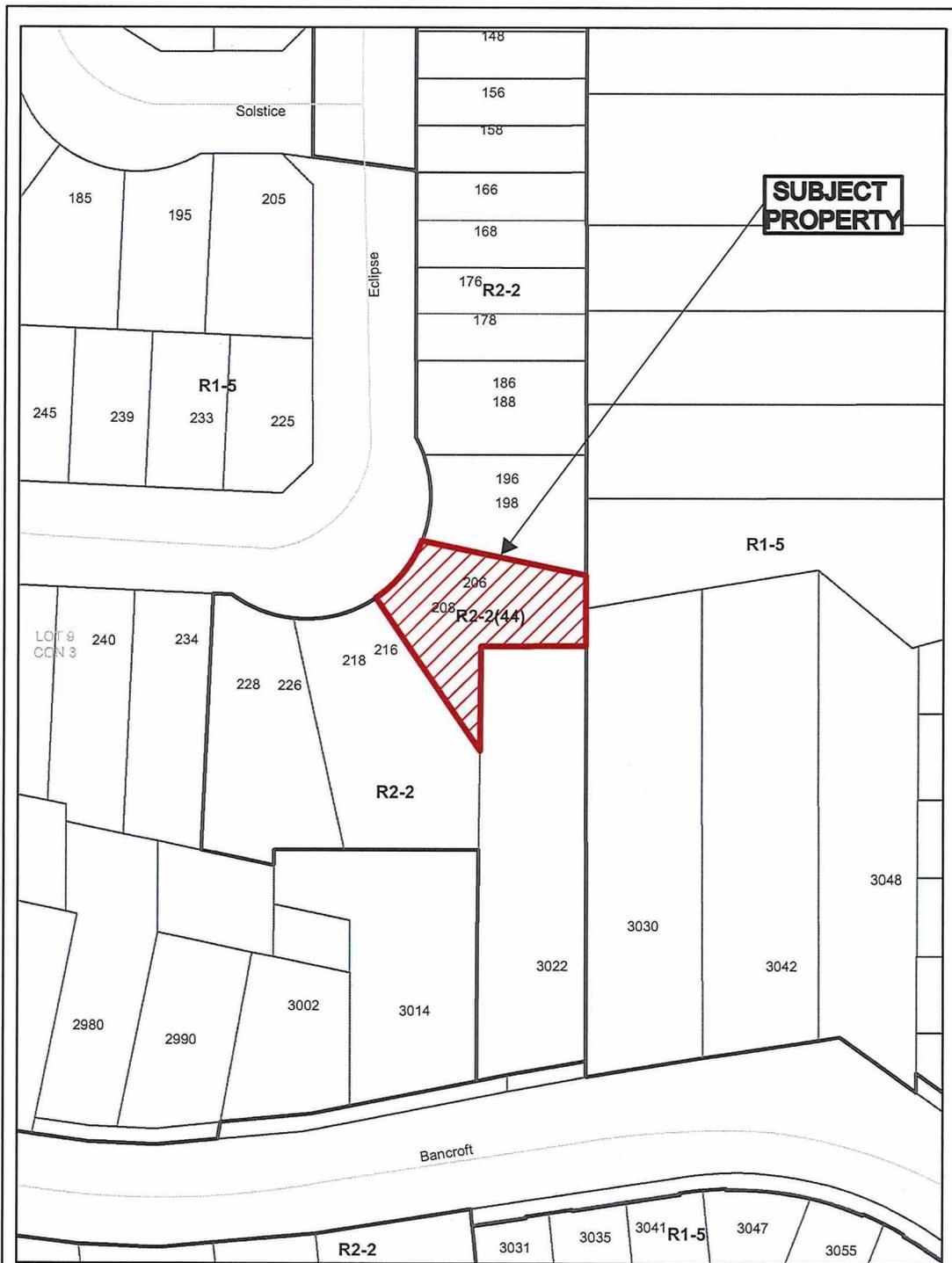
 Signature of Registered Owner or
 Authorized Signing Officer (*where a corporation)
 Print Name: _____
 I have authority to bind the corporation.

 Witness

 Signature of Agent

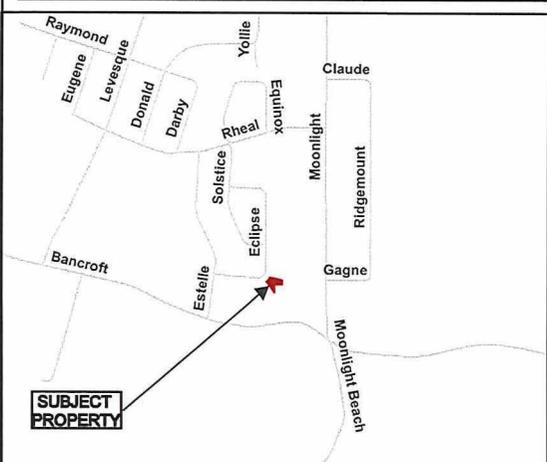
* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

B0090/2023



SUBJECT PROPERTY

R2-2(44)



SUBJECT PROPERTY

Application for Consent



Subject Property being PIN 73575-0692,
 Lot 7, Plan 53M-1442, subject to easements
 over Parts 16 and 17, Plan 53R-21729,
 Lot 9, Concession 3, Township of Neelon,
 206-208 Eclipse Crescent, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

B0090/2023
 Date: 2023 12 14

Office Use Only 2023.01.01
B00911/2023
S.P.P. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
NDCA REG. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

- 1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s): Dalron Construction Limited	Email:	
Mailing Address: 130 Elm Street	Home:	
	Business:	
City: Sudbury	Postal Code: P3C 1T6	Fax P:

- 2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s):	Email:	
Mailing Address:	Home Phone:	
	Business Phone:	
City:	Postal Code:	Fax Phone:

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

- 3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent:	Email:	
Mailing Address:	Home Phone:	
	Business Phone:	
City:	Postal Code:	Fax Phone:

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 4) Purpose of Transaction
- | | | |
|--|--|---------------------------------|
| <input type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Easement/Right-of-way | <input type="checkbox"/> Lease |
| <input type="checkbox"/> Addition to a lot | <input checked="" type="checkbox"/> Creation of lot(s) for | <input type="checkbox"/> Other; |
| <input type="checkbox"/> Cancellation of Prior Consent | Semi-detached or row housing | specify _____ |
- File # _____ Date: _____

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. _____
 N/A

- 6) Legal Description (include any abutting property registered under the same ownership).

Roll #	Township Neelon	Lot No.	Concession No.
PIN(s):		Parcel(s)	
Subdivision Plan No. 53M-1442	Lot 5	R-Plan No.	Part(s)
Municipal Address or Street(s): 226/228 Eclipse Crescent			Ward:

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

Standard subdivision easements

8) Date of acquisition of subject land. June 29, 2005

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

<u>Date of Transfer</u>	<u>Name of Transferee</u>
<u>Use of severed land</u>	<u>Consent File No.</u>

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?

Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?

Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed **in metric units** (describe **only** the portion of the land which is to be transferred, leased or mortgaged)?

Frontage <u>9.0m *</u>	Depth <u>44m+/-</u>	Area <u>535.44m²</u>
Existing Use <u>one building w/ two units</u>		Proposed Use <u>one semi-detached unit</u>
<i>* See schedule A - Additional Remarks</i>		
Number and use of existing buildings and structures on the land to be severed?		
Existing <u>one building w/ two units</u>		Proposed <u>one semi-detached unit</u>

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

N/A

13) Dimensions of land intended to be retained **in metric units** (describe **only** the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage <u>9.0m *</u>	Depth <u>44m+/-</u>	Area <u>501m²</u>
Existing Use <u>one building w/ two units</u>		Proposed Use <u>one semi-detached unit</u>
<i>* See schedule A - Additional Remarks</i>		
Number and use of existing buildings and structures on the land to be retained?		
Existing <u>one building w/ two units</u>		Proposed <u>one semi-detached unit</u>

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

B0091/2023

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

N/A

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other		

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan.

Living Area One

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the Planning Act. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

N/A

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

N/A

21) What is the number of dwelling units on the property? N/a

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many?

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan.

Ramsey Lake Intake Zone, IPZ (Part IV)

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

B0091/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Dalron Construction Limited (please print all names), the registered owner(s) of the property described as Lot 5 Plan 53M-1442

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
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- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- g) appoint and authorize Kristi Arnold (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 8 day of December, 2023

(witness)

Kristi Arnold

signature of Owner(s) or Agent or Signing Officer
(*where a Corporation)

Print Name: Kristi Arnold
*I have authority to bind the Corporation

B0091/2023

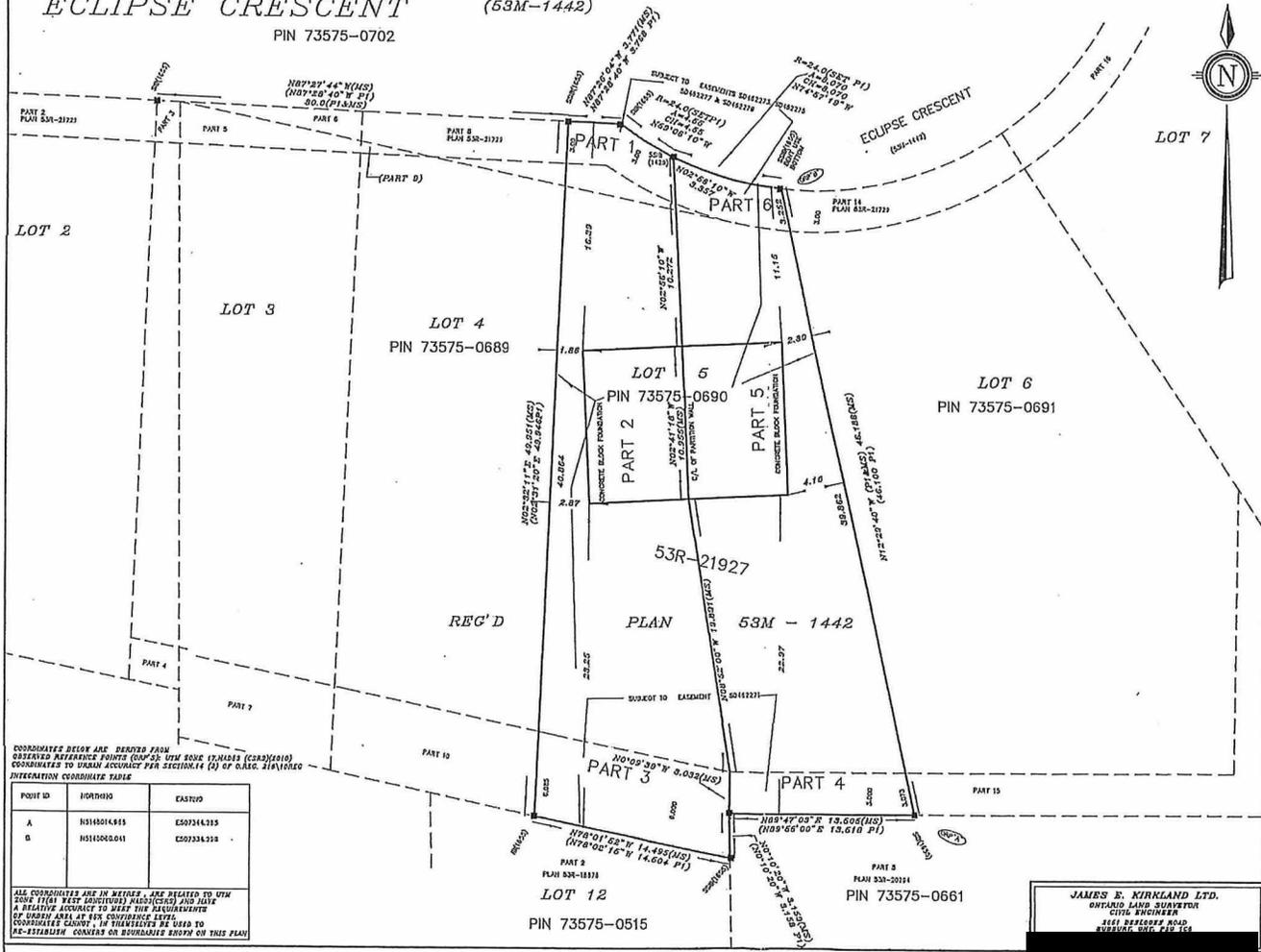
Schedule A

BEARING NOTE
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, UTM 83 (CGD2011) SHOWN HEREON AS HAVING A GRID BEARING OF N18°45'40" W. A ROTATION OF 69°02" WAS APPLIED TO BEARINGS ON PLAN P1 TO CONVERT TO UTM BEARINGS.
 DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO CURV DISTANCES BY MULTIPLYING BY THE AVARAGE CURVED SCALE FACTOR OF 0.999555.
 COORDINATES BELOW ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) UTM ZONE 17, UTM 83 (CGD2011) COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF O.R.G. 216/10/02

SURVEYOR'S REAL PROPERTY REPORT
 © COPYRIGHT 2023 JAMES E. KIRKLAND LTD.
 THE REPRESENTATION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF JAMES E. KIRKLAND LTD IS STRICTLY PROHIBITED.
METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN 53M-1442
 22.1.17.44
 THIS PLAN IS NOT VALID UNLESS IT IS SIGNED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 605, R.S.O. 1990, C.216.

ECLIPSE CRESCENT (53M-1442)
 PIN 73575-0702



SURVEY OF
LOT 5
REGISTERED PLAN
53M-1442
 GEOGRAPHIC TOWNSHIP OF NEELON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1:200
 JAMES E. KIRKLAND O.L.S.

DESCRIPTION OF LAND
 P1 73575-0690
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS
 50162271, 50162272, 50162273, 50162277 & 50162278
ENCROACHMENTS
 SEE PLAN
COMPLIANCE WITH MUNICIPAL ZONING BY-LAW
 NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS
 TIES TO FOUNDATION
 WEST FRONTAGE 8.69
 EAST FRONTAGE 8.99

THIS REPORT WAS PREPARED FOR SUDBURY AND THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED IN THIS REPORT WAS COVERED BY ME ON THE 15th DAY OF NOVEMBER 2023.
 JAMES E. KIRKLAND ONTARIO LAND SURVEYOR

NOTE
 THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER ADDITIONAL PARTS OF THIS ORIGINAL REPORT WILL NOT BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

FIELD SURVEY	PLAN	REFERENCE NO.
J.E.K.	JK	X13-471053-1076

LEGEND

⊕	detail	PLANTED SURVEY MONUMENT
⊙	detail	FOUND SURVEY MONUMENT
⊖	detail	IRON BAR
⊘	detail	STANDARD IRON BAR
⊚	detail	SUBSTANDARD IRON BAR
⊛	detail	BLACK BAR
×	detail	TRICE
⊜	detail	CONCRETE MONUMENT
⊝	detail	WITNESS
⊞	detail	NOT TO SCALE
⊟	detail	MEASURED
⊠	detail	REGISTERED PLAN 53M-1442
⊡	detail	R.T. BAY, O.L.S.
⊣	detail	T.P. DEL BONO, O.L.S.
⊤	detail	J.E. KIRKLAND, O.L.S.
⊥	detail	UTILITY POLE

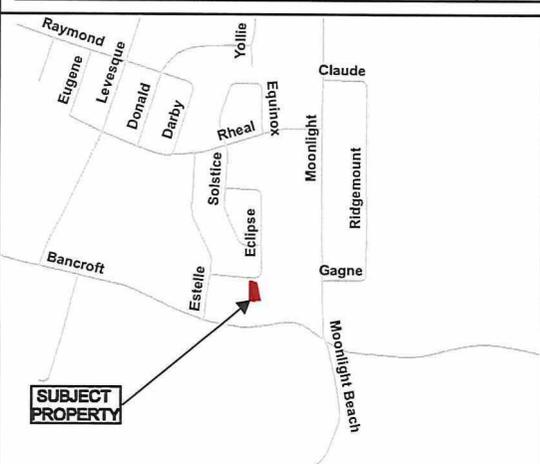
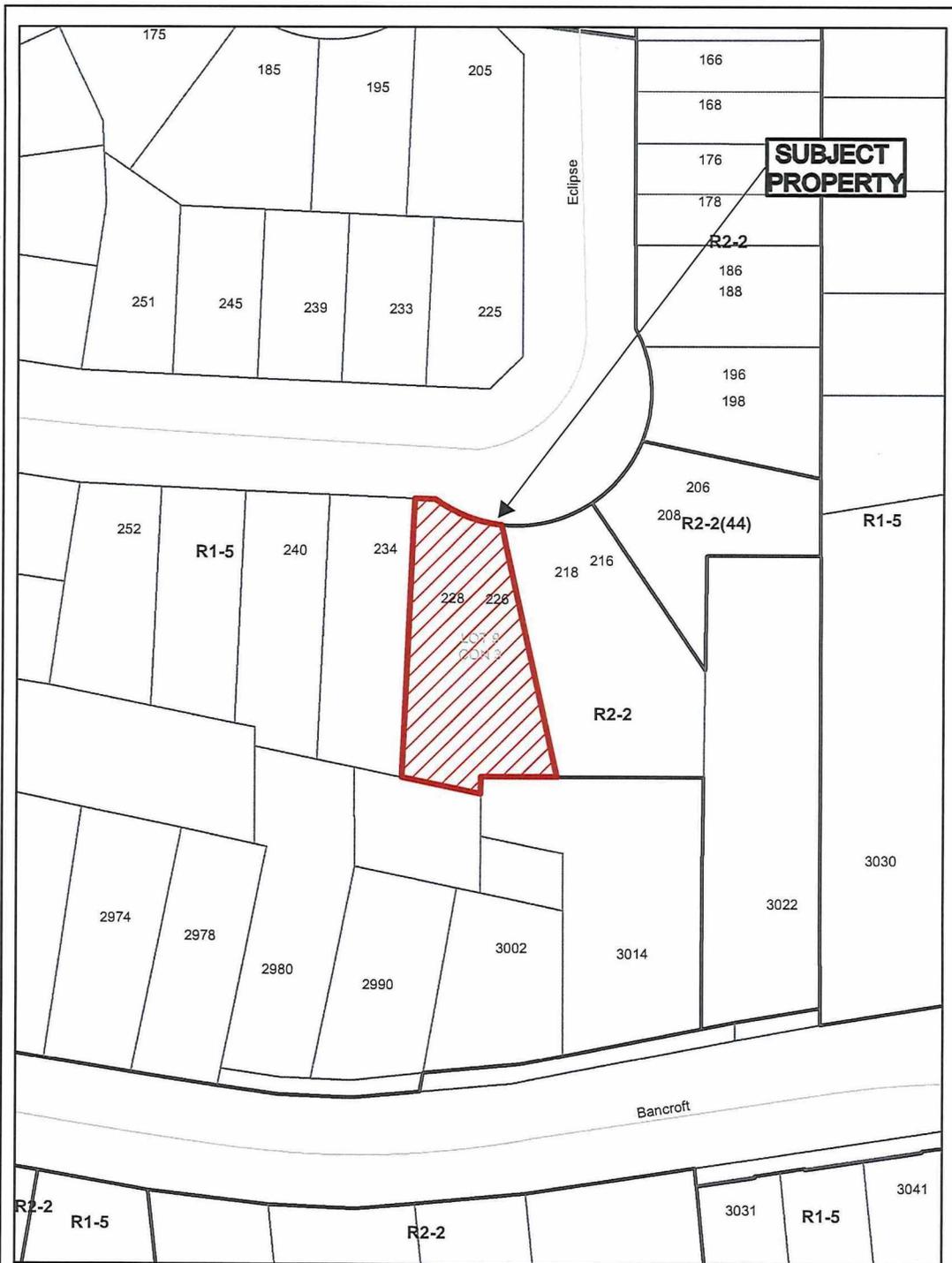
COORDINATES BELOW ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) UTM ZONE 17, UTM 83 (CGD2011) COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF O.R.G. 216/10/02 INTERSECTION COORDINATE TABLE

POINT ID	NORTHING	EASTING
A	N5158014815	E507341335
B	N5158060041	E507334328

ALL COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17, UTM 83 (CGD2011) AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF SURVEY AS PER THE SURVEYING ACT. COORDINATES SHOWN IN THIS PLAN ARE TO BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

JAMES E. KIRKLAND LTD.
 ONTARIO LAND SURVEYOR
 CIVIL ENGINEER
 3551 REDWOOD ROAD,
 SUDBURY, ONT. L3C 1P2

B0091/2023



Application for Consent



Subject Property being PIN 73575-0690,
 Lot 5, Plan 53M-1442, subject to easements over
 Parts 11, 12, and 13, Plan 53R-21729,
 Lot 9, Concession 3, Township of Neelon,
 226-228 Eclipse Crescent, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

B0091/2023
 Date: 2023 12 15

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, MAD 83 (CSRS)(2010) SHOWN HEREON AS HAVING A GRID BEARING OF N112°29'40"W. A ROTATION OF 00°00" WAS APPLIED TO BEARINGS ON PLAN P1 TO CONVERT TO UTM BEARINGS. DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999563. COORDINATES BELOW ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S): UTM ZONE 17, MAD83 (CSRS)(2010) COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG. 216(10RSO).

