

Tom Davies Square
200 Brady St

Monday, August 26, 2024

B0055/2024

TIMESTONE CORPORATION

Ward: 11

PIN 73576 0528, Lot(s) 95, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 0 Covington Crescent, Sudbury, [2010-100Z, R3(66) (Medium Density Residential)]

A lot addition of an approximate 227.0 sq. m east portion of the subject property with abutting PIN 73576-0529 (LT) (Lot 96 on Plan M-1003), and also, a lot addition of an approximate 236.0 sq. m west portion of the subject property with abutting PIN 73576-0527 (LT) (Lot 94, Plan M-1003).

B0056/2024

PAUL POIRIER

Ward: 6

PIN 73503 0844, Parcel 28787 SEC SES SRO, Lot(s) 75, Subdivision M-330, Lot Part 1, Concession 2, Township of Hanmer, 75 Maurice Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

Create a new lot on the west side of the subject property providing an approximate 16.0m lot frontage, 43.0m lot depth and 697.0 sq. m lot area.

B0057/2024

DALRON CONSTRUCTION LIMITED

Ward: 12

PIN 73602 0564, Lot(s) 1, Subdivision 53M-1445, Lot Part 2, Concession 6, Township of McKim, 1549 Montrose Avenue, 1551 Montrose Avenue, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0058/2024

DALRON CONSTRUCTION LIMITED

Ward: 12

PIN 73602 0565, Lot(s) 2, Subdivision 53M-1445, Lot Part 2, Concession 6, Township of McKim, 1541 Montrose Avenue, 1543 Montrose Avenue, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0059/2024

DALRON CONSTRUCTION LIMITED

Ward: 12

PIN 73602 0566, Lot(s) 3, Subdivision 53M-1445, Lot Part 2, Concession 6, Township of McKim, 1533 Montrose Avenue, 1535 Montrose Avenue, Sudbury, [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 AUGUST 21, 2024 FOR CONSIDERATION**

Office Use Only 2024.01.01
B 0095/2024
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: \$2,170.00 (includes \$320.00 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):	Timestone Corp	Email:	
Mailing Address:	1730 Regent st	Home Phone:	
		Business Phone:	
City:	Sudbury	Postal Code:	P3E 3Z8
		Fax Phone:	

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

Name of Purchaser(s) or Chargee(s):	Zulich Construction Corp	Email:	
Mailing Address:	1730 Regent St	Home Phone:	
		Business Phone:	
City:	Sudbury	Postal Code:	P3E 3Z8
		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="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; specify _____
<input type="radio"/> Cancellation of Prior Consent	<input type="radio"/> Semi-detached or row housing	

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. _____

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

Roll #	Township	Lot No.	Concession No.
PIN(s):		Parcel(s)	
Subdivision Plan No. M-1003	Lot 95	R-Plan No. proposed	Part(s) 1-31
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.

8) Date of acquisition of subject land. 2012

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. Registered M-1003

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)? Parts 17,18,19 of proposed R-plan

<u>Frontage</u> <u>7.472 (7.773)</u>	<u>Depth</u> <u>30.48 (30.48)</u>	<u>Area</u> <u>227.75 (236.92)</u>
<u>Existing Use</u> <u>R3</u>	<u>Proposed Use</u> <u>Semi Detached residential</u>	

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

<u>Existing</u> <u>none</u>	<u>Proposed</u> <u>none</u>
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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.

lot 96 plan M-1003, (parts 20-31 on the proposed R-plan attached) - PIN 73576-0529
lot 94 plan M-1003 (plots 1-13 on proposed R-plan attached) - PIN 73576-0529

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> <u>7.773</u>	<u>Depth</u> <u>30.48</u>	<u>Area</u> <u>236.92</u>
<u>Existing Use</u>	<u>Proposed Use</u>	

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

<u>Existing</u> <u>none</u>	<u>Proposed</u> <u>none</u>
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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.

BOOSSI/2024

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"/>
Plt 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.

The land is zoned R3, and intended for the construction of a semi-detached dwelling

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.

Living Area 1. The proposed use of the lands as semi-detached residential units fits within the description of acceptable uses in Living Area 1 in the Official Plan.

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 conforms with the growth plan for Northern Ontario by creating 2 dwelling units on existing infrastructure. This severance creates 2 separate affordable dwelling units and increases the availability of residential units within the community

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 ¹⁷

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 Proposed R-plan

B0055/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, TIMESTONE CORPORATION (please print all names), the registered owner(s) of the property described as M-1003 lot 95

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 John Zulich (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.