SCHEDULE

PARTS	LOT	PLAN	PIN	AREA (M ²)
1	ALL OF LOT 5	53M-1442	ALL OF 73575-0690	25.48
2				423.93
3				86.03
4				39.46
5				436.40
6				25.14

PLAN 53R-21927

RECEIVED AND DEPOSITED
DATE: November 29th 2023
J.E.K.
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY (No.53)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: Nov 28/23
JAMES E. KIRKLAND

PLAN OF SURVEY OF
LOT 5
REGISTERED PLAN 53M-1442

GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE 1:200
JAMES E. KIRKLAND O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
THIS SURVEY WAS COMPLETED ON THE 15TH DAY OF SEPTEMBER 2023
DATE: Nov 28/23
JAMES E. KIRKLAND
SUDBURY, ONT. ONTARIO LAND SURVEYOR

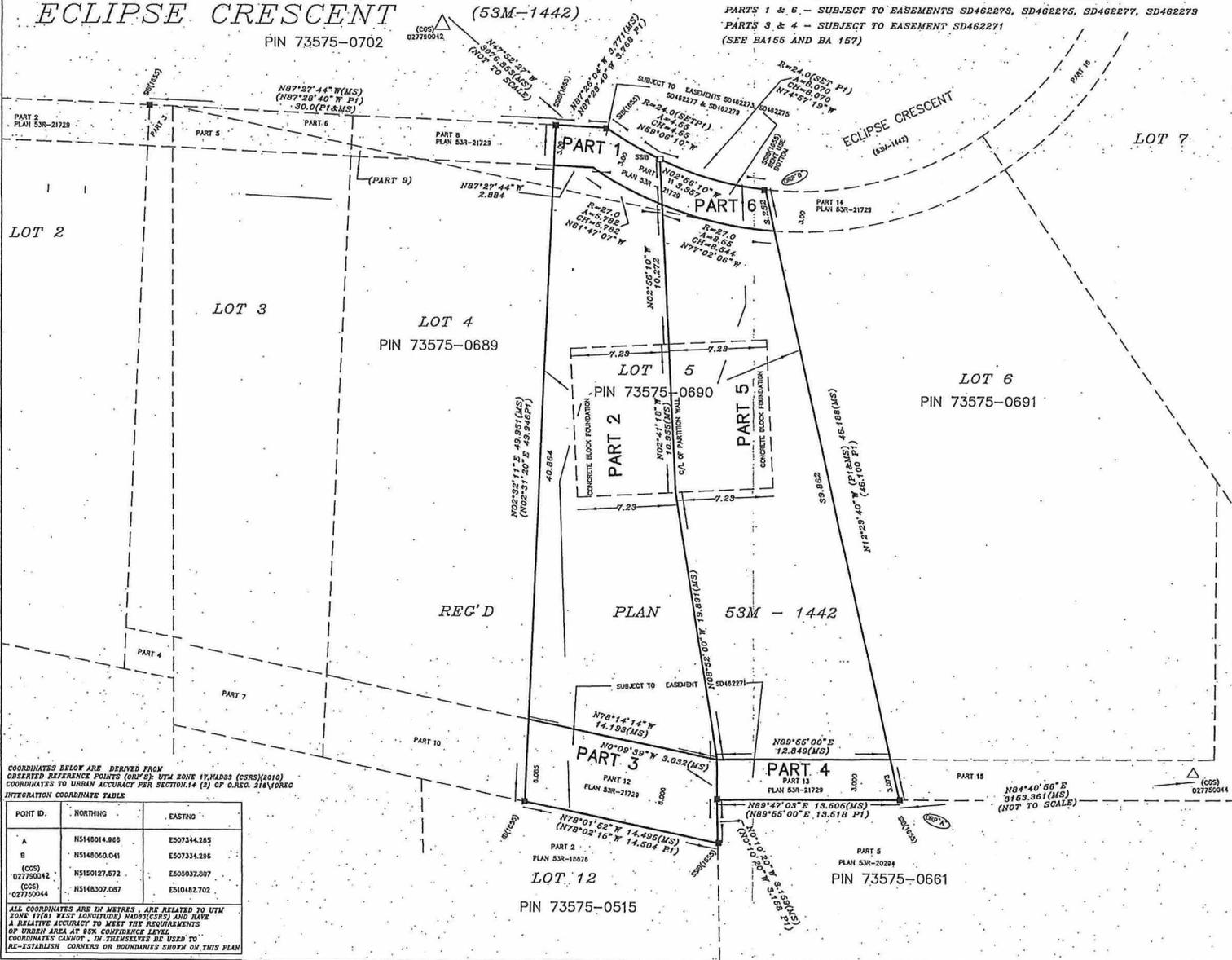
METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

•	denotes	PLANTED SURVEY MONUMENT
+	denotes	FOUND SURVEY MONUMENT
IB	denotes	IRON BAR
SIB	denotes	STANDARD IRON BAR
S3IB	denotes	SHORT STANDARD IRON BAR
#	denotes	NOT TO SCALE
WIT	denotes	WITNESS
1429	denotes	J.E. KIRKLAND, O.L.S.
R.O.	denotes	REGISTRY OFFICE
RB	denotes	ROCK BAR
RPL	denotes	ROCK PLUG
P1	denotes	REGISTERED PLAN 63M-1442
1655	denotes	F.K. DEL BOSCO, O.L.S.
Δ	denotes	CSS CONTROL MONUMENT
CCS	denotes	CITY OF GREATER SUDBURY CONTROL

FIELD SURVEY: J.E.K. PLAN: JK REFERENCE No.: K23-5747R-L076R3V2

JAMES E. KIRKLAND LTD.
ONTARIO LAND SURVEYOR
CIVIL ENGINEER
2651 DESJARDINS ROAD



COORDINATES BELOW ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S): UTM ZONE 17, MAD83 (CSRS)(2010) COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG. 216(10RSO) INTEGRATION COORDINATE TABLE

POINT ID.	NORTHING	EASTING
A	N5148014.060	E507344.285
B	N5148060.041	E507334.286
(CCS) 027790042	N5150127.572	E505037.807
(CCS) 027790044	N5148307.087	E510482.702

ALL COORDINATES ARE IN METRES. ARE RELATED TO UTM ZONE 17(01 WEST LONGITUDE) MAD83(CSRS) AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF URBAN AREA AT 95% CONFIDENCE LEVEL. COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

B00911/2023
Sketch 2

Office Use Only 2023.01.01
B 0092/7073
S.P.P. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
NDCA REG. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
 Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

- 1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s): Dalron Construction Limited	Email:	
Mailing Address: 130 Elm Sudbury	Home Phone:	
	Business Phone:	
City: Sudbury	Postal Code: P3C1T6	Fax:

- 2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s): N/A	Email:	
Mailing Address:	Home Phone:	
	Business Phone:	
City:	Postal Code:	Fax Phone:

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

- 3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent: N/A	Email:	
Mailing Address:	Home Phone:	
	Business Phone:	
City:	Postal Code:	Fax Phone:

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 4) Purpose of Transaction
- | | | |
|---|---|------------------------------|
| <input type="radio"/> Creation of a new lot | <input type="radio"/> Easement/Right-of-way | <input type="radio"/> Lease |
| <input type="radio"/> Addition to a lot | <input checked="" type="radio"/> Creation of lot(s) for | <input type="radio"/> Other; |
| <input type="radio"/> Cancellation of Prior Consent | Semi-detached or row housing | specify _____ |
- File # _____ Date: _____

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. Unknown

- 6) Legal Description (include any abutting property registered under the same ownership).

Roll #	Township Neelon	Lot No.	Concession No.
PIN(s):		Parcel(s)	
Subdivision Plan No. 53M-1442 Lot 6		R-Plan No.	Part(s) 1,2,3,4
Municipal Address or Street(s) 216/218 Eclipse Crescent			Ward:

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.
standard subdivision easements

8) Date of acquisition of subject land. June 29, 2005

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?
 Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?
 Yes No

If "yes", Indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage <u>9.58m +/- *</u>	Depth <u>48m +/-</u>	Area <u>520m²</u>
Existing Use <u>one building</u>	Proposed Use <u>One semi-detached unit</u>	
<i>* See schedule A - Additional Remarks</i>		
Number and use of existing buildings and structures on the land to be severed?		
Existing <u>one building w/ 2 units</u>	Proposed <u>one semi-detached unit</u>	

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage <u>9.65m +/- *</u>	Depth <u>48m +/-</u>	Area <u>681m²</u>
Existing Use <u>one building</u>	Proposed Use <u>one semi-detached unit</u>	
<i>* See schedule A - Additional Remarks</i>		
Number and use of existing buildings and structures on the land to be retained?		
Existing <u>one building w/2 units</u>	Proposed <u>one semi-detached unit</u>	

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan.

Living Area One

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the *Planning Act*. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

N/A

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

N/A

21) What is the number of dwelling units on the property? N/A

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

Ramsey Lake Intake Zone, IPZ (Part IV)

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

B0092/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Dalron Construction Limited (please print all names), the registered owner(s) of the property described as Lot 6 Plan 53M-1442

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

g) appoint and authorize Kristi Anzole (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 8 day of December, 2023

(witness)

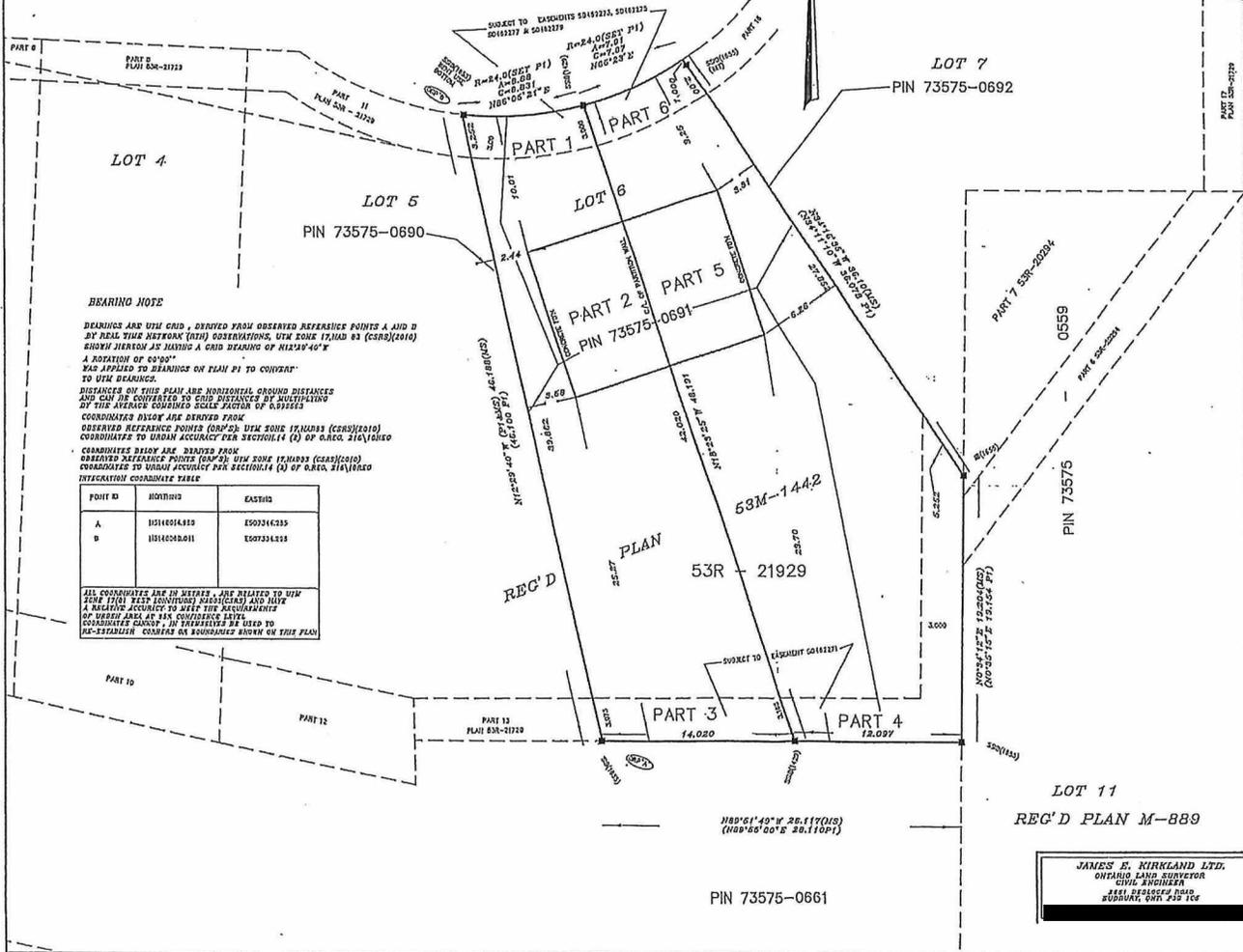
Kristi Anzole
Signature of Owner(s), or Agent or Signing Officer
(*where a Corporation)

Print Name: Kristi Anzole
*I have authority to bind the Corporation

B0092/2023

Schedule A

ECLIPSE CRESCENT (53M-1442)
PIN 73575-0702



BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 18QUD 43 (EARS)(2010) EPOCH JERICO AT LATITUDE A GRID BEARING OF $112^{\circ}59'40''$ A NOTATION OF $60^{\circ}00''$ WAS APPLIED TO BEARINGS ON PLAN P1 TO CONVERT TO UTM BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO CURVE DISTANCES BY MULTIPLYING BY THE APPROPRIATE CORRECTION FACTOR OF 0.99999.

COORDINATES SHOWN ARE DERIVED FROM OBSERVED REFERENCE POINTS (A AND B) UTM ZONE 18QUD 43 (EARS)(2010) COORDINATES TO UTM ACCURACY PER SECTION 14 (1) OF O.R.C.A. 214(1)(b) COORDINATES SHOWN ARE DERIVED FROM OBSERVED REFERENCE POINTS (A AND B) UTM ZONE 18QUD 43 (EARS)(2010) COORDINATES TO UTM ACCURACY PER SECTION 14 (1) OF O.R.C.A. 214(1)(b) INTERSECTION COORDINATE TABLE

POINT ID	NORTHING	EASTING
A	10114014810	8202346215
B	10114020201	8202334115

ALL COORDINATES ARE IN METERS, ARE RELATED TO UTM ZONE 18QUD 43 (EARS)(2010) AND HAVE A RELATIVE ACCURACY TO METERS THE EQUIVALENT OF VERTICAL AREA AT 85% CONFIDENCE LEVEL. COORDINATES SHOWN IN THIS REPORT ARE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S REAL PROPERTY REPORT

© COPYRIGHT 2023 JAMES E. KIRKLAND LTD.
THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF JAMES E. KIRKLAND LTD IS STRICTLY PROHIBITED

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
22.E1.743



SURVEY OF
LOT 6 REGISTERED PLAN 53M-1442 (PARTS 1, 2, 3, 4, 5 And 6)
GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:200

JAMES E. KIRKLAND O.A.S.

DESCRIPTION OF LAND
PIN 73575-0691

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
50143221, 50143223, 50143225, 50143227 & 50143229

EINCROACHMENTS

SEE PLAN

COMPLIANCE WITH MUNICIPAL ZONING BY-LAW

NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS
TIES TO FOUNDATION
WEST SIDE, FRONTAGE 9.88
EAST SIDE, FRONTAGE 9.88

THIS REPORT WAS PREPARED FOR ELIASH
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

SURVEYOR'S CERTIFICATE
I CERTIFY THAT

THE FIELD SURVEY REPRESENTED IN THIS REPORT WAS COMPLETED ON THE 15TH DAY OF SEPTEMBER, 2023

JAMES E. KIRKLAND ONTARIO LAND SURVEYOR

NOTE
THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER ADDITIONAL FEES WILL APPLY. ADDITIONAL PARTS OF THIS ORIGINAL REPORT WILL NOT BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION

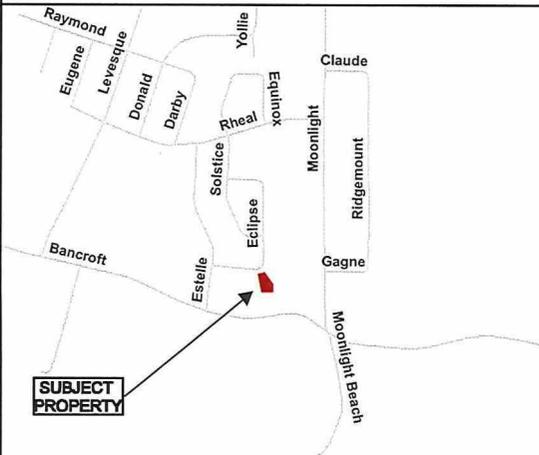
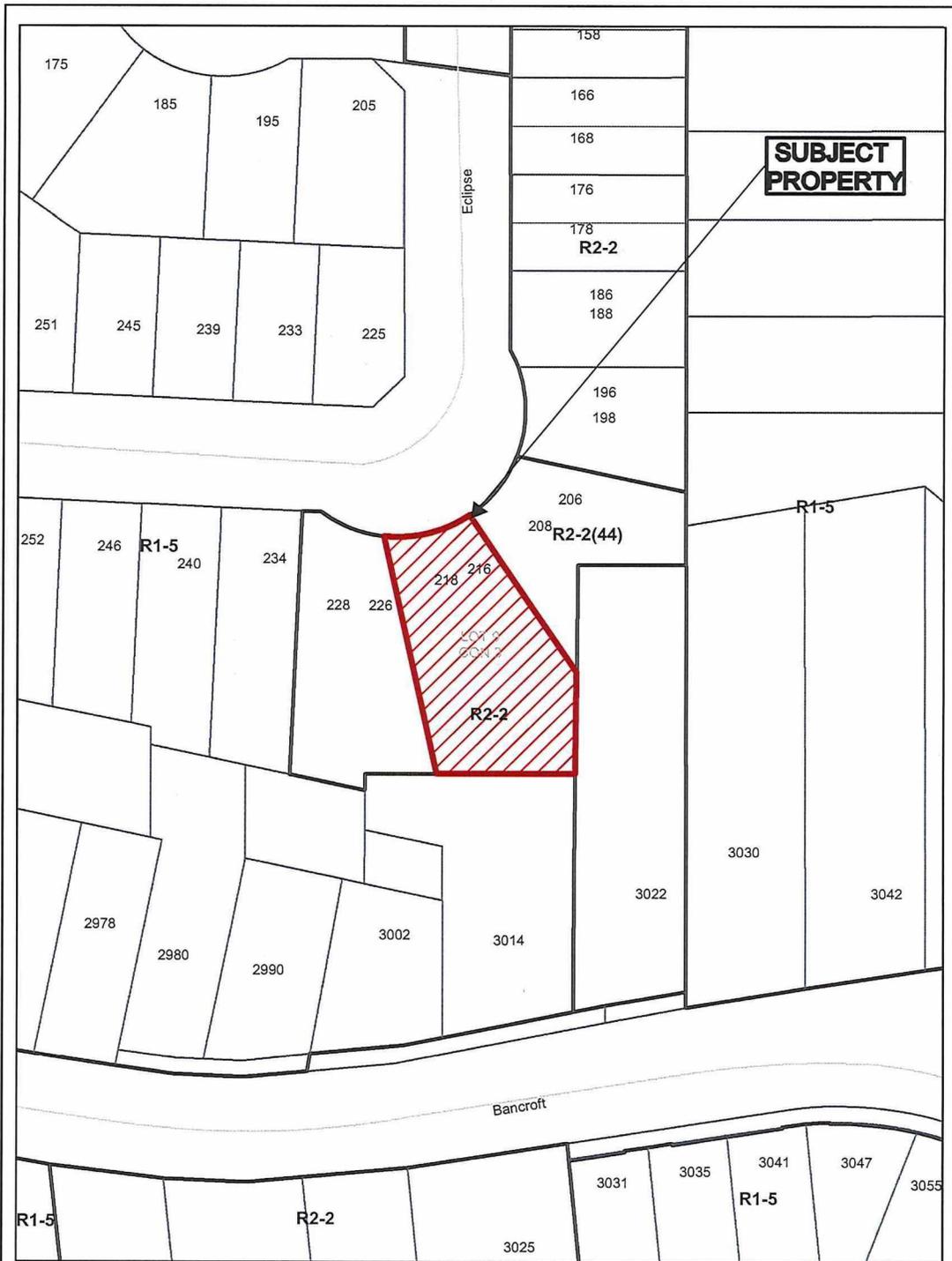
FIELD SURVEY	PLAN	REFERENCE NO.
J.E.K.	JK	203-8741656-1018

LEGEND

+	Symbol	PLANTED SURVEY MONUMENT
+	Symbol	FOUND SURVEY MONUMENT
10	Symbol	IRON BAR
SB	Symbol	STANDARD IRON BAR
SB	Symbol	SHORT STANDARD IRON BAR
RB	Symbol	POPC BAR
X	Symbol	FENCE
U	Symbol	ORIGIN UNKNOWN
RT	Symbol	WITNESS
1/2	Symbol	NOT TO SCALE
1/2	Symbol	MEASURED
P1	Symbol	REGISTERED PLAN 65M-1111
T1	Symbol	ST. LAND, C.L.T.
1411	Symbol	T.V. 216 5000, D.L.S.
1412	Symbol	J.E. KIRKLAND, O.A.S.
(U)	Symbol	UTILITY POLE

JAMES E. KIRKLAND LTD.
ONTARIO LAND SURVEYOR
CIVIL ENGINEER
1881 KENNEDY ROAD
SUDBURY, ONT. S2P 1K4

B0092/2023



Application for Consent



Subject Property being PIN 73575-0691,
 Lot 6, Plan 53M-1442, subject to easements over
 Parts 14 and 15, Plan 53R-21729,
 Lot 9, Concession 3, Township of Neelon,
 216-218 Eclipse Crescent, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

B0092/2023
 Date: 2023 12 15

ECLIPSE CRESCENT (53M-1442)

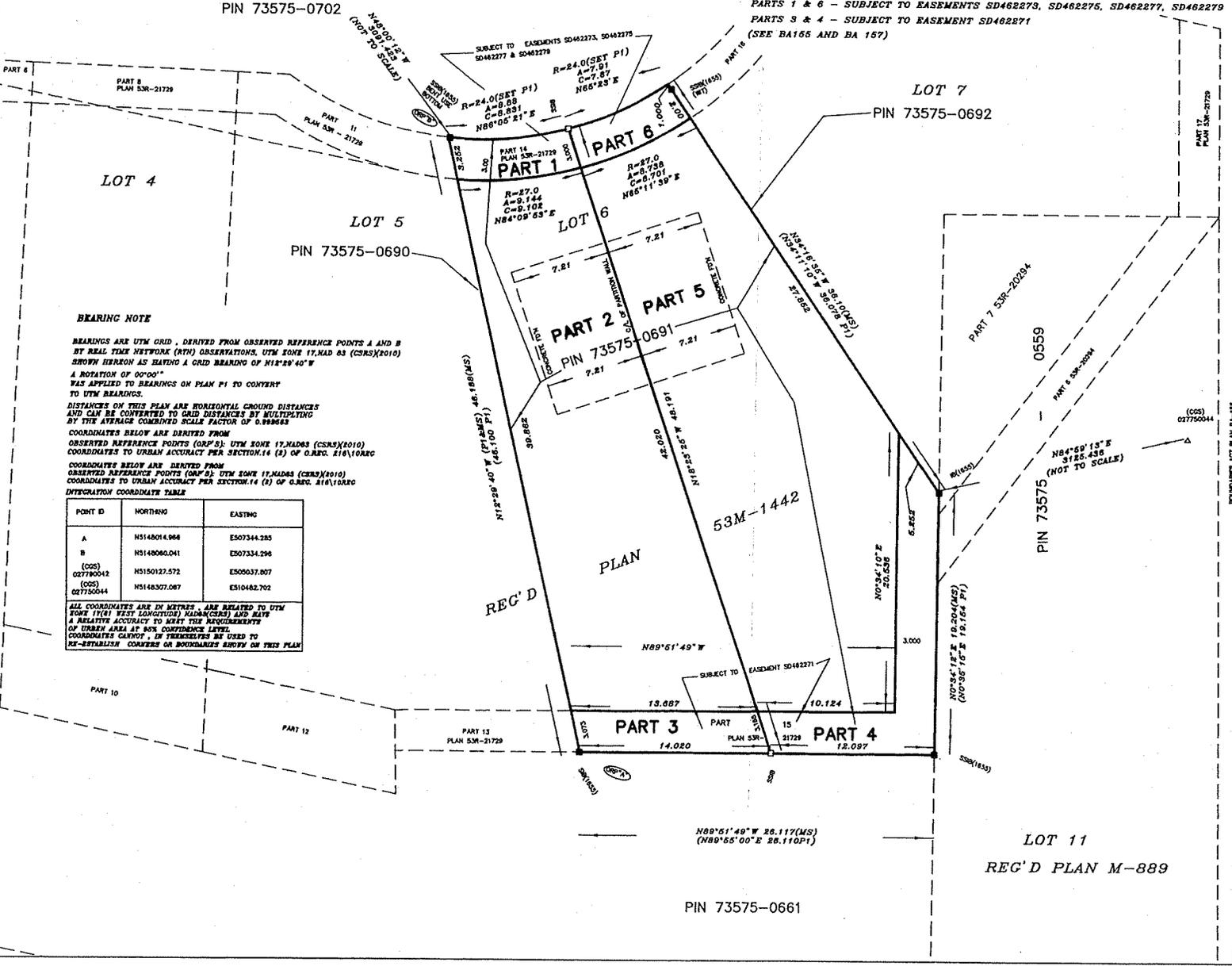
PIN 73575-0702

SCHEDULE			
PARTS	LOT	PLAN	PIN
1			
2			
3	ALL OF LOT 6	53M-1442	ALL OF 73575-0691
4			
5			
6			

PLAN 53R-21929

RECEIVED AND DEPOSITED
 DATE: November 29th 2023
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY (No.63)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 Nov 28/23 DATE
 JAMES E. KIRKLAND



BEARING NOTE
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, MAD 83 (CSRS/1010) SHOWN HEREON AS HAVING A GRID BEARING OF N18°28'40"W A ROTATION OF 00°00" WAS APPLIED TO BEARINGS ON PLAN P1 TO CONVERT TO UTM BEARINGS.
 DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE CORRECTED SCALE FACTOR OF 0.999848
 COORDINATES BELOW ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S): UTM ZONE 17, MAD83 (CSRS/1010) COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.R.G. 216(10)R2
 COORDINATES BELOW ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S): UTM ZONE 17, MAD83 (CSRS/1010) COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.R.G. 216(10)R2
 INTEGRATION COORDINATE TABLE

POINT ID	NORTHING	EASTING
A	N5148014.968	E507344.285
B	N5148060.041	E507334.296
(COS) 027780042	N5150127.572	E505037.807
(COS) 027750044	N5148307.087	E510482.702

ALL COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (E1 WEST LONGITUDE) KADAN(CRS) AND HAVE A RESOLVE ACCURACY TO MEET THE REQUIREMENTS OF URBAN AREA AT 80% CONFIDENCE LEVEL. COORDINATES GIVEN, IF THERESELVES BE USED TO RE-ESTABLISH CORNER OR BOUNDARY SURVEY ON THIS PLAN

PLAN OF SURVEY OF
LOT 6
 REGISTERED PLAN 53M-1442

GEOGRAPHIC TOWNSHIP OF NEELON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1:200
 JAMES E. KIRKLAND O.L.S.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 THIS SURVEY WAS COMPLETED ON THE 28th DAY OF NOVEMBER 2023
 DATE
 JAMES E. KIRKLAND
 ONTARIO LAND SURVEYOR

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

⊕	denotes	PLANTED SURVEY MONUMENT
⊙	denotes	FOUND SURVEY MONUMENT
IR	denotes	IRON BAR
SD	denotes	STANDARD IRON BAR
SSD	denotes	SHORT STANDARD IRON BAR
∅	denotes	NOT TO SCALE
WIT	denotes	WITNESS
1429	denotes	J.E. KIRKLAND, O.L.S.
R.O.	denotes	REGISTRY OFFICE
RB	denotes	ROCK BAR
RPL	denotes	ROCK PILE
PI	denotes	REGISTERED PLAN 53M-1442
1656	denotes	T.W. DEL BOSCO, O.L.S.
△	denotes	COS CONTROL MONUMENT
CCS	denotes	CITY OF GREATER SUDBURY
FD'N	denotes	CONCRETE FOUNDATION

FIELD SURVEY:	PLAN:	REFERENCE No.:
J.E.K.	JK	E23-6749R-1076

JAMES E. KIRKLAND LTD.
 ONTARIO LAND SURVEYOR
 CIVIL ENGINEER
 2881 DESJARDINS ROAD
 SUDBURY, ONT. P3C 1G6

80042/2023
 sketch 2

Office Use Only 2023.01.01
B0093/2023
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

- 1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s): Jean Guy + ^{GAAG} FRENCH GAAG Email: _____
 Mailing Address: #4501 CARL ST Home Phone: _____
 Business Phone: _____
 City: HANMER Postal Code: P3P1X5 Fax Phone: _____

- 2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s): _____ Email: _____
 Mailing Address: _____ Home Phone: _____
 Business Phone: _____
 City: _____ Postal Code: _____ Fax Phone: _____

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

- 3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent: ADRIAN BORTOLUSSI Email: _____
 Mailing Address: 144 ELM ST Home Phone: _____
 Business Phone: _____
 City: SUDBURY Postal Code: P3C 1T7 Fax Phone: _____

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 4) Purpose of Transaction

Creation of a new lot Easement/Right-of-way Lease
 Addition to a lot Creation of lot(s) for Other;
 Cancellation of Prior Consent Semi-detached or row housing specify _____
 File # _____ Date: _____

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

- 6) Legal Description (include any abutting property registered under the same ownership).

Roll # _____ Township CAROL Lot No. 12 Concession No. 3
 PIN(s): 73508-0499 Parcel(s) _____
 Subdivision Plan No. M-638 Lot 1 R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): #4501 CARL ST Ward: _____

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. MARCH 1968

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?

Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?

Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage <u>15.67</u>	Depth <u>30.50</u>	Area <u>476.9 m²</u>
Existing Use <u>VACANT</u>	Proposed Use <u>RESIDENTIAL</u>	

Number and use of existing buildings and structures on the land to be severed?

Existing <u>SKD + GAZEBO</u>	Proposed <u>SINGLE FAMILY DWELLING</u>
------------------------------	--

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage <u>28.23</u>	Depth <u>34.8</u>	Area <u>903.4 m²</u>
Existing Use <u>RESIDENTIAL</u>	Proposed Use <u>RESIDENTIAL</u>	

Number and use of existing buildings and structures on the land to be retained?

Existing <u>SINGLE FAMILY DWELLING WITH ATTACHED SKED</u>	Proposed <u>SAME</u>
---	----------------------

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan.

LIVING AREA 1 - FULLY SERVICED AREA
INFILL LOT

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the Planning Act. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

CONSISTANT - INFILL LOT
- CLOSE TO ALL AMENITIES

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

CONFORMS - INFILL LOT
- FITS IN NEIGHBORHOOD
- NO CHANGES

21) What is the number of dwelling units on the property? /

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, JEAN GUY GAGNE + IRÈNE GAGNE (please print all names), the registered owner(s) of the property described as # 4501 CAROL ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BARTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

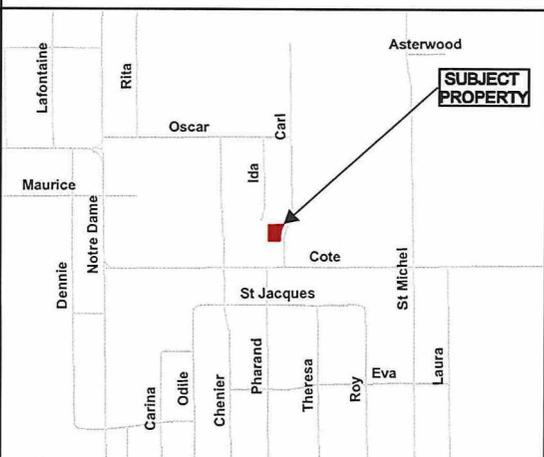
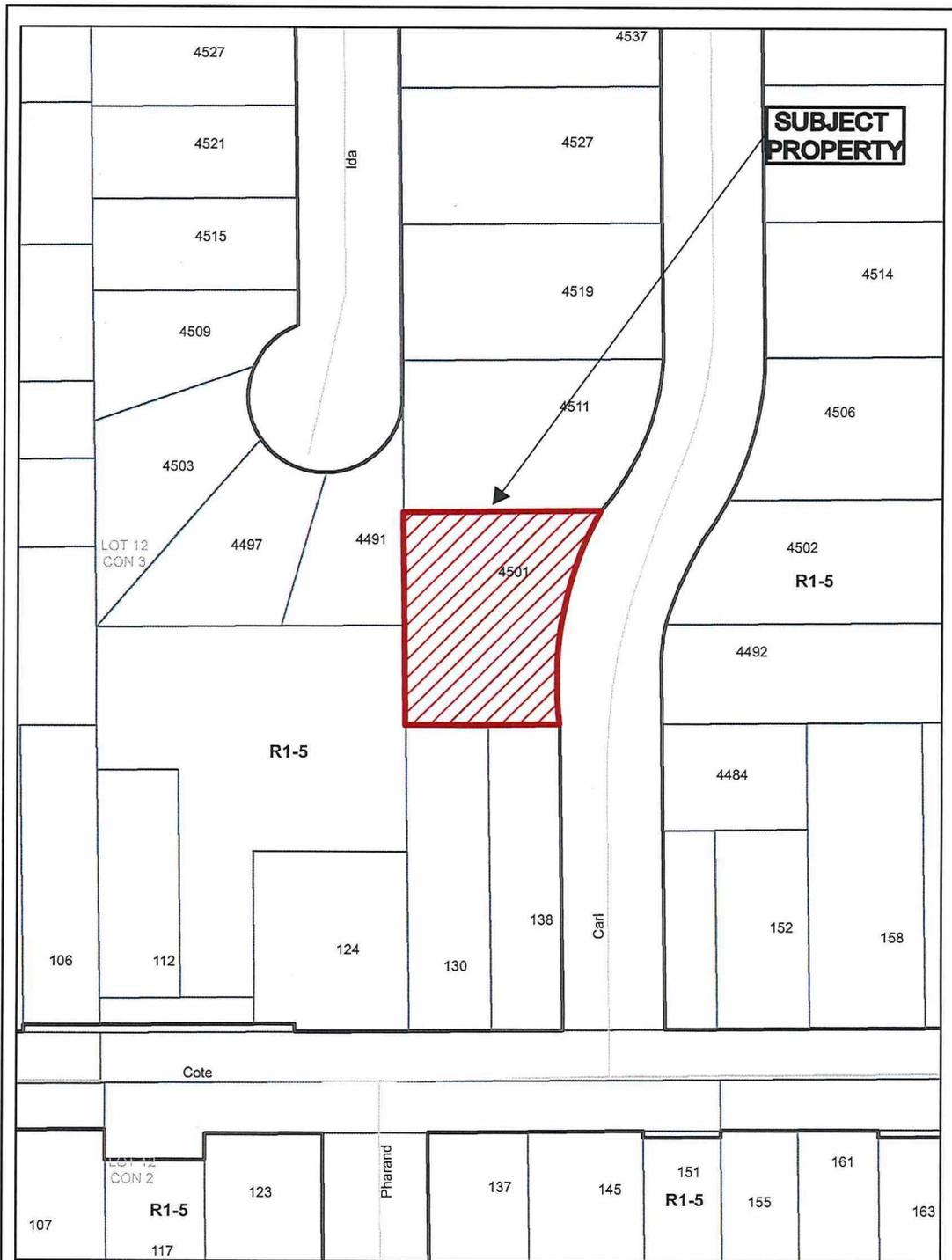
Dated this 4th day of December, 2023

(witness) [Signature]

[Signature]
signature of Owner(s) or Agent or Signing Officer
(*where a Corporation)

IRÈNE GAGNE
Print Name: JEAN GUY GAGNE
*I have authority to bind the Corporation

B0093/2023



Application for Consent

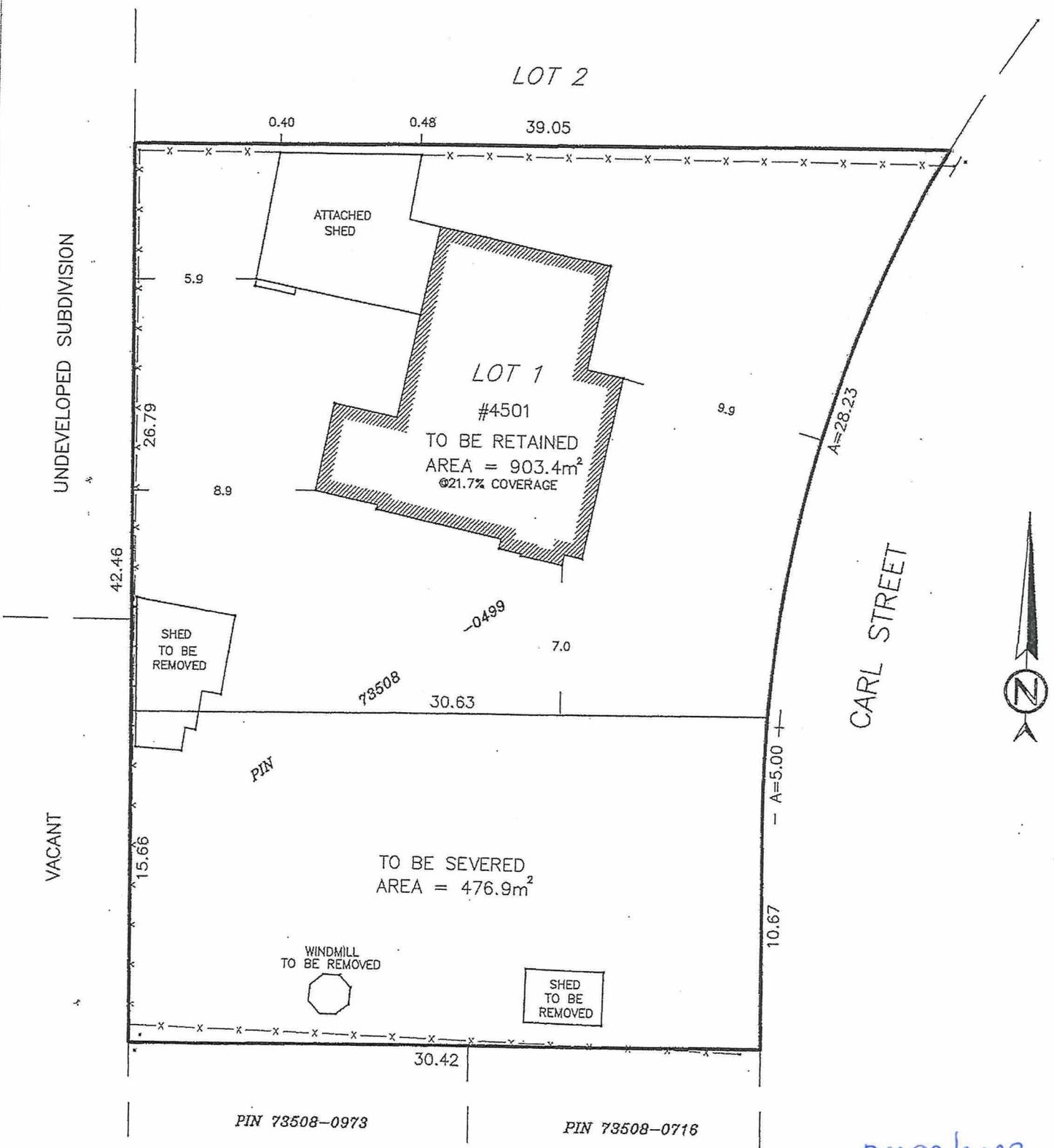
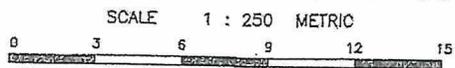


Subject Property being PIN 73508-0499,
 Parcel 33213 SEC SES SRO, Lot 1, Plan M-638,
 Lot 12, Concession 3, Township of Capreol,
 4501 Carl Street, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

B0093/2023
 Date: 2023 12 18

SKETCH FOR SEVERANCE
LOT 1
REGISTERED PLAN M-638



B0093/2023
 sketch 2

Lot 18

Office Use Only 2023.01.01
B0094/2023
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
 Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s): <u>BARKINSON LAND CORP.</u>	Email: _____
Mailing Address: <u>c/o BARRY KINDRAT</u>	Home Phone: _____
<u>#1107 AUGER AVE</u>	Business Phone: _____
City: <u>SUDBURY</u>	Postal Code: <u>P3A 4B1</u>
	Fax Phone: _____

2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s): _____	Email: _____
Mailing Address: _____	Home Phone: _____
	Business Phone: _____
City: _____	Postal Code: _____
	Fax Phone: _____

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent: <u>ADRIAN BORTOLUSSI</u>	Email: _____
Mailing Address: <u>144 ELM ST</u>	Home Phone: _____
	Business Phone: _____
City: <u>SUDBURY</u>	Postal Code: <u>P3C 1T7</u>
	Fax Phone: _____

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

4) Purpose of Transaction

<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Easement/Right-of-way	<input type="checkbox"/> Lease
<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> Creation of lot(s) for	<input type="checkbox"/> Other;
<input type="checkbox"/> Cancellation of Prior Consent	Semi-detached or row housing	specify _____
File # _____	Date: _____	

5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

6) Legal Description (include any abutting property registered under the same ownership).