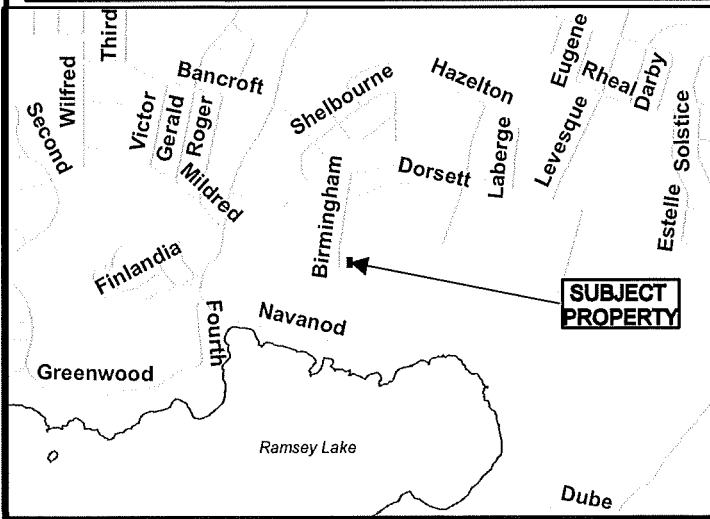
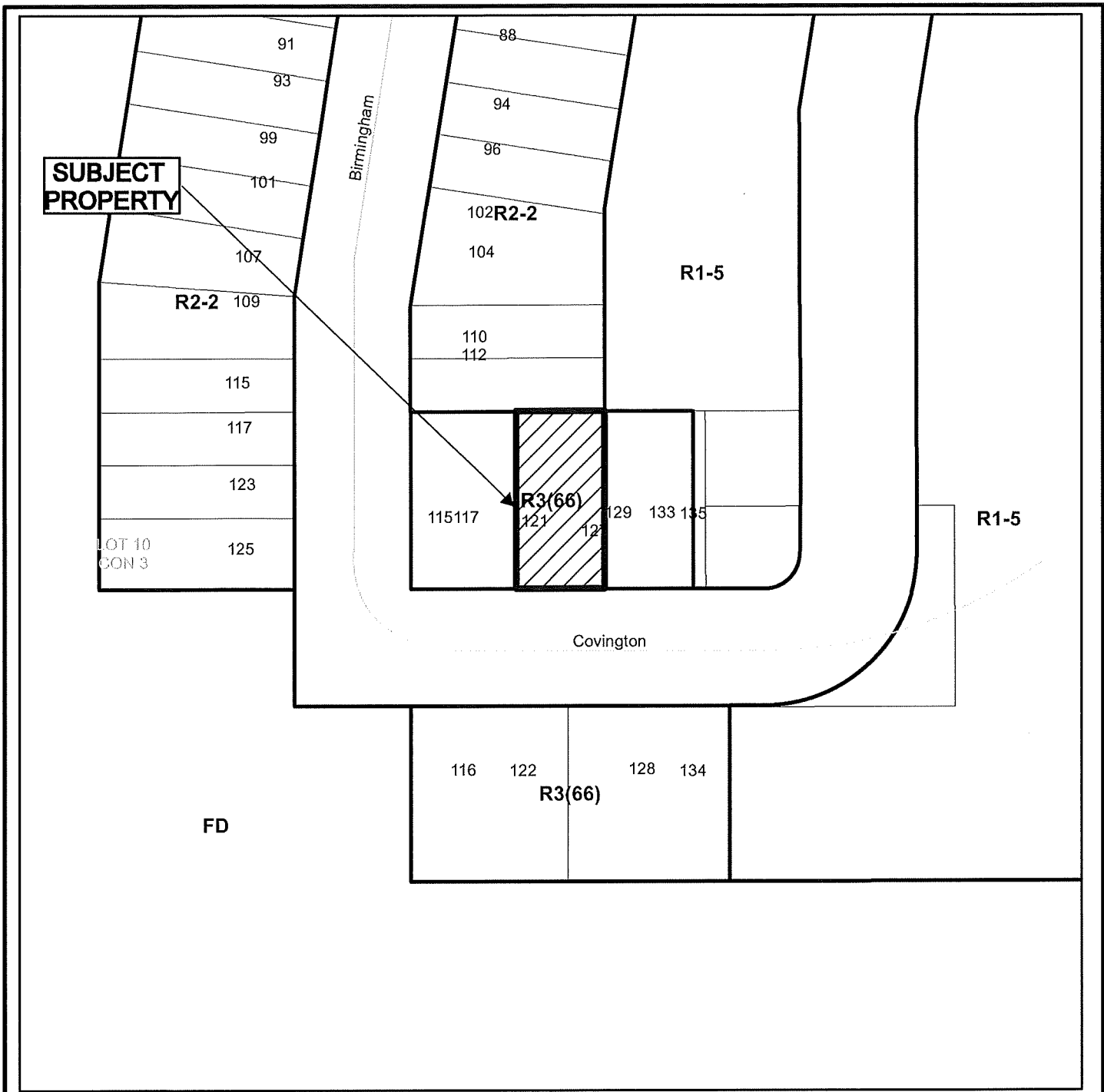
Dated this 15th day of July, 2024


[Signature]
(witness)

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

Print Name: JOHN ZULICH
*I have authority to bind the Corporation

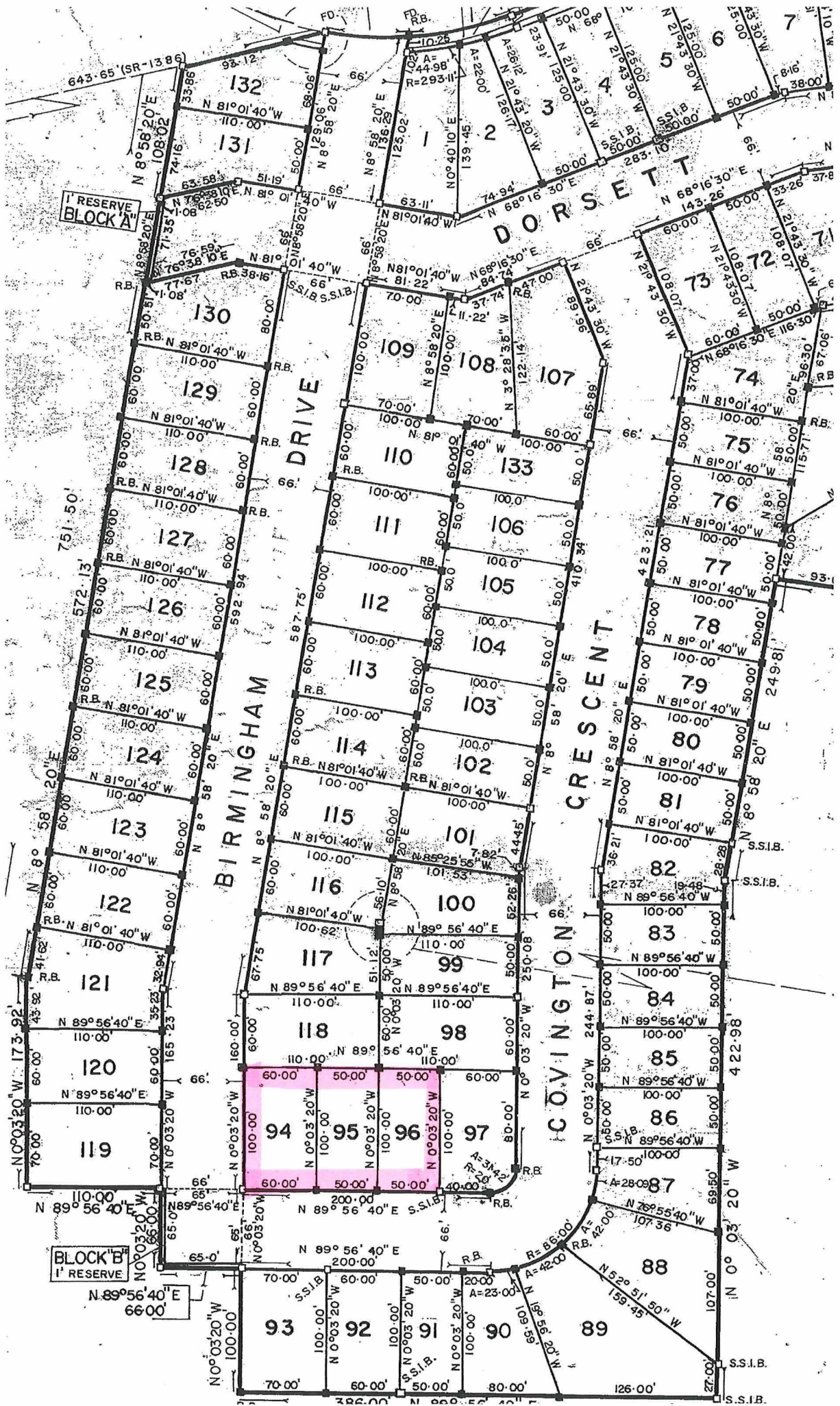
B0055/2024



Application for Consent 

Subject Property being PIN 73576-0528,
 Lot 95, Plan M-1003,
 Part Lot 10, Concession 3,
 Township of Neelon,
 0 Covington Crescent, Sudbury,
 City of Greater Sudbury

NTS B0055/2024
 Sketch 1 Date: 2024 08 01



B0055/2024
 sketch 3

Office Use Only 2024.01.01
B 0056/2024
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: \$2,170.00 (includes \$320.00 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>Paul Perier</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>3034 Percy St</u>	Home Phone: <u>[REDACTED]</u>
City: <u>Vincennes</u>	Business Phone: <u>[REDACTED]</u>
Postal Code: <u>P3N1B1</u>	Fax Phone: <u>[REDACTED]</u>

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

Name of Purchaser(s) or Chargee(s): <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>[REDACTED]</u>	Home Phone: <u>[REDACTED]</u>
City: <u>[REDACTED]</u>	Business Phone: <u>[REDACTED]</u>
Postal Code: <u>[REDACTED]</u>	Fax Phone: <u>[REDACTED]</u>

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 Burrows</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>144 Elm St</u>	Home Phone: <u>[REDACTED]</u>
City: <u>Sudbury</u>	Business Phone: <u>[REDACTED]</u>
Postal Code: <u>P3C1T7</u>	Fax Phone: <u>[REDACTED]</u>

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>HANMER</u>	Lot No. _____	Concession No. _____
PIN(s): _____	Parcel(s) _____		
Subdivision Plan No. <u>M-330</u>	Lot <u>75</u>	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): <u>#75 MARIE 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. MARCH 28/2024

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> <u>16.05</u>	<u>Depth</u> <u>43.425</u>	<u>Area</u> <u>697.05 m²</u>
<u>Existing Use</u> <u>VACANT</u>	<u>Proposed Use</u> <u>RESIDENTIAL</u>	

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

<u>Existing</u> <u>∅</u>	<u>Proposed</u> <u>SINGLE FAMILY DWELLING</u>
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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.

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> <u>16.04</u>	<u>Depth</u> <u>43.475</u>	<u>Area</u> <u>699.21 m²</u>
<u>Existing Use</u> <u>RESIDENTIAL</u>	<u>Proposed Use</u> <u>RESIDENTIAL</u>	

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

<u>Existing</u> <u>1 DWELLING / 1 SIDE</u>	<u>Proposed</u> <u>SMR</u>
<u>1 GARAGE</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.

80056/2024

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
- NEIGHBORHOOD IS ALL RESIDENTIAL
- MANY LOTS IN SUBDIVISION WERE SPLIT

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 - NEIGHBORHOOD IS ALL RESIDENTIAL
- SINGLE LOT
- NO NEGATIVE IMPACT

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 - CREATING MORE HOUSING
- FITS NEIGHBORHOOD

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. _____

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

Boosb/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Paul POIRIER (please print all names), the registered owner(s) of the property described as

#75 MAURICIE ST, HAMMER

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.

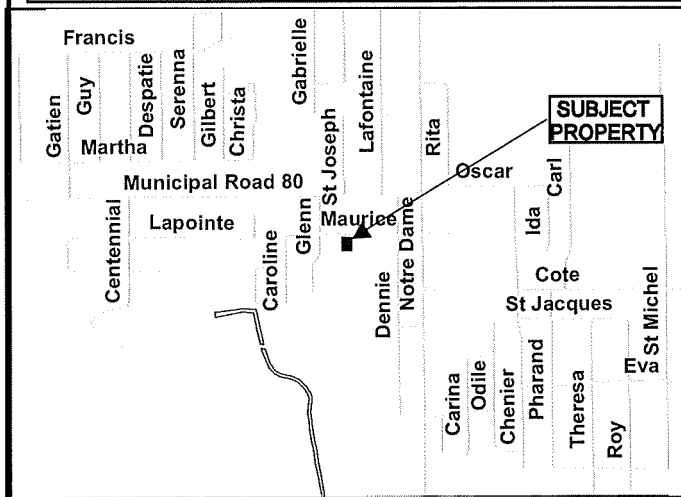
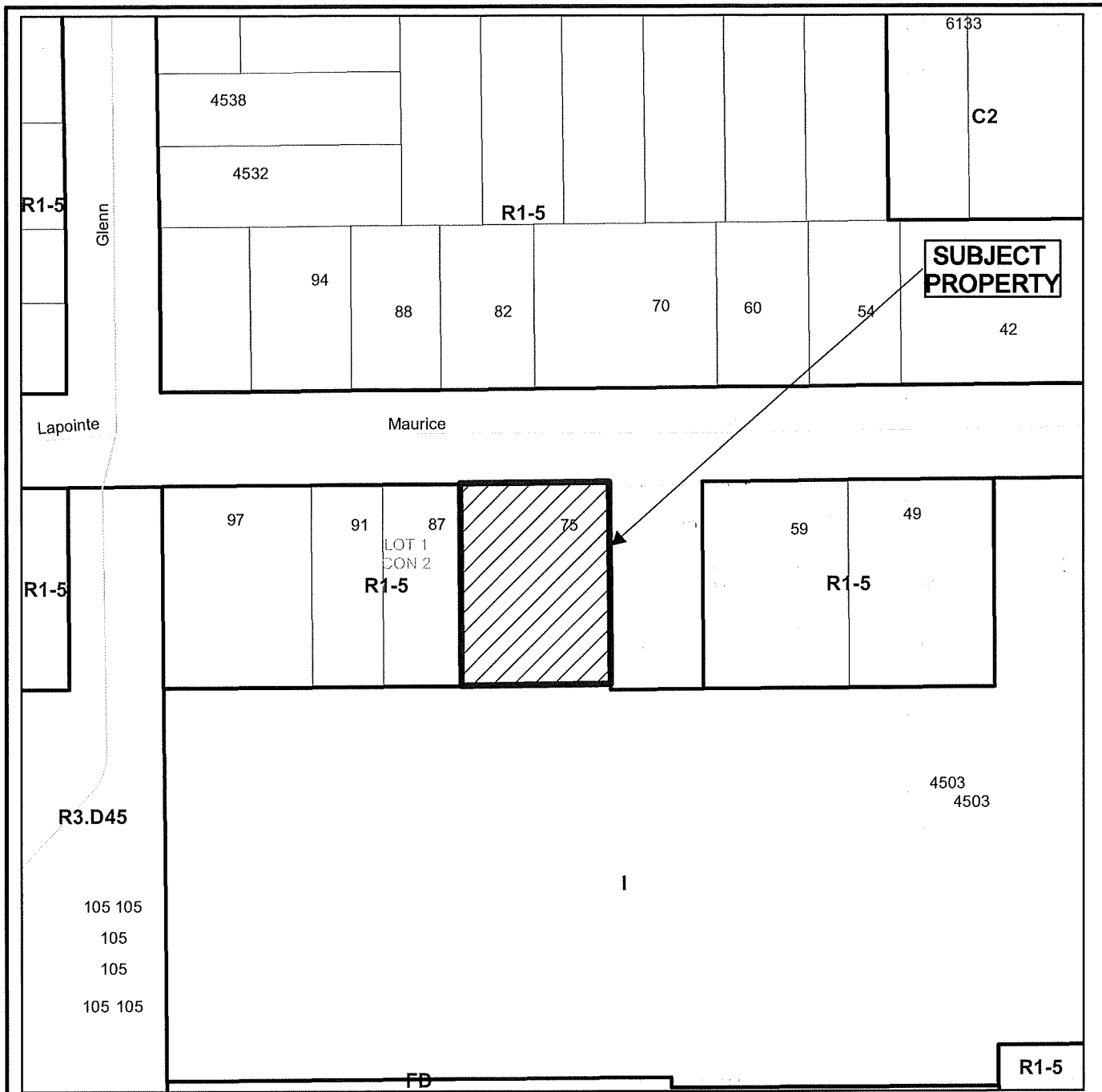
Dated this 12 day of July, 2024