Roll # _____	Township <u>BALFOUR</u>	Lot No. <u>2</u>	Concession No. <u>2</u>
PIN(s): <u>73348-0807</u>	Parcel(s)		
Subdivision Plan No. <u>M-1446</u>	Lot <u>17</u>	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): <u>2952 RUBY ST</u>	Ward: _____		

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. NOV 2006

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?
 Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?
 Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage	<u>9.60</u>	Depth	<u>32.58</u>	Area	<u>312.73 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

Number and use of existing buildings and structures on the land to be severed?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage	<u>9.60</u>	Depth	<u>32.59</u>	Area	<u>312.92 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

Number and use of existing buildings and structures on the land to be retained?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

B0094/2023

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. *LIVING AREA 1*

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the *Planning Act*. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

CONSISTENT - INFILL LOT

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

21) What is the number of dwelling units on the property? 0

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAKINSON LAND CORP. c/o BARRY KINDRAT (please print all names), the registered owner(s) of the property described as

LOT 17 53M-1446
2952 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

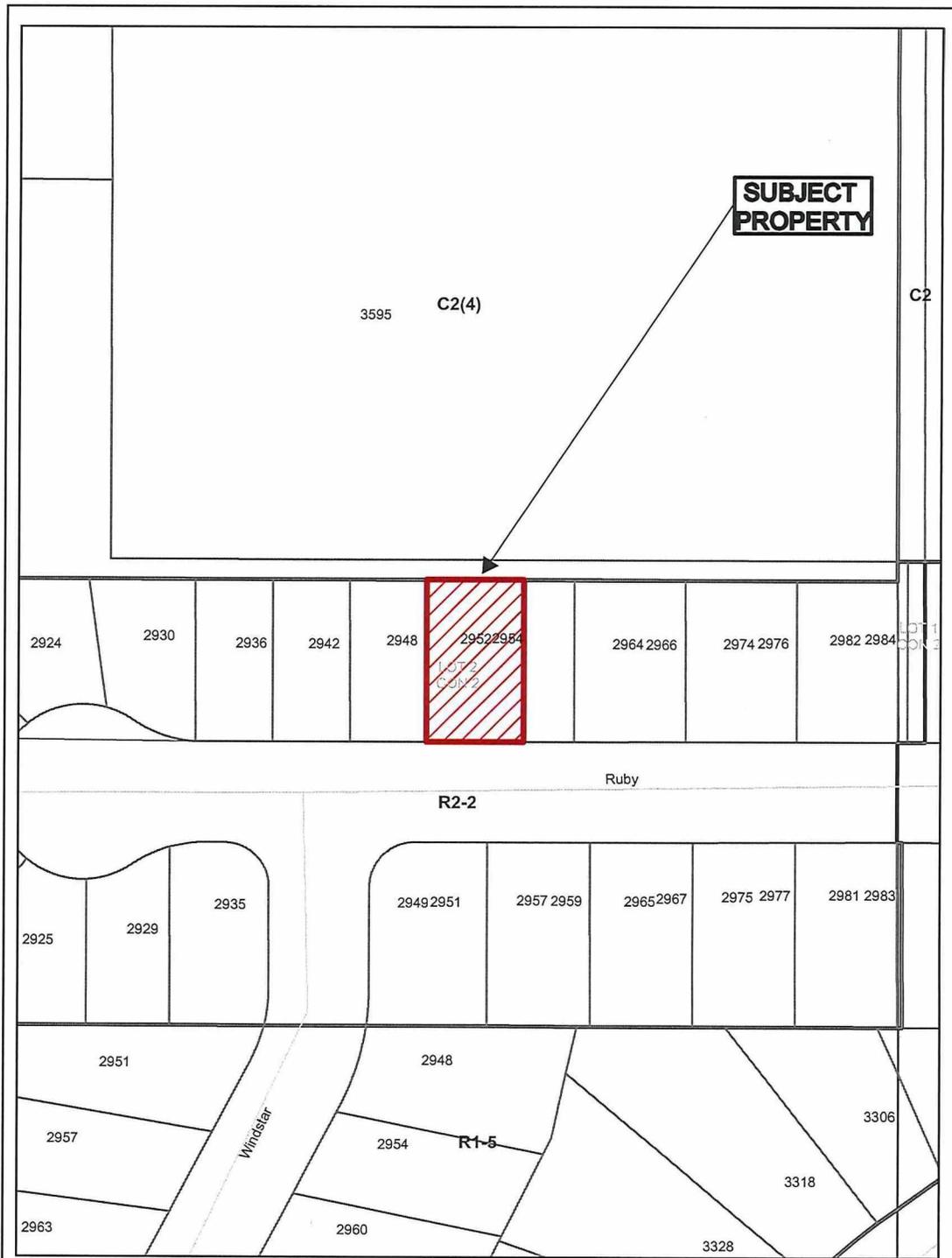
Dated this 7TH day of DECEMBER, 2023

Adrian Bortolussi
(witness)

[Signature]
signature of Owner(s) of Agent or Signing Officer
(*where a Corporation)

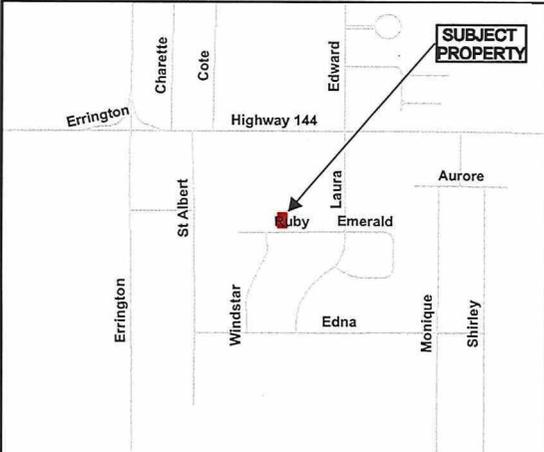
Print Name: BARRY KINDRAT
*I have authority to bind the Corporation

B6094/2023



SUBJECT PROPERTY

LOT 2
CON 2



Application for Consent



Subject Property being PIN 73348-0807, Lot 17, Plan 53M-1446, Lot 2, Concession 2, subject to an easement over Part 54 on Plan 53R-21918 Township of Balfour, 2952-2954 Ruby Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

B0094/2023
Date: 2024 01 02



SKETCH FOR PROPOSED SEVERENCE
LOT 17
REGISTERED PLAN 53M-1446

19.20

9.60

9.60

TO BE RETAINED
AREA=312.92m²

TO BE SEVERED
AREA=312.73m²

32.605

LOT 16
PIN 73348-0806

LOT 17
PIN 73348-0807

32.565
BLOCK 38
PIN 73348-0828

9.60

9.60

19.20

RUBY STREET

B0094/2023
Sketch 2

Lot 18

Office Use Only 2023 01 01
B0095/2023
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s): <u>BALKINSON LAND CORP.</u>	Email: _____
Mailing Address: <u>c/o BARRY KINDRAT</u>	Home Phone: _____
<u>#1107 AUGER AVE</u>	Business Phone: _____
City: <u>SUDBURY</u>	Postal Code: <u>P3A 4B1</u> Fax Phone: _____

2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s): _____	Email: _____
Mailing Address: _____	Home Phone: _____
_____	Business Phone: _____
City: _____	Postal Code: _____ Fax Phone: _____

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent: <u>ADRIAN BORTOLUSSI</u>	Email: _____
Mailing Address: <u>144 ELM ST</u>	Home Phone: _____
_____	Business Phone: _____
City: <u>SUDBURY</u>	Postal Code: <u>P3C 1T7</u> Fax Phone: _____

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

4) Purpose of Transaction

<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Easement/Right-of-way	<input type="checkbox"/> Lease
<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> Creation of lot(s) for	<input type="checkbox"/> Other;
<input type="checkbox"/> Cancellation of Prior Consent	Semi-detached or row housing	specify _____

File # _____ Date: _____

5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

6) Legal Description (include any abutting property registered under the same ownership).

Roll # _____	Township <u>BALFOUR</u>	Lot No. <u>2</u>	Concession No. <u>2</u>
PIN(s): <u>73348-0808</u>	Parcel(s)		
Subdivision Plan No. <u>M-1446</u>	Lot <u>18</u>	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): <u>2964 RUBY ST</u>	Ward: _____		

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. NOV 2006

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?

Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?

Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage	<u>11.03</u>	Depth	<u>32.52</u>	Area	<u>358.07 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

Number and use of existing buildings and structures on the land to be severed?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage	<u>11.03</u>	Depth	<u>32.53</u>	Area	<u>358.58 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>semi</u>		

Number and use of existing buildings and structures on the land to be retained?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

B0095/2023

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. LIVING AREA 1

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the Planning Act. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

CONSISTENT - INFILL LOT

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

21) What is the number of dwelling units on the property? 0

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o Barry Kindratt (please print all names), the registered owner(s) of the property described as

LOT 18 53M-1446
2764 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

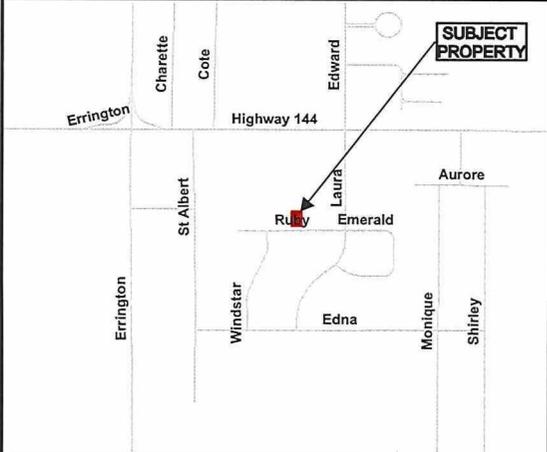
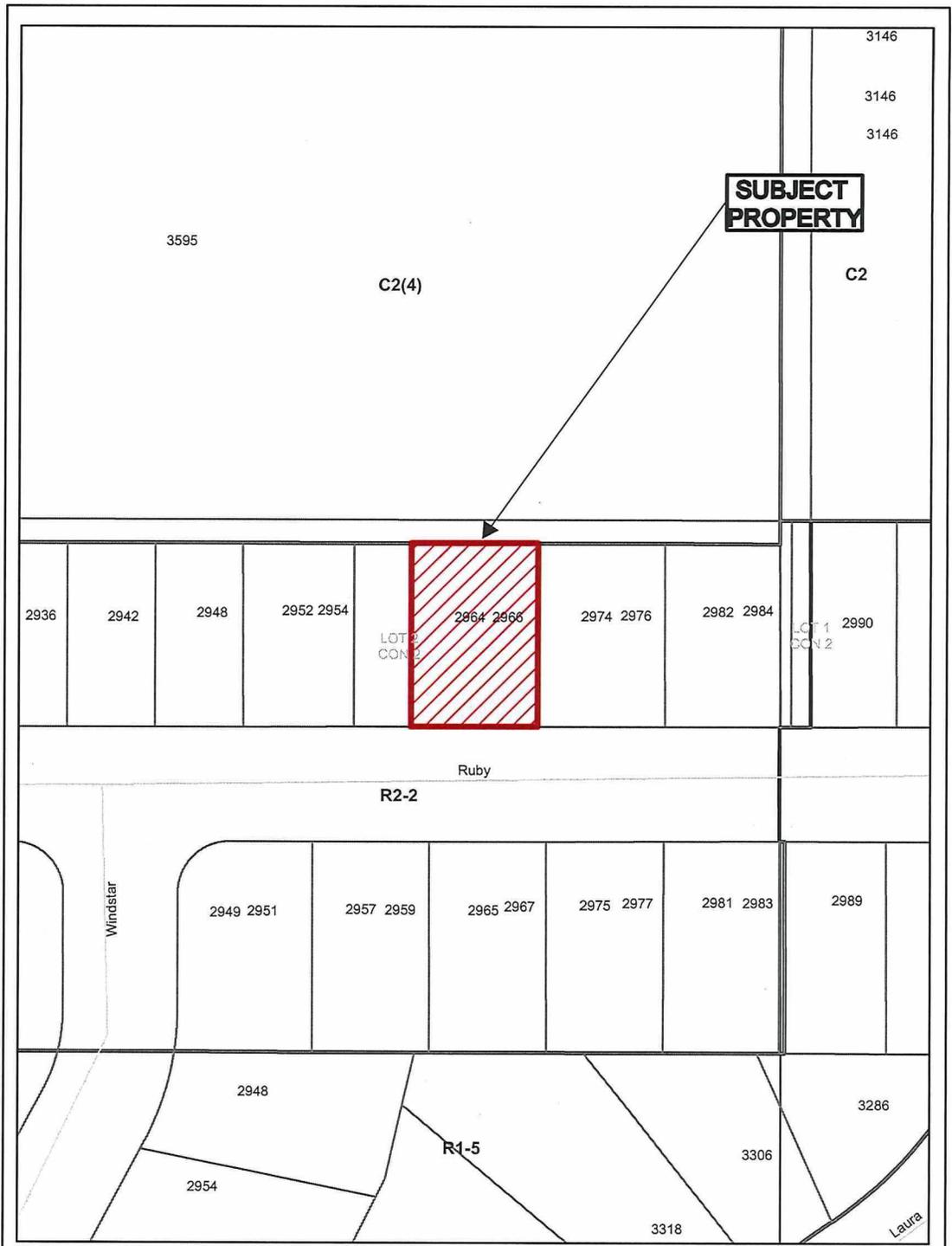
- g) appoint and authorize ADRIAN BORTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 7TH day of DECEMBER, 2023

Chris Bortolussi
(witness)

Barry Kindratt
Signature of Owner(s) of Agent or Signing Officer
(where a Corporation)

Print Name: Barry Kindratt
*I have authority to bind the Corporation



Application for Consent



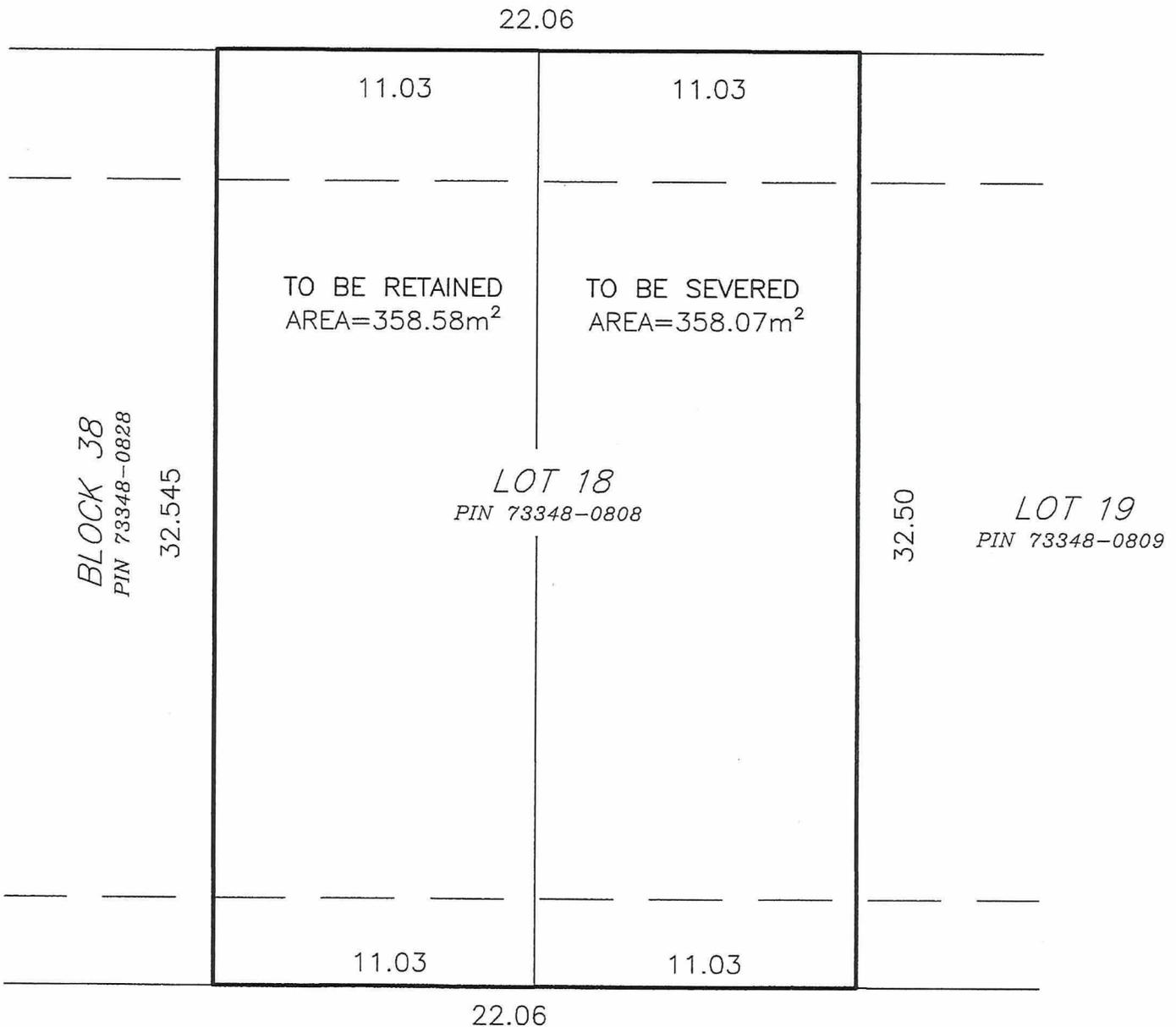
Subject Property being PIN 73348-0808,
 Lot 18, Plan 53M-1446, Lot 2, Concession 2,
 subject to an easement over Part 55 on Plan 53R-21918,
 Township of Balfour, 2964-2966 Ruby Street, Chelmsford,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

B0095/2023
 Date: 2024 01 02

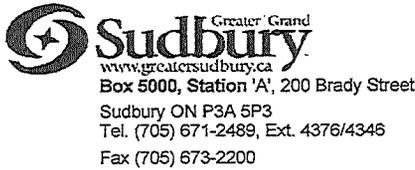


SKETCH FOR PROPOSED SEVERENCE
LOT 18
REGISTERED PLAN 53M-1446



B0095/2023
Sketch 2

Lot 19



Office Use Only 2023.01.01
B0096/7023
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

- 1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s):	<u>BALKINSON LAND CORP.</u>	Email:	_____
Mailing Address:	<u>c/o BARRY KINDRAT</u>	Home Phone:	_____
	<u>#1107 AUGER AVE</u>	Business Phone:	_____
City:	<u>SUDBURY</u>	Postal Code:	<u>P3A 4B1</u>
		Fax Phone:	_____

- 2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s):	Email:	_____
Mailing Address:	Home Phone:	_____
	Business Phone:	_____
City:	Postal Code:	Fax Phone:
_____	_____	_____

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

- 3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent:	<u>ADRIAN BORTOLUSSI</u>	Email:	_____
Mailing Address:	<u>144 ELM ST</u>	Home Phone:	_____
		Business Phone:	_____
City:	<u>SUDBURY</u>	Postal Code:	<u>P3C 1T7</u>
		Fax Phone:	_____

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 4) Purpose of Transaction
- | | | |
|---|---|---------------------------------|
| <input checked="" type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Easement/Right-of-way | <input type="checkbox"/> Lease |
| <input type="checkbox"/> Addition to a lot | <input type="checkbox"/> Creation of lot(s) for | <input type="checkbox"/> Other; |
| <input type="checkbox"/> Cancellation of Prior Consent | Semi-detached or row housing | specify _____ |
- File # _____ Date: _____

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

- 6) Legal Description (include any abutting property registered under the same ownership).