[Signature]
(Witness)

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

Print Name: Paul POIRIER
I have authority to bind the Corporation

80056/2024



N

Application for Consent

Subject Property being PIN 73503-0844,
Parcel 28787 SEC SES SRO,
Lot 75, Plan M-330,
Part Lot 1; Concession 2,
Township of Hanmer,
75 Maurice Street, Hanmer,
City of Greater Sudbury

NTS B0056/2024
Sketch 1 Date: 2024 07 19

MAURICE STREET

PIN 73503-0160

SSIB

IB
(IN ASPHALT)

SIB
(KJL)

32.09

16.05

16.04

6.0

6.06

18.44

2.4

5.03

1 STOREY
CONCRETE
FOUNDATION
#75

DECK

18.38

2.3

5.12

TO BE SEVERED
AREA=697.05 m²

TO BE RETAINED
AREA=699.21 m²

N0°39'00"W 43.50 (M)

N0°32'30"W 43.40 (M)

53R-6102
PART 1

53R-6241
PART 1
N 73503-1173

LOT 75
PIN 73503-0844

26.40

GARAGE NO
FOUNDATION

CECILE STREET
(NOT TRAVELLED)
PIN 73503-0164

SHED

6.13

11.03

16.05

16.12

N89°44'05"E 32.17 (M)

RIB
(OU)

SSIB
(EJL)

SR-647
PART 2

PROPOSED SEVERENCE
LOT 75
REGISTERED PLAN M-330
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE : 1 : 300



80056/2024
Sketch 2

Office Use Only 2024.01.01
B 0057/2024
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: \$2,170.00 (includes \$320.00 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: [REDACTED]
Mailing Address: 130 Elm Street	Home Phone: [REDACTED]
City: Sudbury	Business Phone: [REDACTED]
Postal Code: P3C 1T6	Fax Phone: [REDACTED]

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

Name of Purchaser(s) or Chargee(s): N/A	Email: _____
Mailing Address: _____	Home Phone: _____
City: _____	Business Phone: _____
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: _____
City: _____	Business Phone: _____
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. _____
 N/A

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

Roll #	Township McKim	Lot No.	Concession No.
PIN(s): 73602-0564	Parcel(s)		
Subdivision Plan No. 53M-1445 Lot 1	R-Plan No.	Part(s)	
Municipal Address or Street(s): 1549 and 1551 Montrose Ave	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. 1982

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>10.05m +/-</u>	Depth <u>36m +/-</u>	Area <u>314m²</u>
Existing Use <u>one building - two units</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 - 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>10.059 m +/-</u>	Depth <u>36m +/-</u>	Area <u>339m²</u>
Existing Use <u>one building - 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 - 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.

BOOS7/2024

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 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? two

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

B0057/2024

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 1 Plan 53M-1445 [1549 and 1551 Montrose Avenue]

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;

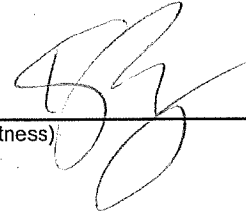
Authority to Enter Land and Photograph

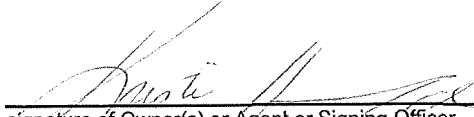
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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.

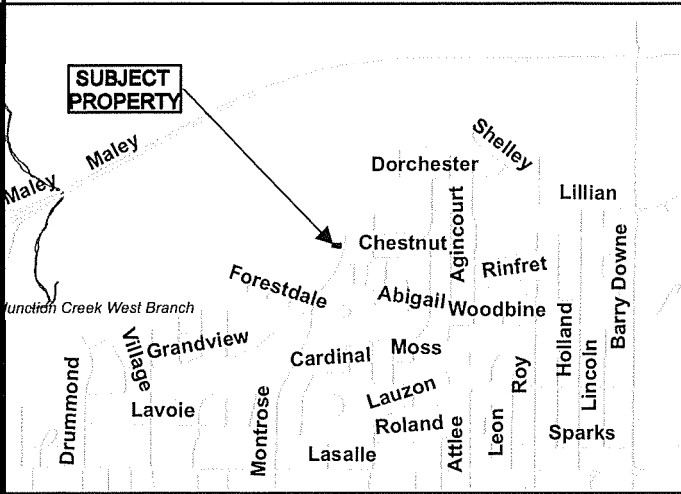
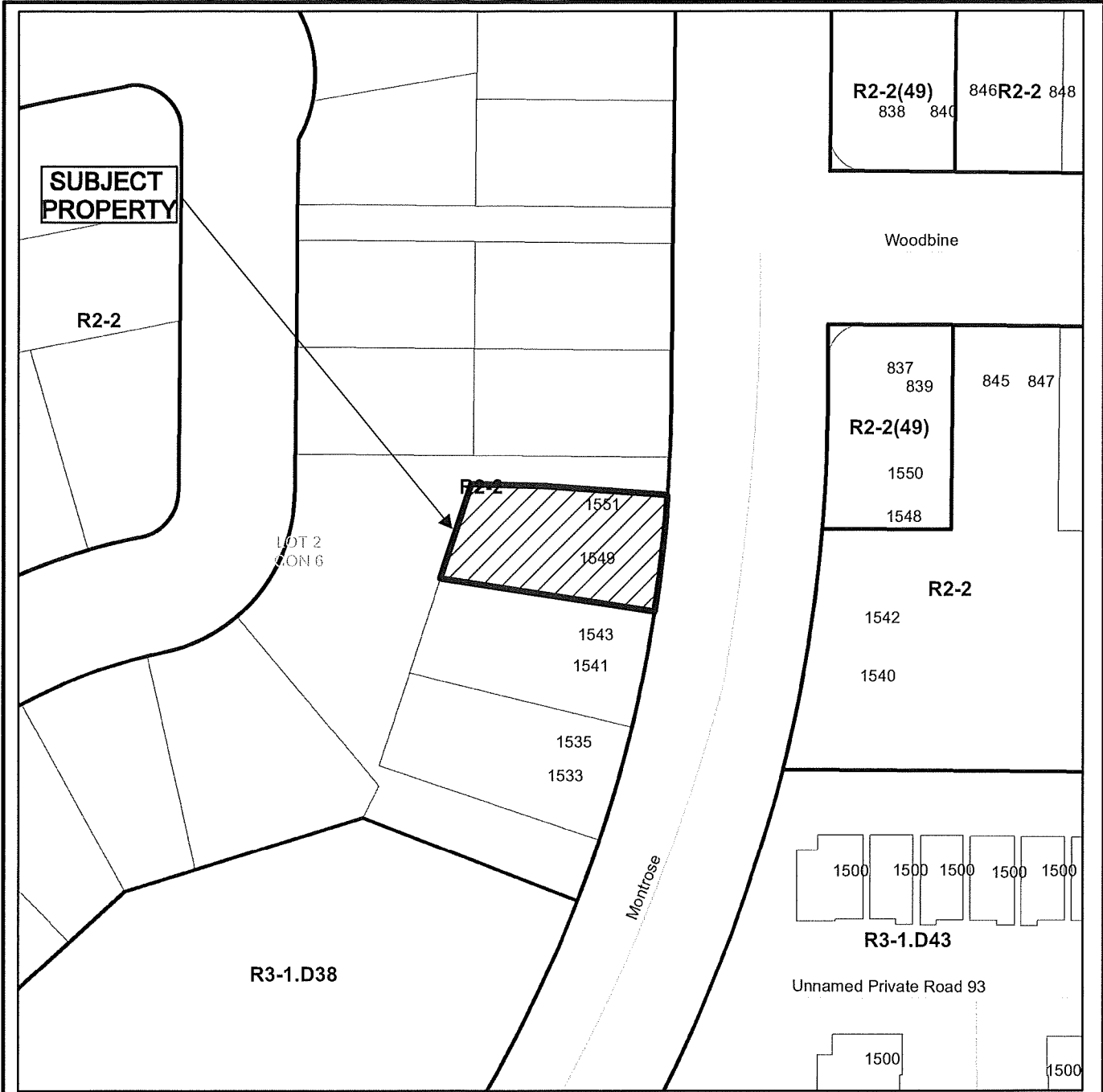
Dated this 18 day of July, 2024

(witness) 


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

Print Name: _____
*I have authority to bind the Corporation

B0057/2024



Application for Consent



Subject Property being PIN 73602-0564,
 Lot 1, Plan 53M-1445,
 Part Lot 2, Concession 6,
 Township of McKim,
 1549-1551 Montrose Avenue, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

B0057/2024
 Date: 2024 07 31

Office Use Only 2024.01.01
B005812024
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: \$2,170.00 (includes \$320.00 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	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="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. _____
 N/A

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

Roll #	Township McKim	Lot No.	Concession No.
PIN(s): 73602-0565		Parcel(s)	
Subdivision Plan No. 53M-1445 Lot 2		R-Plan No.	Part(s)
Municipal Address or Street(s): 1541 and 1543 Montrose Ave			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. 1982

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>9.884m +/-</u>	Depth <u>38.5m</u> <u>49m +/-</u>	Area <u>349m²</u>
Existing Use <u>one building - two units</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 - 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>9.7 m +/-</u>	Depth <u>38.5m</u> <u>49m +/-</u>	Area <u>360m²</u>
Existing Use <u>one building - 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 - 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.

B0058/2024

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 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? two

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

B005812024

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 2 Plan 53M-1445 [1541 and 1543 Montrose Avenue]

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

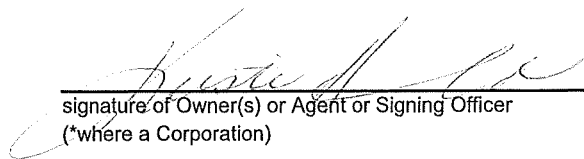
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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.