Roll #	Township <u>BALFOUR</u>	Lot No. <u>Z</u>	Concession No. <u>Z</u>
PIN(s):	<u>73348-0809</u>	Parcel(s)	_____
Subdivision Plan No.	<u>M-1446</u>	Lot <u>19</u>	R-Plan No. _____ Part(s) _____
Municipal Address or Street(s):	<u>2974 Ruby ST</u>	Ward:	_____

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. NOV 2006

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?

Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?

Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage	<u>11.03</u>	Depth	<u>32.47</u>	Area	<u>358.06 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>Same</u>		

Number and use of existing buildings and structures on the land to be severed?

Existing	<u>0</u>	Proposed	<u>Semi</u>
----------	----------	----------	-------------

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage	<u>11.03</u>	Depth	<u>32.48</u>	Area	<u>358.32 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>Same</u>		

Number and use of existing buildings and structures on the land to be retained?

Existing	<u>0</u>	Proposed	<u>Semi</u>
----------	----------	----------	-------------

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

B0096/2023

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. LIVING AREA 1

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the Planning Act. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

CONSISTENT - INFILL LOT

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

21) What is the number of dwelling units on the property? 0

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

B0096/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o Barry Kindert (please print all names), the registered owner(s) of the property described as

Lot 19 53M-1446
2974 Ruby St

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

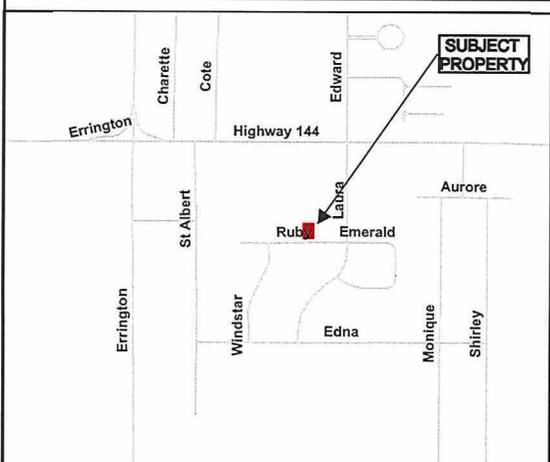
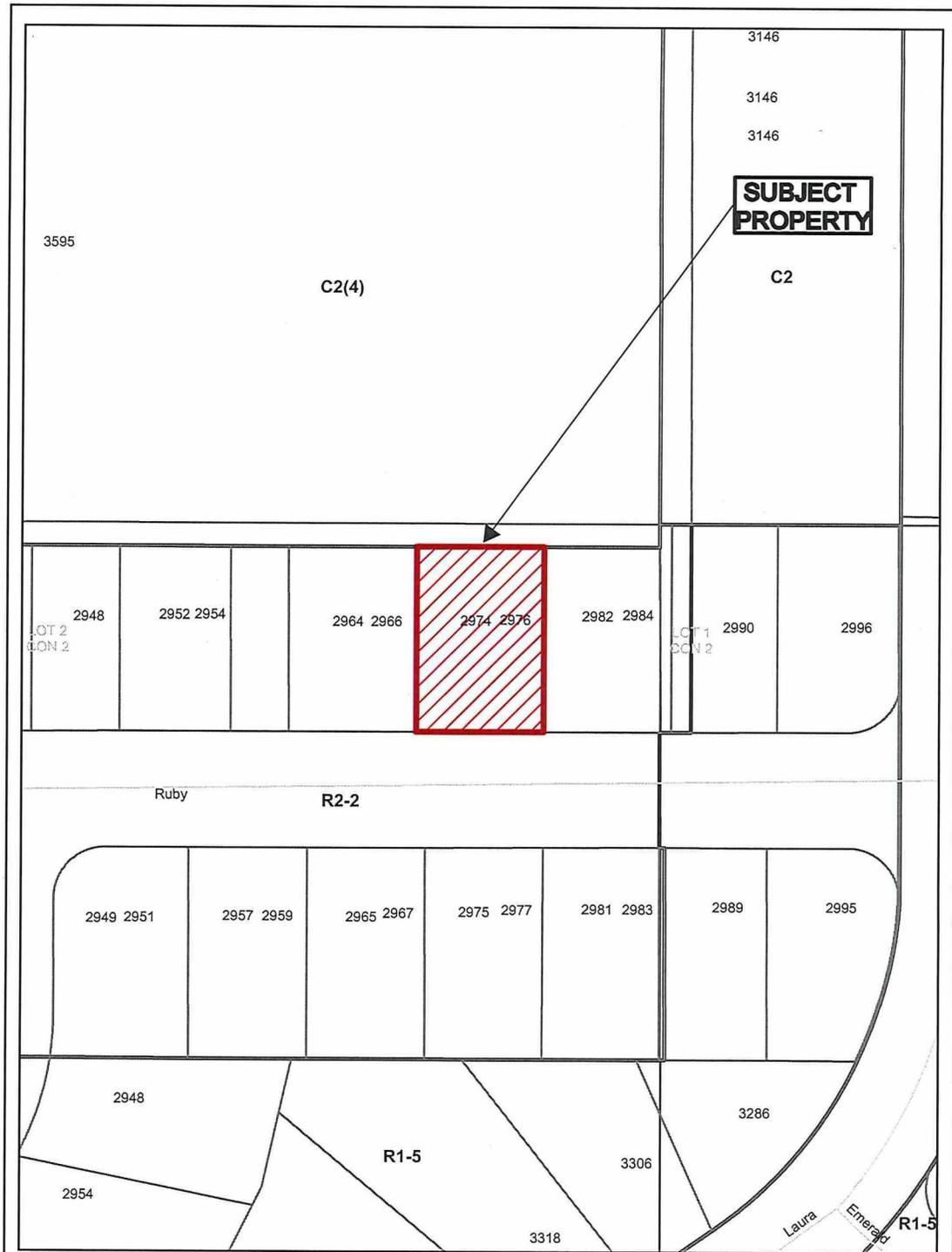
g) appoint and authorize ADRIAN BORTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 7th day of December, 2023

[Signature]
(witness)

[Signature]
Signature of Owner(s) of Agent or Signing Officer
(where a Corporation)

Print Name: Barry Kindert
*I have authority to bind the Corporation



Application for Consent



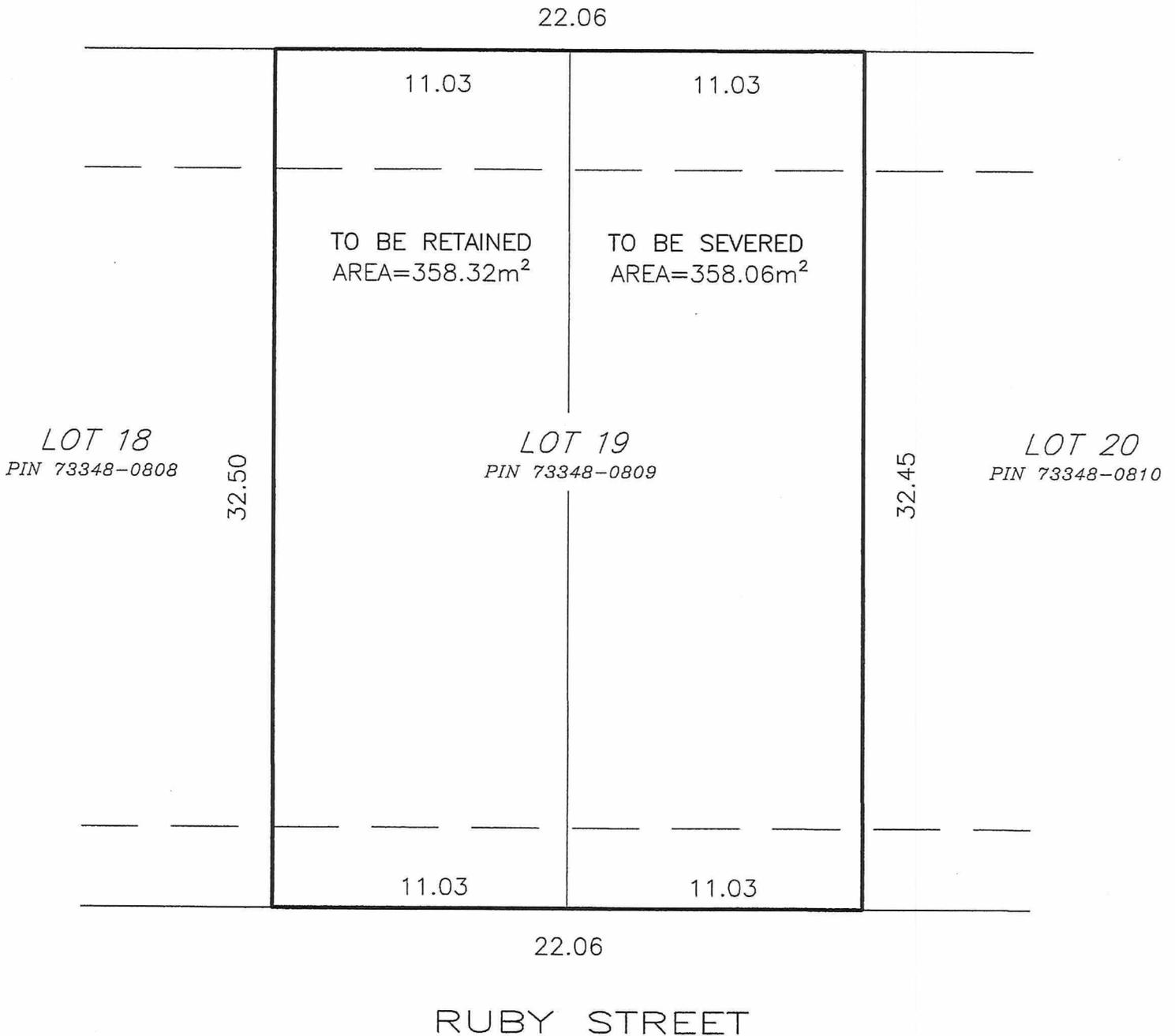
Subject Property being PIN 73348-0809, Lot 19, Plan 53M-1446, Lot 2, Concession 2, subject to an easement over Parts 19 and 56 on Plan 53R-21918 Township of Balfour, 2974-2976 Ruby Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

B0096/2023
Date: 2024 01 02



SKETCH FOR PROPOSED SEVERENCE
LOT 19
REGISTERED PLAN 53M-1446



B0096/2023
Sketch 2

Lot 20

Greater Grand Sudbury
 www.greatersudbury.ca
 Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 673-2200

Office Use Only 2023 01.01	
B0097/2023	
S.P.P. AREA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NDOA REG. AREA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: **CITY OF GREATER SUDBURY**
 Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

- 1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s): BARKINSON LAND CORP. Email: _____
 Mailing Address: c/o BARRY KINDRAT Home Phone: _____
#1107 AUGER AVE Business Phone: _____
 City: SUDBURY Postal Code: P3A 4B1 Fax Phone: _____

- 2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s): _____ Email: _____
 Mailing Address: _____ Home Phone: _____
 _____ Business Phone: _____
 City: _____ Postal Code: _____ Fax Phone: _____

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

- 3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent: ADRIAN BORTOLUSSI Email: _____
 Mailing Address: 144 ELM ST Home Phone: _____
 _____ Business Phone: _____
 City: SUDBURY Postal Code: P3C 1T7 Fax Phone: _____

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 4) Purpose of Transaction
 Creation of a new lot Easement/Right-of-way Lease
 Addition to a lot Creation of lot(s) for Other;
 Cancellation of Prior Consent Semi-detached or row housing specify _____
 File # _____ Date: _____

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

- 6) Legal Description (include any abutting property registered under the same ownership).

Roll # _____ Township BALFOUR Lot No. 2 Concession No. 2
 PIN(s): 73348-0810 Parcel(s) _____
 Subdivision Plan No. M-1446 Lot 20 R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): 2984 RUBY ST Ward: _____

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. NOV 2006

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?

Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?

Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage	<u>10.99</u>	Depth	<u>32.45</u>	Area	<u>363.76 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

Number and use of existing buildings and structures on the land to be severed?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage	<u>10.98</u>	Depth	<u>32.45</u>	Area	<u>356.31 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

Number and use of existing buildings and structures on the land to be retained?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

B0097/2023

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. *LIVING AREA 1*

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the Planning Act. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

CONSISTENT - INFILL LOT

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

21) What is the number of dwelling units on the property? 0

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAKINSON LAND CORP. c/o Barry Kindert (please print all names), the registered owner(s) of the property described as

LOT 20 53M-1446
2984 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

g) appoint and authorize ADRIAN BORTOLISSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

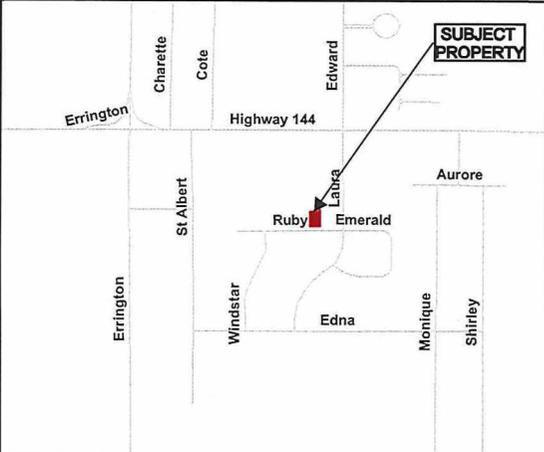
Dated this 7th day of DECEMBER, 2023

[Signature]
(witness)

[Signature]
Signature of Owner(s) of Agent or Signing Officer
(where a Corporation)

Print Name: Barry Kindert
*I have authority to bind the Corporation

B0097/2023



Application for Consent



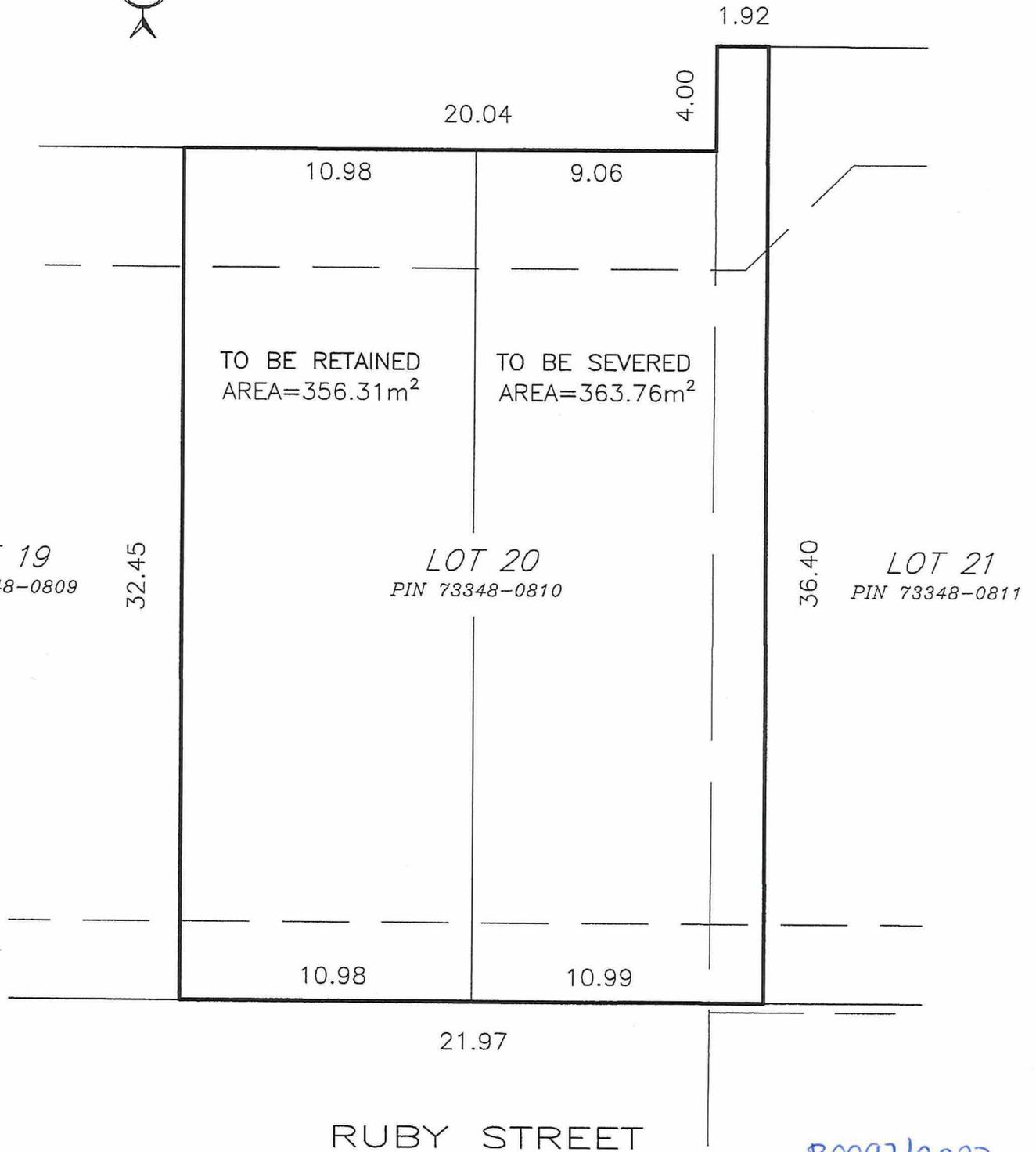
Subject Property being PIN 73348-0810, Lot 20, Plan 53M-1446, Lot 2, Concession 2, subject to an easement over Parts 20 and 57 on Plan 53R-21918, Township of Balfour, 2982-2984 Ruby Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

B0097/2023
Date: 2024 01 02



SKETCH FOR PROPOSED SEVERENCE
LOT 20
REGISTERED PLAN 53M-1446



LOT 19
PIN 73348-0809

LOT 20
PIN 73348-0810

LOT 21
PIN 73348-0811

RUBY STREET

B0097/2023
sketch 2

Greater Sudbury
 www.greatersudbury.ca
 Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 673-2200

Lot 25

Office Use Only 2023 01 01
B0098/2023
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: **CITY OF GREATER SUDBURY**
 Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s): <u>BARKINSON LAND CORP.</u>	Email: _____
Mailing Address: <u>c/o BARRY KINDRAT</u>	Home Phone: _____
<u>#1107 AUGER AVE</u>	Business Phone: _____
City: <u>SUDBURY</u>	Postal Code: <u>P3A 4B1</u> Fax Phone: _____

2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s): _____	Email: _____
Mailing Address: _____	Home Phone: _____
_____	Business Phone: _____
City: _____	Postal Code: _____ Fax Phone: _____

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent: <u>ADRIAN BORTOLUSSI</u>	Email: _____
Mailing Address: <u>144 ELM ST</u>	Home Phone: _____
_____	Business Phone: _____
City: <u>SUDBURY</u>	Postal Code: <u>P3C 1T7</u> Fax Phone: _____

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

4) Purpose of Transaction
 Creation of a new lot Easement/Right-of-way Lease
 Addition to a lot Creation of lot(s) for Other;
 Cancellation of Prior Consent Semi-detached or row housing specify _____
 File # _____ Date: _____

5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

6) Legal Description (include any abutting property registered under the same ownership).