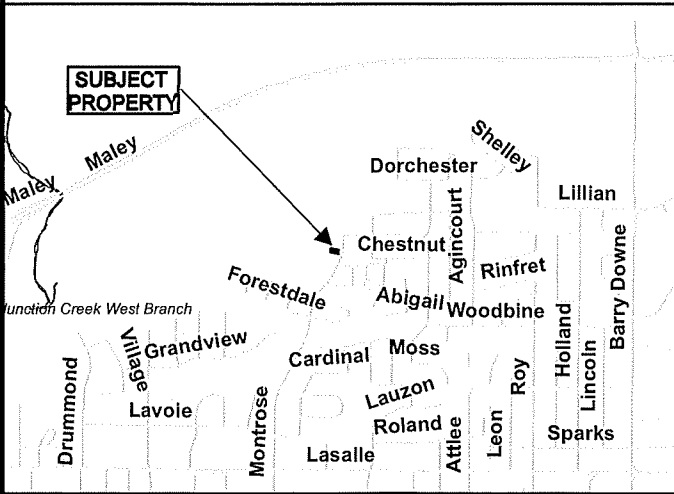
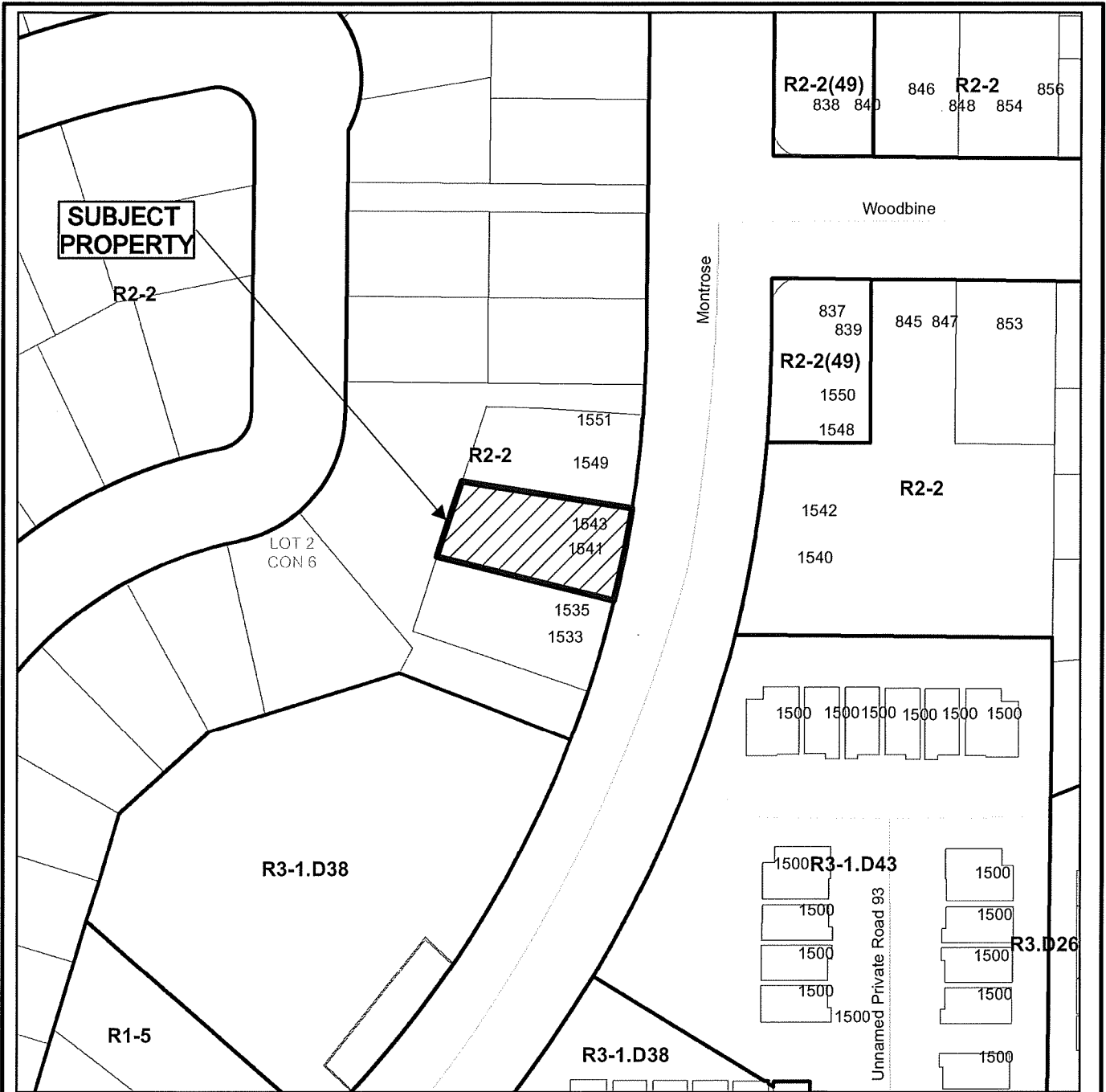
Dated this 18 day of July, 2024

(witness) 


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

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

3003812024



N

Application for Consent

Subject Property being PIN 73602-0565,
 Lot 2, Plan 53M-1445,
 Part Lot 2, Concession 6,
 Township of McKim,
 1541-1543 Montrose Avenue, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

B0058/2024
 Date: 2024 07 31

PROVIDED HEREIN ARE SHOWN THE
 BOUNDARIES OF THE LOTS AND PLANS
 DESCRIBED IN THIS INSTRUMENT AND
 THE TOTAL AREA OF EACH LOT AND
 THE TOTAL AREA OF EACH PLAN.

THE PROPORTION OF THE AREA OF
 EACH LOT AND PLAN IS SHOWN IN
 THE SCHEDULE HEREON. THE TOTAL
 AREA OF EACH LOT AND PLAN IS
 SHOWN IN THE SCHEDULE HEREON.

THE TOTAL AREA OF EACH LOT AND
 PLAN IS SHOWN IN THE SCHEDULE
 HEREON. THE TOTAL AREA OF EACH
 LOT AND PLAN IS SHOWN IN THE
 SCHEDULE HEREON.

PARTS	LOT	PLAN	PIN	AREA(M ²)
1	PART OF LOT 1	PART OF 53R-0561	-375.8830m	11.022
2				11.819
3				12.027
4				12.027
5				12.027
6				12.027
7				12.027
8	PART OF LOT 2	PART OF 53R-0561	-310.0120m	12.027
9				12.027
10				12.027
11				12.027
12				12.027
13				12.027
14				12.027
15	PART OF LOT 3	PART OF 53R-0561	-310.0120m	12.027
16				12.027
17				12.027
18				12.027
19				12.027
20				12.027
21				12.027
22	12.027			
23	12.027			

PLAN 53R-PRELIMINARY

ACCEPTED AND DEPOSITED
 DATE: _____

REPRESENTATIVE FOR THE CITY OF SUDBURY
 THE LAST TITLE(S) LISTED.

DATE: JUNE 1, 2014

PLAN OF SURVEY OF
LOT 1 REGISTERED PLAN 53R-1445

GEOGRAPHIC TOWNSHIP OF MUMFORD
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:500

DATE: JUNE 1, 2014

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE TRUTH.

DATE: JUNE 1, 2014

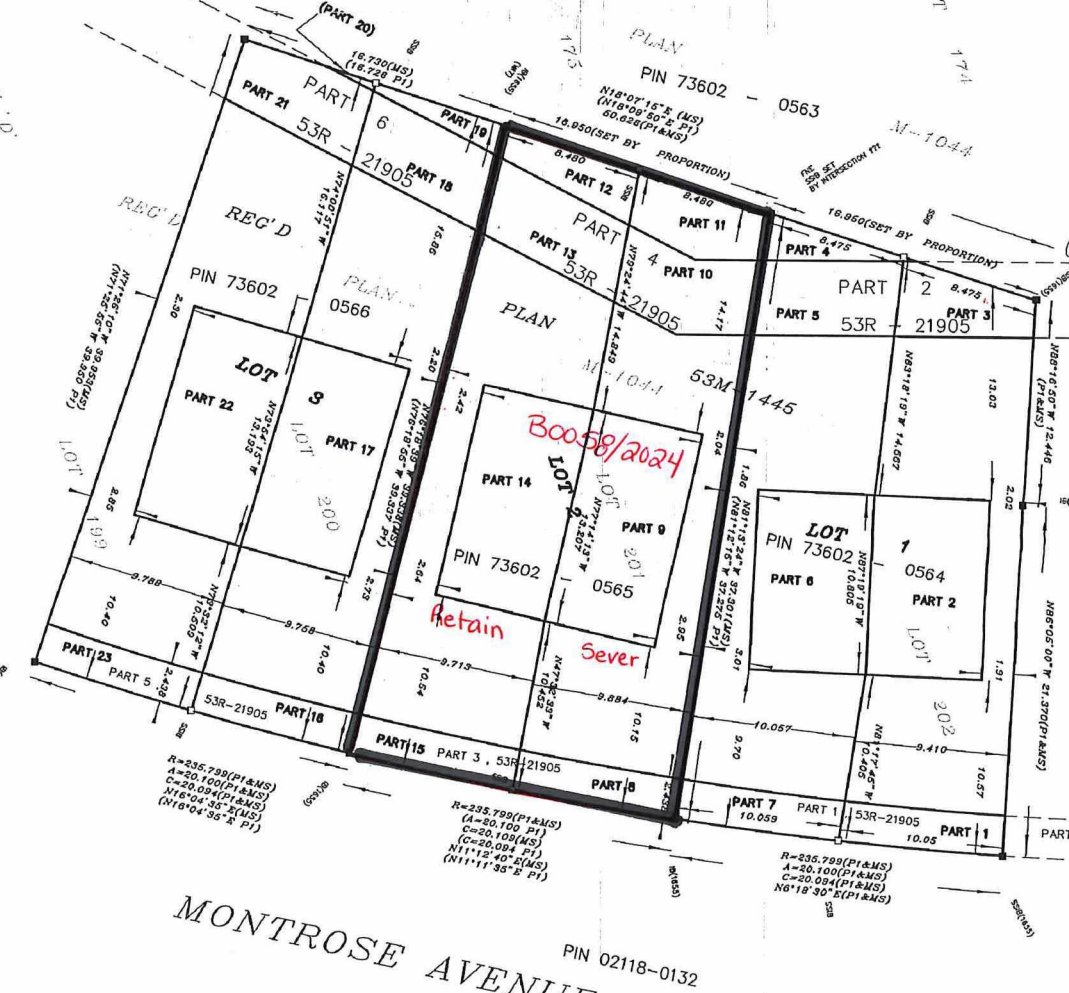
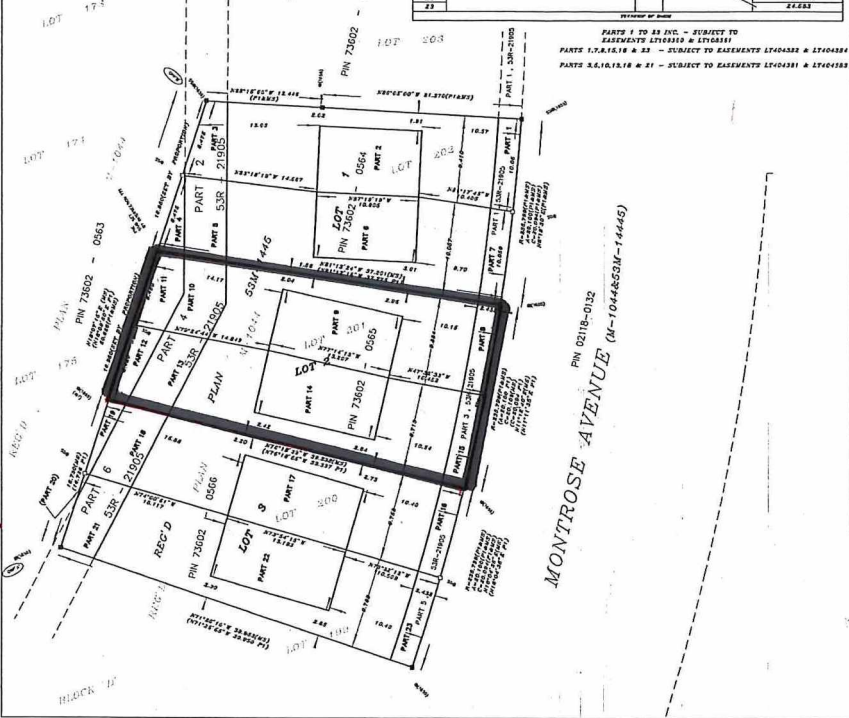
BY: JAMES E. RUMLAND LTD.

FIELD NOTES: _____

PLAN: _____

DATE: _____

JAMES E. RUMLAND LTD.
 2014-2015
 1000 SHEPPARD AVENUE EAST
 SUITE 200
 AURORA, ONTARIO M1G 2P1
 TEL: (905) 881-1200 FAX: (905) 881-1200



Boo58/2024
 Sketch 2

Office Use Only 2024.01.01
B 0059/2024
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: \$2,170.00 (includes \$320.00 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): 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. _____
 N/A

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

Roll #	Township McKim	Lot No.	Concession No.
PIN(s): 73602-0566		Parcel(s)	
Subdivision Plan No. 53M-1445 Lot 3		R-Plan No.	Part(s)
Municipal Address or Street(s): 1533 and 1535 Montrose Ave			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. 1982

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 9.7m +/-</u>	<u>Depth 40m +/-</u>	<u>Area 363m²</u>
<u>Existing Use one building - two units</u>	<u>Proposed Use one semi-detached unit</u>	

Number and use of existing buildings and structures on the land to be severed?		
<u>Existing one building - two units</u>	<u>Proposed 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).