Roll # _____	Township <u>BALFOUR</u>	Lot No. <u>2</u>	Concession No. <u>2</u>
PIN(s): <u>7334B-0815</u>	Parcel(s)		
Subdivision Plan No. <u>M-1446</u>	Lot <u>25</u>	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): <u>2981 RUBY ST</u>	Ward: _____		

7) Are there any easements or restrictive covenants affecting the subject land? Yes No
 If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. Nov 2006

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?
 Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?
 Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage	<u>10.19</u>	Depth	<u>37.05</u>	Area	<u>377.50 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>same</u>		

Number and use of existing buildings and structures on the land to be severed?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage	<u>10.19</u>	Depth	<u>37.03</u>	Area	<u>377.11 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>same</u>		

Number and use of existing buildings and structures on the land to be retained?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

B0098/2023

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. *LIVING AREA 1*

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the *Planning Act*. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

CONSISTENT - INFILL LOT

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

21) What is the number of dwelling units on the property? 0

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o BARRY KINDRETT (please print all names), the registered owner(s) of the property described as

LOT 25 53M-1446
2981 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

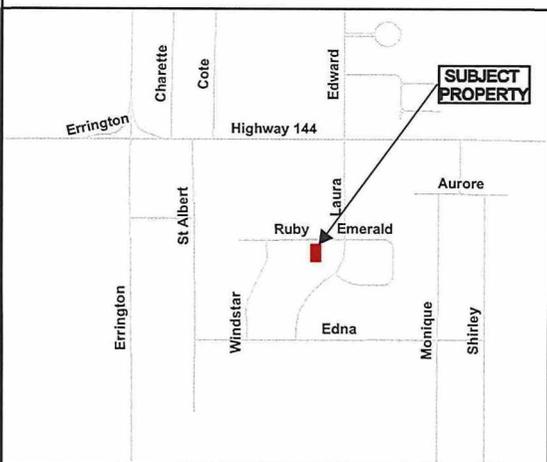
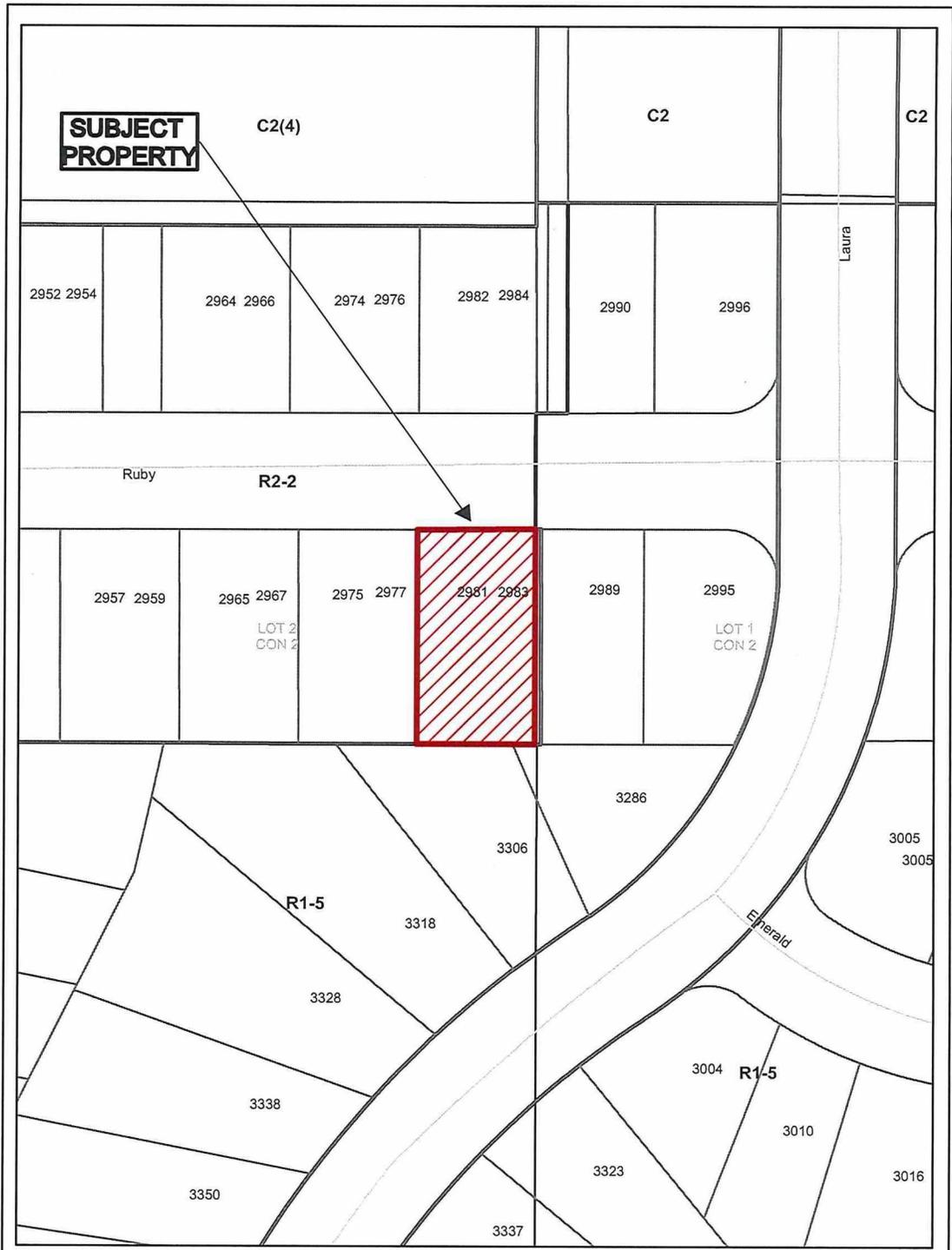
g) appoint and authorize ADRIAN BORTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 7th day of December, 2023

[Signature]
(witness)

[Signature]
Signature of Owner(s) of Agent or Signing Officer
(where a Corporation)

Print Name: BARRY KINDRETT
*I have authority to bind the Corporation



Application for Consent



Subject Property being PIN 73348-0815, Lot 25, Plan 53M-1446, Lot 2, Concession 2, subject to an easement over Parts 25 and 64 on Plan 53R-21918, Township of Balfour, 2981-2983 Ruby Street, Chelmsford, City of Greater Sudbury

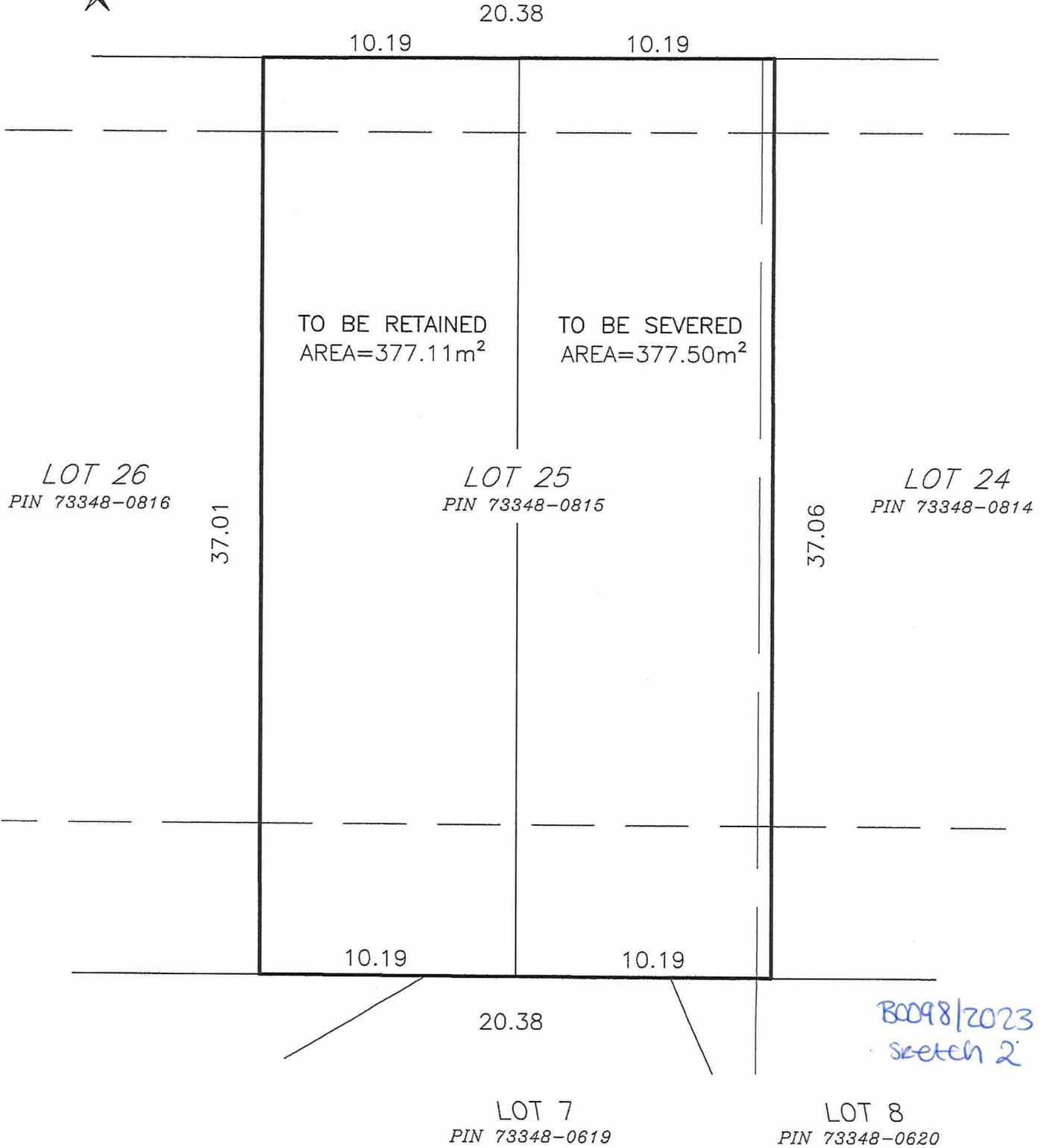
Sketch 1, NTS
NDCA

B0098/2023
Date: 2024 01 02

SKETCH FOR PROPOSED SEVERENCE

LOT 25
REGISTERED PLAN 53M-1446

RUBY STREET



B0098/2023
Sketch 2

Greater Grand Sudbury
 www.greatersudbury.ca
 Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 673-2200

Lot 26

Office Use Only 2023 01 01
B 0099 / 2023
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

**City of Greater Sudbury
 APPLICATION FOR CONSENT**

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
 Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s):	<u>BALKINSON LAND CORP.</u>	Email:	_____
Mailing Address:	<u>c/o BARRY KINDRAT</u>	Home Phone:	_____
	<u>#1107 AUGER AVE</u>	Business Phone:	_____
City:	<u>SUDBURY</u>	Postal Code:	<u>P3A 4B1</u>
		Fax Phone:	_____

2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s):	_____	Email:	_____
Mailing Address:	_____	Home Phone:	_____
	_____	Business Phone:	_____
City:	_____	Postal Code:	_____
		Fax Phone:	_____

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent:	<u>ADRIAN BORTOLUSSI</u>	Email:	_____
Mailing Address:	<u>144 ELM ST</u>	Home Phone:	_____
	_____	Business Phone:	_____
City:	<u>SUDBURY</u>	Postal Code:	<u>P3C 1T7</u>
		Fax Phone:	_____

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

4) Purpose of Transaction
 Creation of a new lot Easement/Right-of-way Lease
 Addition to a lot Creation of lot(s) for Other;
 Cancellation of Prior Consent Semi-detached or row housing specify _____
 File # _____ Date: _____

5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

6) Legal Description (include any abutting property registered under the same ownership).

Roll #	Township	<u>BALFOUR</u>	Lot No.	<u>2</u>	Concession No.	<u>2</u>
PIN(s):	<u>73348-0816</u>	Parcel(s)				
Subdivision Plan No.	<u>M-1446</u>	Lot	<u>26</u>	R-Plan No.	Part(s)	
Municipal Address or Street(s):	<u>2977 Ruby St</u>				Ward:	

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. NOV 2006

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?

Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?

Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage	<u>10.19</u>	Depth	<u>37.0</u>	Area	<u>376.98 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>SAME</u>		

Number and use of existing buildings and structures on the land to be severed?

Existing	<u>0</u>	Proposed	<u>SEMI</u>
----------	----------	----------	-------------

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage	<u>10.19</u>	Depth	<u>36.97</u>	Area	<u>376.72 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>SAME</u>		

Number and use of existing buildings and structures on the land to be retained?

Existing	<u>0</u>	Proposed	<u>SEMI</u>
----------	----------	----------	-------------

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

B0099/2023

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. *LIVING AREA 1*

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the Planning Act. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

CONSISTENT - INFILL LOT

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

21) What is the number of dwelling units on the property? 0

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o BARRY KINDRIFT (please print all names), the registered owner(s) of the property described as

LOT 26 53M-1446
2977 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

g) appoint and authorize ADRIAN BORTOISSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

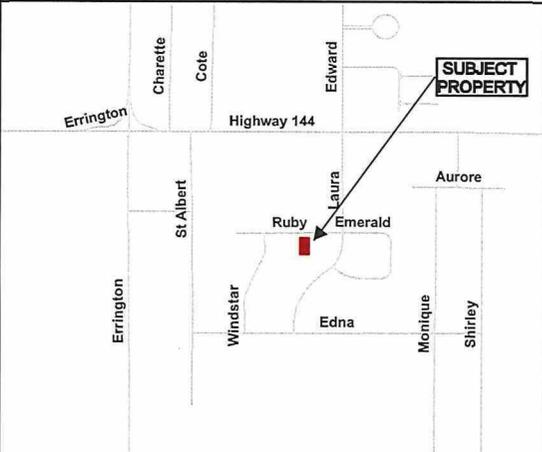
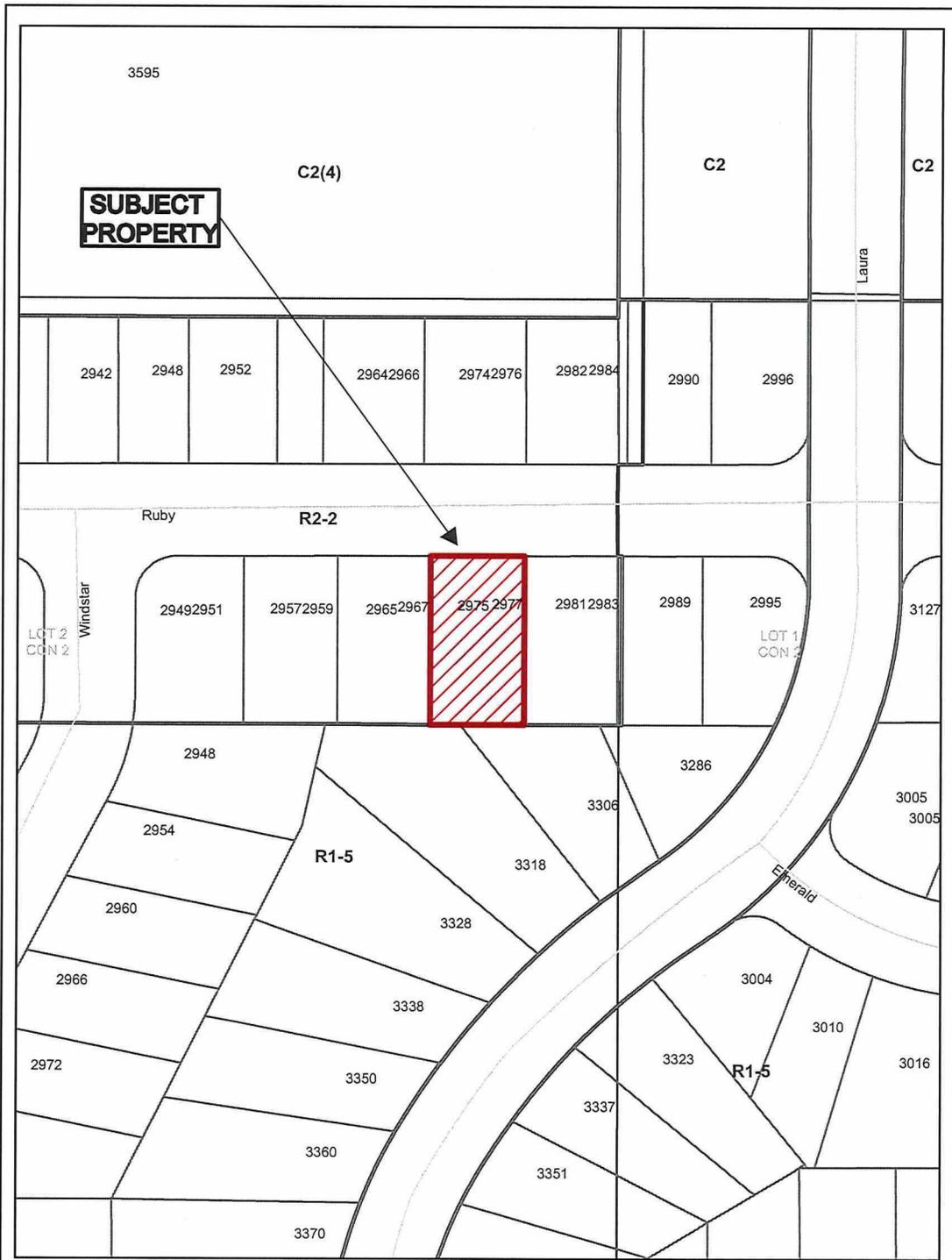
Dated this 7th day of December, 2023

[Signature]
(witness)

[Signature]
signature of Owner(s) of Agent or Signing Officer
(*where a Corporation)