<u>Frontage 9.78 m +/-</u>	<u>Depth 40m +/-</u>	<u>Area 368m²</u>
<u>Existing Use one building - two units</u>	<u>Proposed Use one semi-detached unit</u>	

Number and use of existing buildings and structures on the land to be retained?		
<u>Existing one building - two units</u>	<u>Proposed 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.

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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 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? two

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, Dalron Construction Limited (please print all names), the registered owner(s) of the property described as Lot 3 Plan 53M-1445 [1533 and 1535 Montrose Avenue]

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;

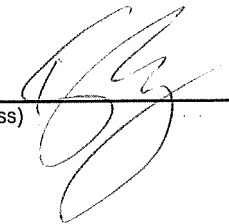
Authority to Enter Land and Photograph

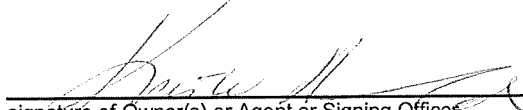
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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.

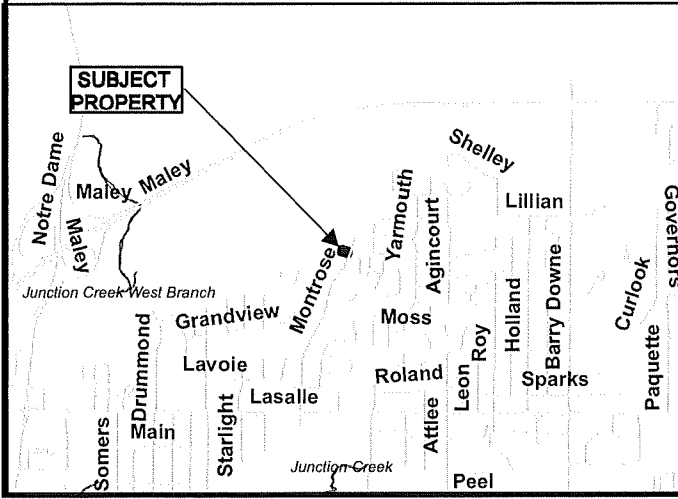
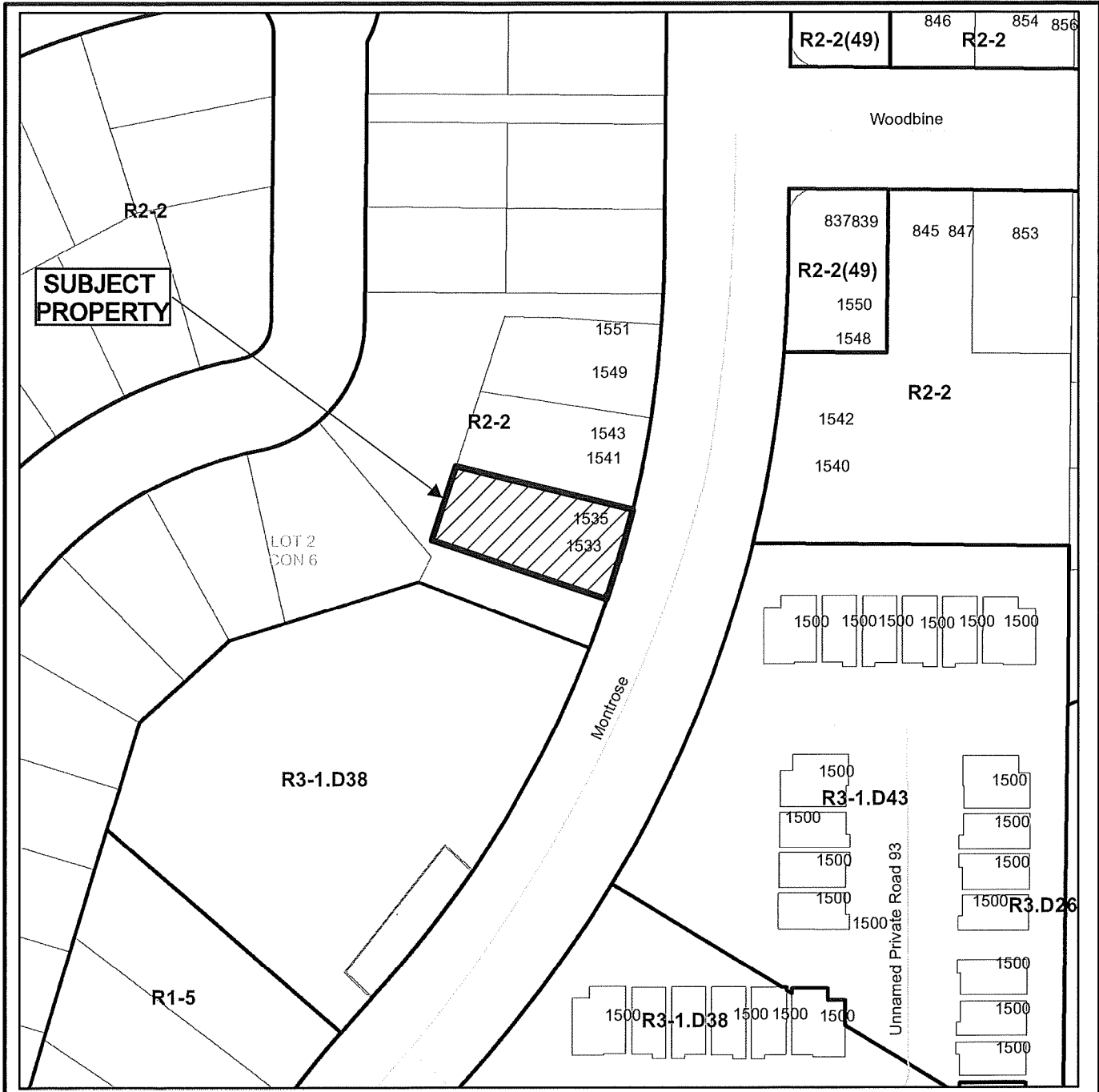
Dated this 18 day of July, 2024

(witness) 


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

Print Name: _____
*I have authority to bind the Corporation

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Application for Consent



Subject Property being PIN 73602-0566,
 Lot 3, Plan 53M-1445,
 Part Lot 2, Concession 6,
 Township of McKim,
 1533-1535 Montrose Avenue, Sudbury,
 City of Greater Sudbury

NTS B0059/2024
 Sketch 1 Date: 2024 07 31