Print Name: BARRY KINDRIFT
*I have authority to bind the Corporation

B0099/2023



Application for Consent



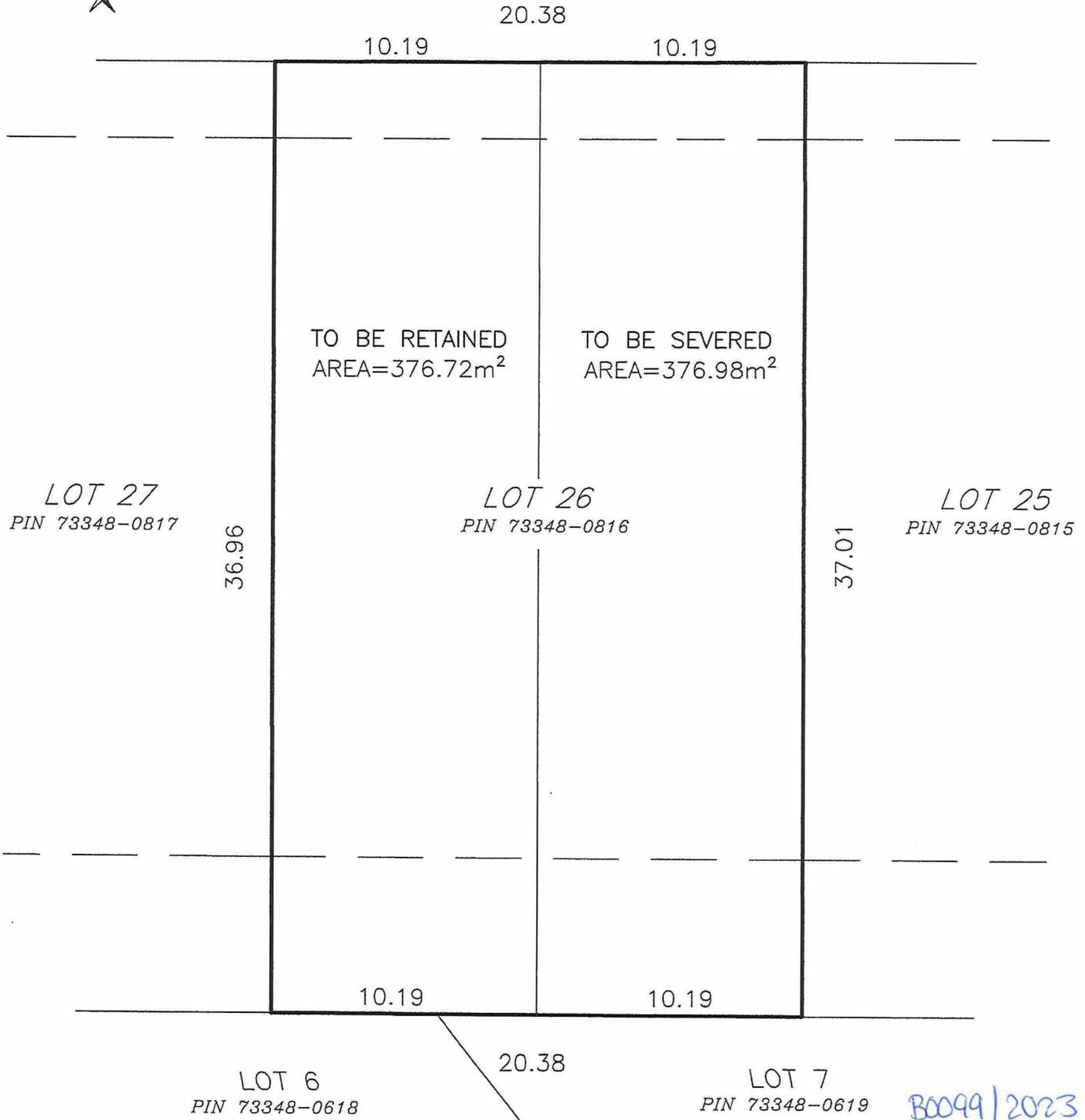
Subject Property being PIN 73348-0816,
 Lot 26, Plan 53M-1446, Lot 2, Concession 2,
 subject to an easement over Parts 26 and 65
 on Plan 53R-21918, Township of Balfour,
 2975-2977 Ruby Street, Chelmsford,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

B0099/2023
 Date: 2024 01 02

SKETCH FOR PROPOSED SEVERENCE
LOT 26
REGISTERED PLAN 53M-1446

RUBY STREET



B0099/2023
sketch 2

Lot 27

 **Greater Sudbury**
 www.greatersudbury.ca
 Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 673-2200

Office Use Only 2025.01.01	
B010012023	
S.P.P. AREA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NDOA REG. AREA	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
 Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

- 1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s):	<u>BALKINSON LAND CORP.</u>	Email:	
Mailing Address:	<u>c/o BARRY KINDRAT</u>	Home Phone:	
	<u>#1107 AUGER AVE</u>	Business Phone:	
City:	<u>SUDBURY</u>	Postal Code:	<u>P3A 4B1</u>
		Fax Phone:	

- 2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s):	Email:
Mailing Address:	Home Phone:
	Business Phone:
City:	Postal Code:
	Fax Phone:

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

- 3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent:	<u>ADRIAN BORTOLUSSI</u>	Email:	
Mailing Address:	<u>144 ELM ST</u>	Home Phone:	
		Business Phone:	
City:	<u>SUDBURY</u>	Postal Code:	<u>P3C 1T7</u>
		Fax Phone:	

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 4) Purpose of Transaction

<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Easement/Right-of-way	<input type="checkbox"/> Lease
<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> Creation of lot(s) for	<input type="checkbox"/> Other;
<input type="checkbox"/> Cancellation of Prior Consent	<input type="checkbox"/> Semi-detached or row housing	specify _____
File # _____	Date: _____	

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

- 6) Legal Description (include any abutting property registered under the same ownership).

Roll #	Township	<u>BALFOUR</u>	Lot No.	<u>2</u>	Concession No.	<u>2</u>
PIN(s):	<u>73348-0817</u>	Parcel(s)				
Subdivision Plan No.	<u>M-1446</u>	Lot	<u>27</u>	R-Plan No.		Part(s)
Municipal Address or Street(s):	<u>2965 RUBY ST</u>					Ward:

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. NOV 2006

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?

Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?

Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage	<u>10.19</u>	Depth	<u>36.94</u>	Area	<u>376.50 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>Same</u>		

Number and use of existing buildings and structures on the land to be severed?

Existing	<u>1 Dwelling</u>	Proposed	<u>Same</u>
----------	-------------------	----------	-------------

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage	<u>10.19</u>	Depth	<u>36.93</u>	Area	<u>376.25 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>Same</u>		

Number and use of existing buildings and structures on the land to be retained?

Existing	<u>1 Dwelling</u>	Proposed	<u>Same</u>
----------	-------------------	----------	-------------

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. *LIVING AREA 1*

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the *Planning Act*. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

CONSISTENT - INFILL LOT

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

21) What is the number of dwelling units on the property? 2

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAKINSON LAND CORP. c/o BARRY KINDRIT (please print all names), the registered owner(s) of the property described as

LOT 27 53M-1446
2695 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

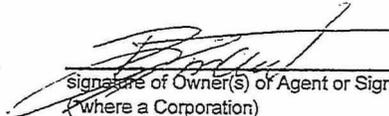
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

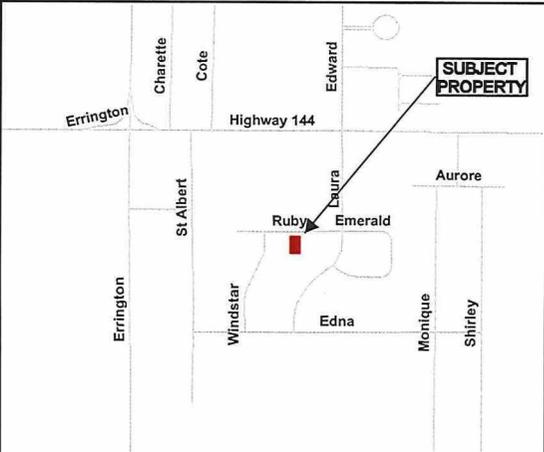
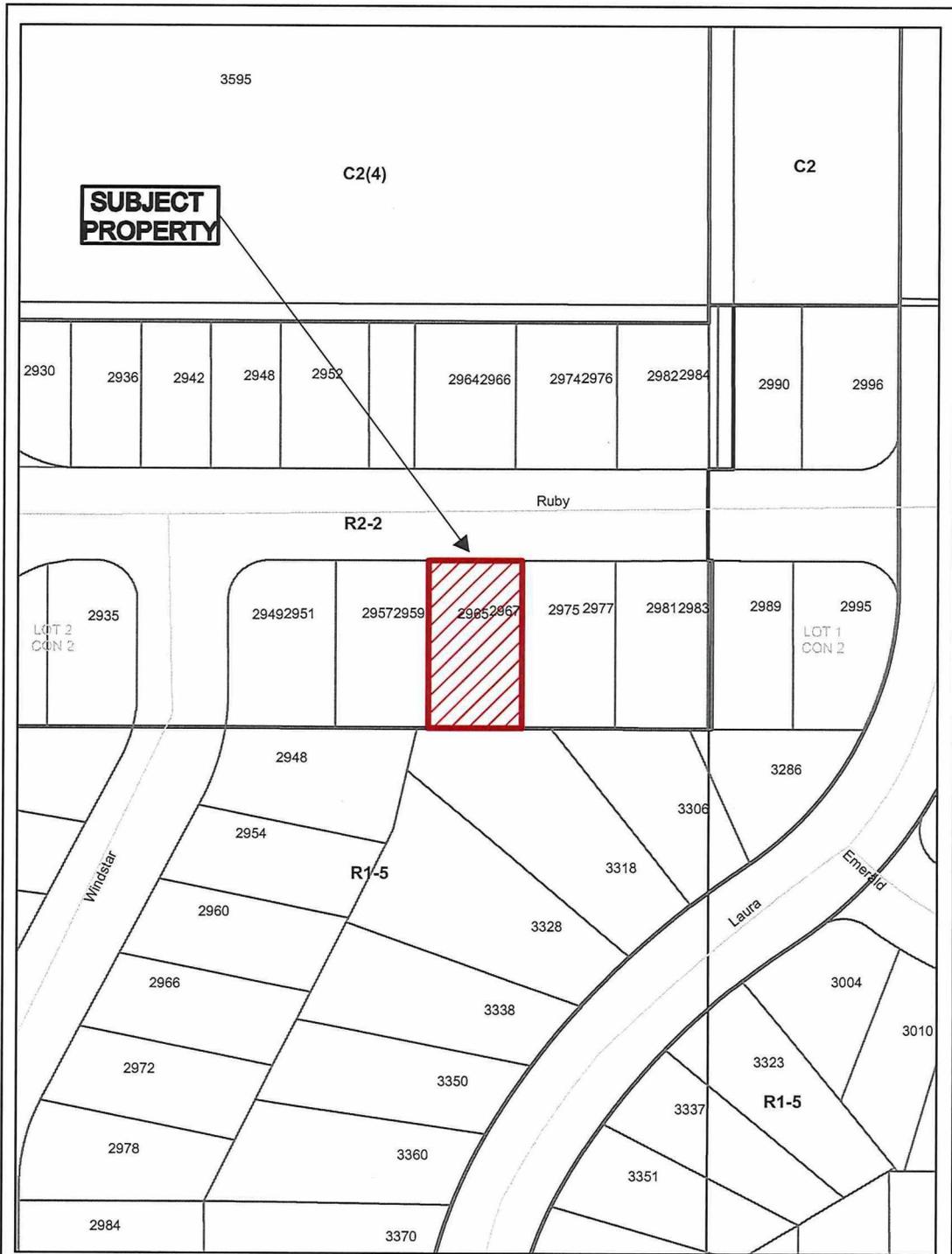
- g) appoint and authorize ADRIAN BORTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 7th day of DECEMBER, 2023


(witness)


Signature of Owner(s) of Agent or Signing Officer
(where a Corporation)

Print Name: BARRY KINDRIT
*I have authority to bind the Corporation



Application for Consent

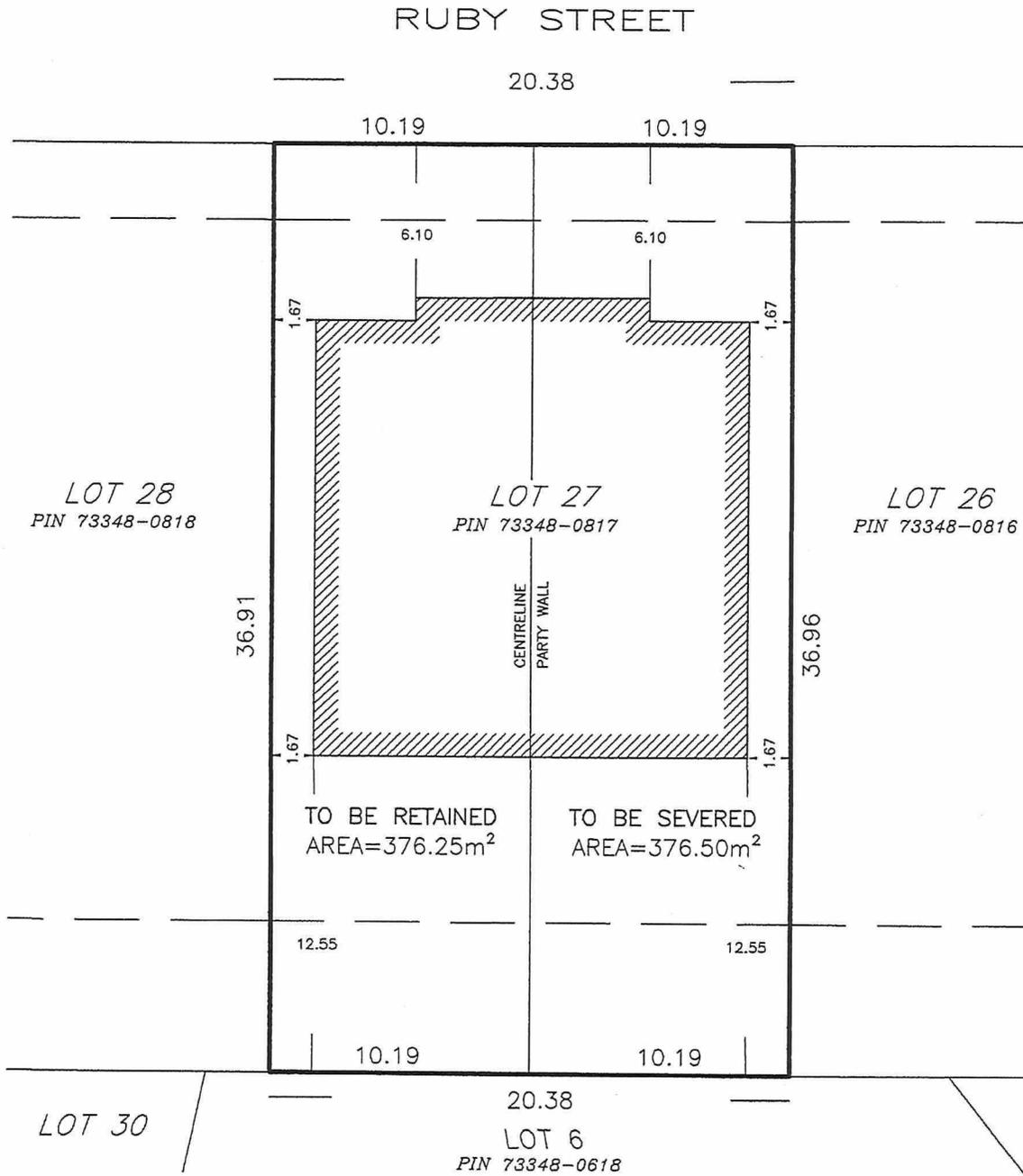


Subject Property being PIN 73348-0817, Lot 27, Plan 53M-1446, Lot 2, Concession 2, subject to an easement over Parts 27 and 66 on Plan 53R-21918, Township of Balfour, 2965-2967 Ruby Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

B0100/2023
Date: 2024 01 02

SKETCH FOR PROPOSED SEVERENCE
LOT 27
REGISTERED PLAN 53M-1446



B0100/2023
sketch 2

Lot 28

Greater Grand Sudbury
www.greatersudbury.ca
Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

Office Use Only 2023 01 01	
B01012023	
S.P.P. AREA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NDCA/REG. AREA	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

City of Greater Sudbury APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: **CITY OF GREATER SUDBURY**
Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s):	<u>BARKINSON LAND CORP.</u>	Email:	_____
Mailing Address:	<u>c/o BARRY KINDRAT</u>	Home Phone:	_____
	<u>#1107 AUGER AVE</u>	Business Phone:	_____
City:	<u>SUDBURY</u>	Postal Code:	<u>P3A 4B1</u>
		Fax Phone:	_____

2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s):	Email:
Mailing Address:	Home Phone:
	Business Phone:
City:	Postal Code:
	Fax Phone:

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent:	<u>ADRIAN BORTOLUSSI</u>	Email:	_____
Mailing Address:	<u>144 ELM ST</u>	Home Phone:	_____
		Business Phone:	_____
City:	<u>SUDBURY</u>	Postal Code:	<u>P3C 1T7</u>
		Fax Phone:	_____

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

4) Purpose of Transaction
 Creation of a new lot Easement/Right-of-way Lease
 Addition to a lot Creation of lot(s) for Other;
 Cancellation of Prior Consent Semi-detached or row housing specify _____
File # _____ Date: _____

5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

6) Legal Description (include any abutting property registered under the same ownership).

Roll #	Township	<u>BALFOUR</u>	Lot No.	<u>Z</u>	Concession No.	<u>Z</u>	
PIN(s):	<u>73348-0818</u>	Parcel(s)	_____				
Subdivision Plan No.	<u>M-1446</u>	Lot	<u>28</u>	R-Plan No.	_____	Part(s)	_____
Municipal Address or Street(s):	<u>2957 RUBY ST</u>				Ward:	_____	

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. Nov 2006

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?

Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?

Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe **only** the portion of the land which is to be transferred, leased or mortgaged)?

Frontage	<u>10.19</u>	Depth	<u>36.90</u>	Area	<u>375.95 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>SAME</u>		

Number and use of existing buildings and structures on the land to be severed?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe **only** the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage	<u>10.19</u>	Depth	<u>36.88</u>	Area	<u>372.69 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

Number and use of existing buildings and structures on the land to be retained?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

B0101/2023

15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other		

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. LIVING AREA 1

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the Planning Act. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

CONSISTENT - INFILL LOT

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

21) What is the number of dwelling units on the property? 0

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

B0101/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAKINSON LAND CORP. c/o BARRY KINDRIT (please print all names), the registered owner(s) of the property described as

LOT 28, 53M-1446
2957 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

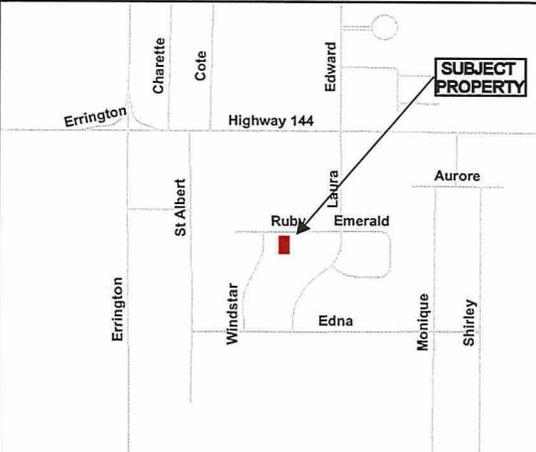
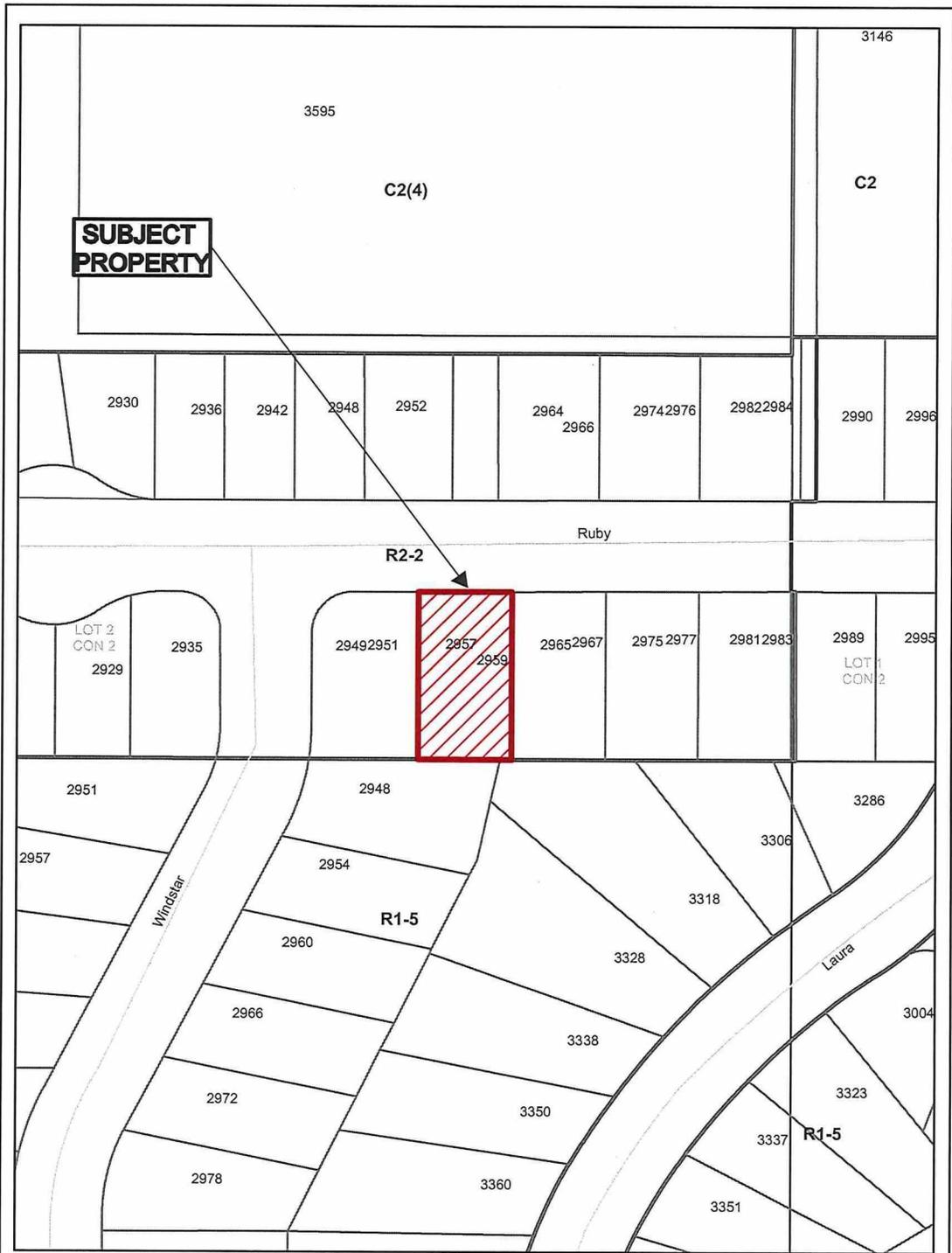
Dated this 7th day of December, 2023

Adrian Bortolussi
(witness)

[Signature]
signature of Owner(s) of Agent or Signing Officer
(where a Corporation)

Print Name: BARRY KINDRIT
*I have authority to bind the Corporation

B0101/2023



N

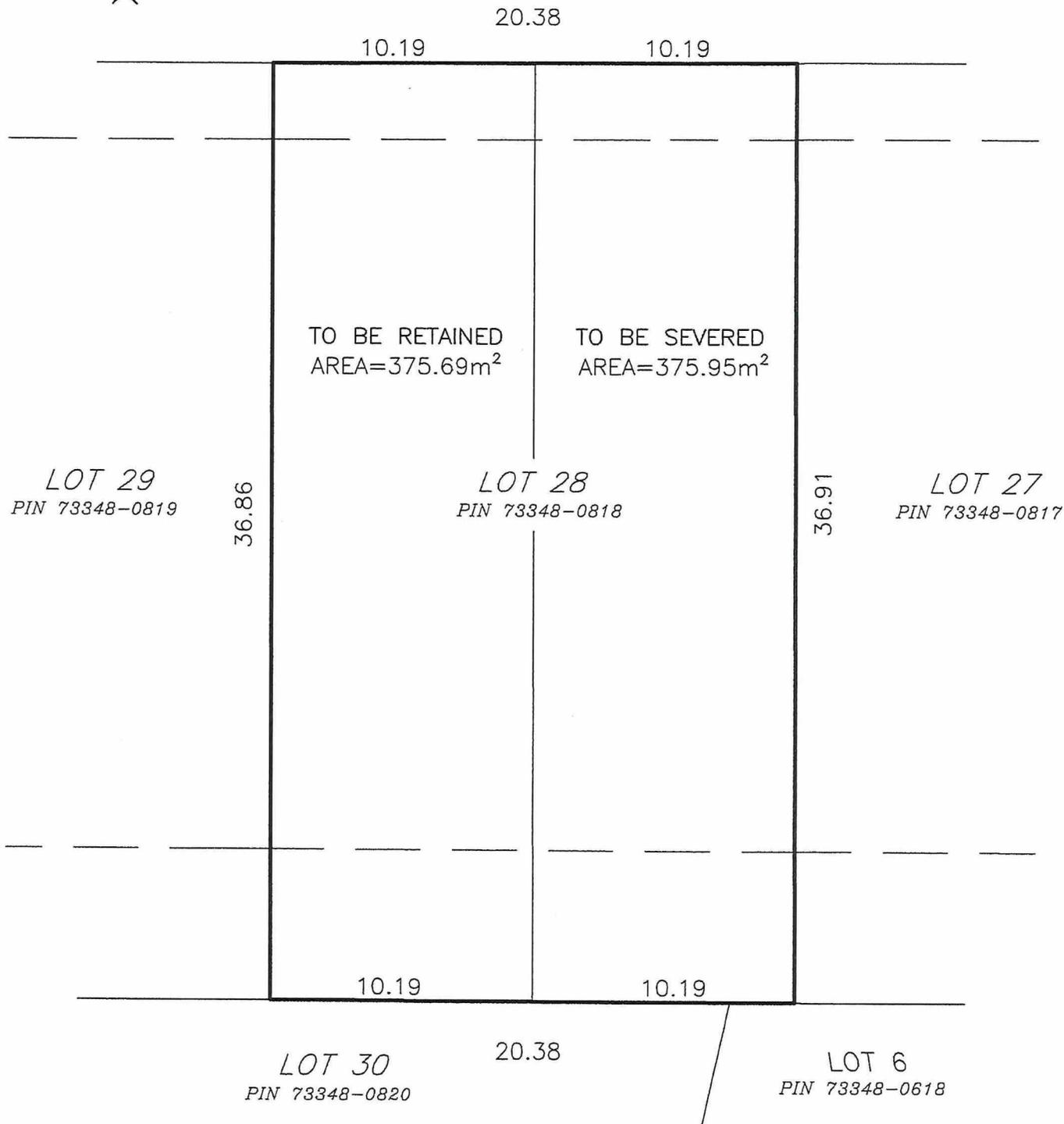
Application for Consent

Subject Property being PIN 73348-0818, Lot 28, Plan 53M-1446, Lot 2, Concession 2, subject to an easement over Parts 28 and 67 on Plan 53R-21918, Township of Balfour, 2957-2959 Ruby Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

B0101/2023
Date: 2024 01 02

SKETCH FOR PROPOSED SEVERENCE
LOT 28
REGISTERED PLAN 53M-1446
RUBY STREET



B0101/2023
sketch 2

Lot 29


Greater Grand Sudbury
 www.greatersudbury.ca
 Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 673-2200

Office Use Only 2023.01.01
B0102/2023
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDOA REG. AREA Yes <input checked="" type="checkbox"/> No ___

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: **CITY OF GREATER SUDBURY**
 Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

1) The undersigned hereby applies to the City of Greater Sudbury under Section 53 of the *Planning Act* R.S.O. 1990, c. P.13 for consent, as described in this application.

Registered Owner(s): <u>BAIKINSON LAND CORP.</u>	Email: _____
Mailing Address: <u>c/o BARRY KINDRAT</u>	Home Phone: _____
<u>#1107 AUGER AVE</u>	Business Phone: [REDACTED]
City: <u>SUDBURY</u>	Postal Code: <u>P3A 4B1</u> Fax Phone: _____

2) Name of Purchaser(s) or Chargee(s):

Name of Purchaser(s) or Chargee(s): _____	Email: _____
Mailing Address: _____	Home Phone: _____
_____	Business Phone: _____
City: _____	Postal Code: _____ Fax Phone: _____

Note: If the application is being made by a purchaser or the purchaser's agent, please provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of this application.

3) If the application will be represented by someone other than the registered owner(s), purchaser(s) or chargee(s) and/or the application is prepared and submitted by someone other than the registered owner(s), purchaser(s) or chargee(s) please specify.

Name of Agent: <u>ADRIAN BORTOLUSSI</u>	Email: _____
Mailing Address: <u>144 ELM ST</u>	Home Phone: _____
_____	Business Phone: [REDACTED]
City: <u>SUDBURY</u>	Postal Code: <u>P3C 1T7</u> Fax Phone: _____

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

4) Purpose of Transaction

<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Easement/Right-of-way	<input type="checkbox"/> Lease
<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> Creation of lot(s) for	<input type="checkbox"/> Other;
<input type="checkbox"/> Cancellation of Prior Consent	Semi-detached or row housing	specify _____

File # _____ Date: _____

5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. UNKNOWN

6) Legal Description (include any abutting property registered under the same ownership).

Roll # _____	Township <u>BALFOUR</u>	Lot No. <u>2</u>	Concession No. <u>2</u>
PIN(s): <u>73348-0819</u>	Parcel(s)		
Subdivision Plan No. <u>M-1446</u>	Lot <u>29</u>	R-Plan No.	Part(s)
Municipal Address or Street(s): <u>2951 RUBY ST</u>	Ward:		

7) Are there any easements or restrictive covenants affecting the subject land? Yes No

If the answer is "yes", please indicate a description of each easement or covenant and its effect.

8) Date of acquisition of subject land. NOV 2006

9) Has the land ever had any previous severances? Yes No

If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

Date of Transfer	Name of Transferee
Use of severed land	Consent File No.

10) Has the parcel intended to be severed ever been, or is it now a part of an application for a Plan of Subdivision under Section 51 of the *Planning Act* R.S.O. 1990, c.P.13 or its predecessors?

Yes No

If "yes", indicate the file number and status of the application. _____

11) Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?

Yes No

If "yes", indicate the file number(s). _____

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks form at the end of this Application form as an Application for Consent cannot succeed without such approval(s) in place.

12) Dimensions of land to be severed in metric units (describe only the portion of the land which is to be transferred, leased or mortgaged)?

Frontage	<u>10.18</u>	Depth	<u>36.84</u>	Area	<u>374.98 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>SM-E</u>		

Number and use of existing buildings and structures on the land to be severed?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

13) Dimensions of land intended to be retained in metric units (describe only the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel).

Frontage	<u>13.20</u>	Depth	<u>36.84</u>	Area	<u>470.00 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>SM-E</u>		

Number and use of existing buildings and structures on the land to be retained?

Existing	<u>0</u>	Proposed	<u>semi</u>
----------	----------	----------	-------------

14) Will a certificate be required for the retained land? Yes No

If "yes", please provide a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

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15) Will access to the land to be severed or to the land that will be retained, be accessed by;

- a) a provincial highway, Yes No
- b) a municipal road that is maintained all year or seasonally, Yes No
- c) a road which is maintained by the municipality, Yes No
- d) by water? Yes No

If access to the land will be by water only, indicate parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road. Also provide details on the required sketch.

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve? Yes No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. *LIVING AREA 1*

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the *Planning Act*. Please provide an explanation below, or attach a Schedule outlining the particulars of same.

CONSISTENT - INFILL LOT

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

21) What is the number of dwelling units on the property? 0

If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

Schedule Attached Yes No

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PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o BARRY KINDRETT (please print all names), the registered owner(s) of the property described as

LOT 29 53M-1446
2951 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

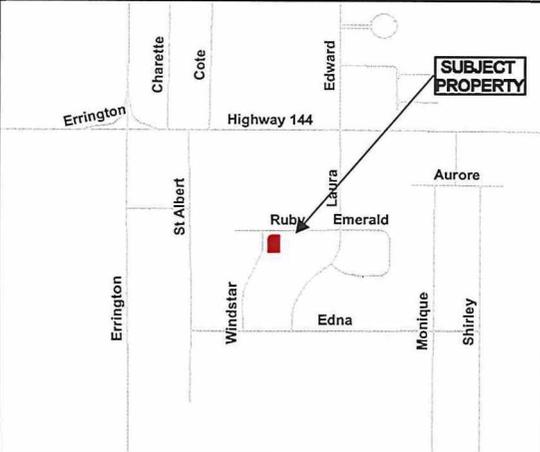
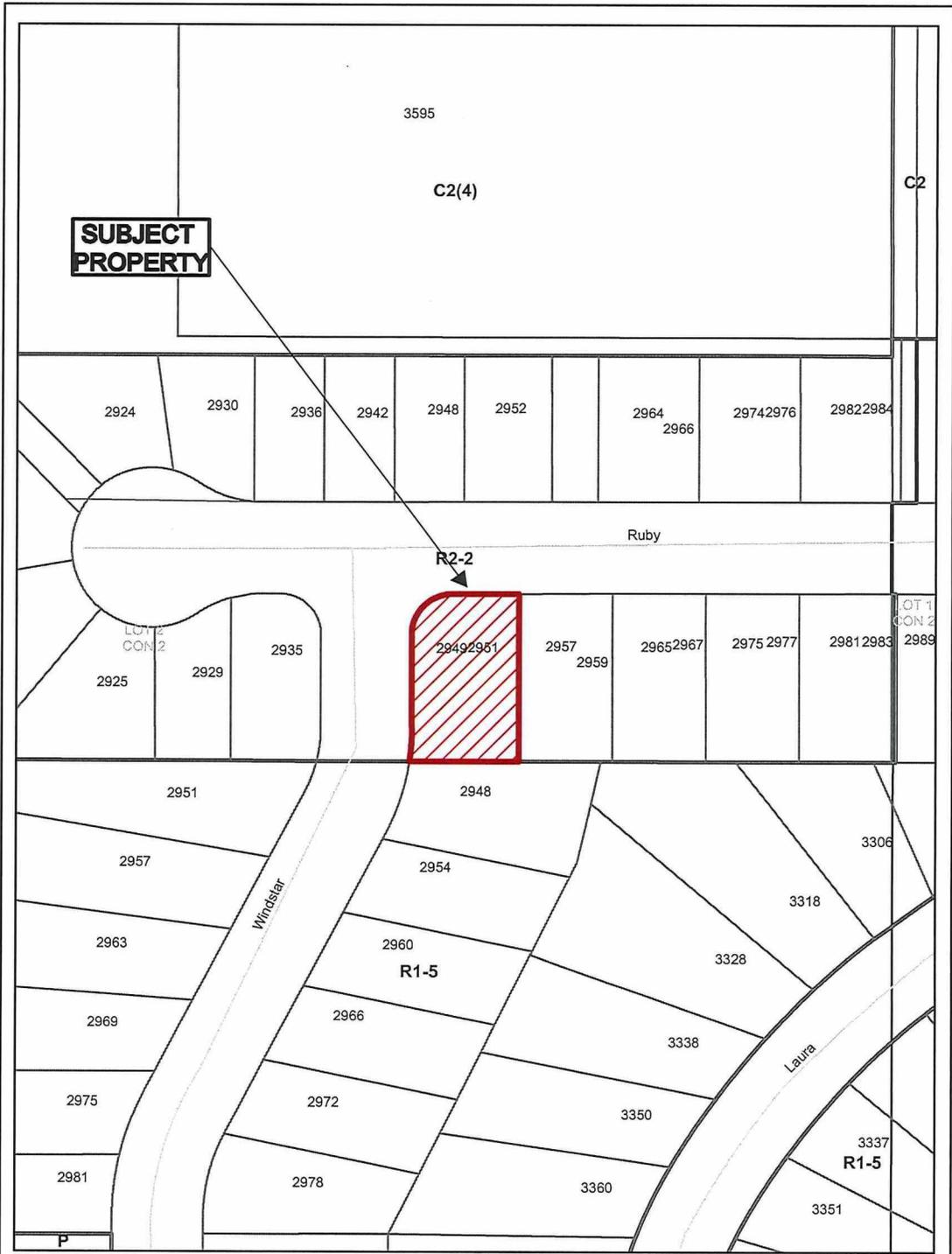
Dated this 7th day of December, 20 23

Adrian Bortolussi
(witness)

[Signature]
signature of Owner(s) of Agent or Signing Officer
(where a Corporation)

Print Name: BARRY KINDRETT
*I have authority to bind the Corporation

B0102/2023



N

Application for Consent

Subject Property being PIN 73348-0819, Lot 29, Plan 53M-1446, Lot 2, Concession 2, subject to an easement over Parts 29, 68, and 69 on Plan 53R-21918, Township of Balfour, 2949-2951 Ruby Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

B0102/2023
Date: 2024 01 02

SKETCH FOR PROPOSED SEVERENCE

LOT 29

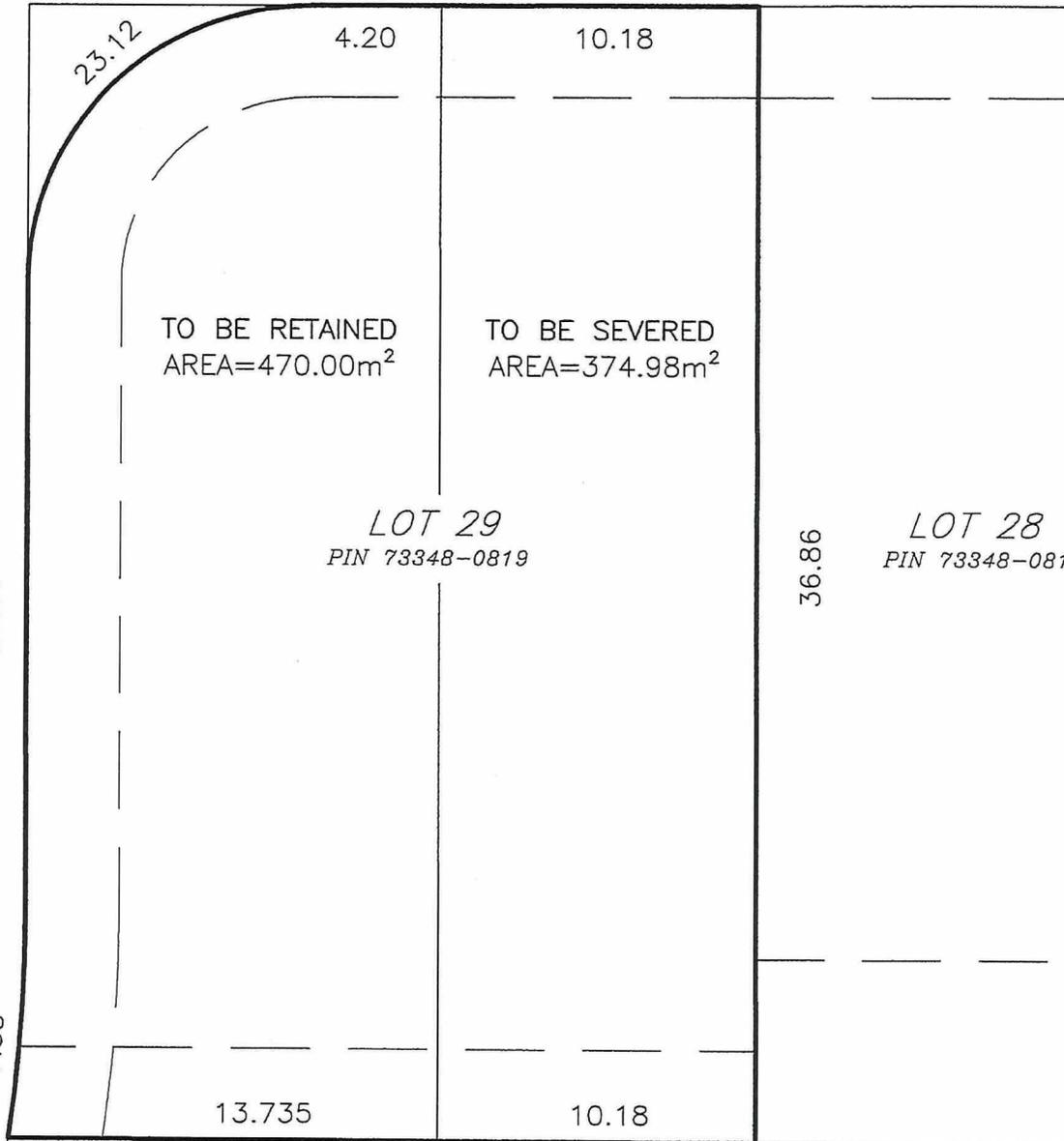
REGISTERED PLAN 53M-1446

RUBY STREET



14.38

WINDSTAR AVENUE



LOT 29
PIN 73348-0819

LOT 28
PIN 73348-0818

LOT 30
PIN 73348-0820

B0102/2023
Sketch 2