



## APPLICATIONS FOR CONSENT

Tom Davies Square  
200 Brady St

Tuesday, October 1, 2024

### **B0064/2024**

**CHRISTINA YOUNG  
BRIAN YOUNG**

Ward: 2

PIN 73401-0008, Parcel 31259 SEC SWS, Firstly: Summer Resort Location AE 942, Secondly: Summer Resort Location Lot 3, together with Parts 1-2, Plan 53R-16843, Township of Dieppe, 861 Panache North Shore Road, Whitefish, [2010-100Z, SLS (Seasonal Limited Service)]

Grant an easement/right-of-way over Part 7 on the sketch submitted with the Application, in favour of PIN 73401-0437, municipally known as 859 Panache North Shore Road, Whitefish.

### **B0069/2024**

**ANNINA CIRELLI  
ONORATO CIRELLI**

Ward: 11

PIN 73572 0203, Parcel 41299 SEC SES, Lot(s) 87, Subdivision M-1021, Lot Part 11, Concession 4, Township of Neelon, 347 Third Avenue, 349 Third Avenue, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

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

### **B0070/2024**

**DAWSON GATIEN**

Ward: 4

PIN 73347-0879, Parcel 7194 SEC SWS SRO, Part Lot 9, Concession 2, except LT60738 amended by Unit 1, Expropriation Plan D98, Township of Rayside, 4301 Municipal Road 35, Chelmsford, [2010-100Z, RU (Rural)]

Consolidate an approximate 13.97 ha west vacant portion of the subject property with abutting PIN 73347-0521, municipally known as 4223 Municipal Road 35.

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED  
NO LATER THAN WEDNESDAY SEPTEMBER 25, 2024 FOR CONSIDERATION**



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 2024.01.01
00064/2024
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): Brian & Christina Young	Email: [REDACTED]
Mailing Address: 295 Walford Road East	Home Phone: [REDACTED]
City: Sudbury	Business Phone: [REDACTED]
Postal Code: P3E 2G8	Fax Phone: [REDACTED]

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

Name of Purchaser(s) or Chargee(s): Dean & Joelle LaSorsa	Email: [REDACTED]
Mailing Address: 600 CHURCHILL AVE	Home Phone: [REDACTED]
City: SUDBURY	Business Phone: [REDACTED]
Postal Code: P3A3Z8	Fax Phone: [REDACTED]

**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 St	Home Phone: [REDACTED]
City: Sudbury	Business Phone: [REDACTED]
Postal Code: P3B 1M1	Fax Phone: [REDACTED]

**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 checked="" type="radio"/> Easement/Right-of-way | <input type="radio"/> Lease                |
| <input 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 | 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. Dean & Joelle Lasorsa

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

Roll #	Township Dieppe	Lot No. Unsubdivided	Concession No.
PIN(s): 73401-0008		Parcel(s) 31259 SWS	
Subdivision Plan No.	Lot LT3	R-Plan No. 53R-21051	Part(s) 7
Municipal Address or Street(s): North Shore Road, Panache Lake			Ward: 2

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. November 17, 2000

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 Length = 52m± (Part 7)</u>	<u>Depth 9.4m±</u>	<u>Area 486.4m²±</u>
<u>Existing Use Access road</u>	<u>Proposed Use No change</u>	

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

<u>Existing None</u>	<u>Proposed None</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.

PIN 73401-0437 - right-of-way over Part 7

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 water - 120m±</u>	<u>Depth 92m±</u>	<u>Area 0.96 ha±</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 1 camp, 3 accessory buildings</u>	<u>Proposed No Change</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.

B0064/2024

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, together with Private  Yes  No
- c) a road which is maintained by the municipality, Access roads  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 type="radio"/>	<input type="radio"/>
Municipally owned and operated sanitary sewage system	<input type="radio"/>	<input 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 <u>N/A, right-of-way</u>		<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.

Rural - currently zoned rural and will remain as such

\_\_\_\_\_  
\_\_\_\_\_

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 - Right-of-way

\_\_\_\_\_  
\_\_\_\_\_

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 - Right-of-way

\_\_\_\_\_  
\_\_\_\_\_

21) What is the number of dwelling units on the property? 1 principal dwelling & one sleep cabin

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

B0064/2024

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Brian Wallace James Young & Christina Carmen Young (please print all names), the registered owner(s) of the property described as PIN 73401-0437 (LT)

**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;

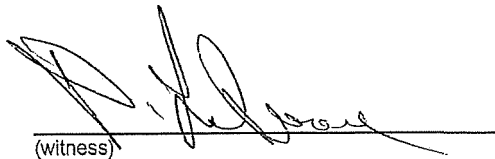
**Authority to Enter Land and Photograph**

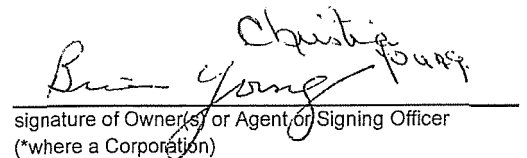
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 (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 June, 2024

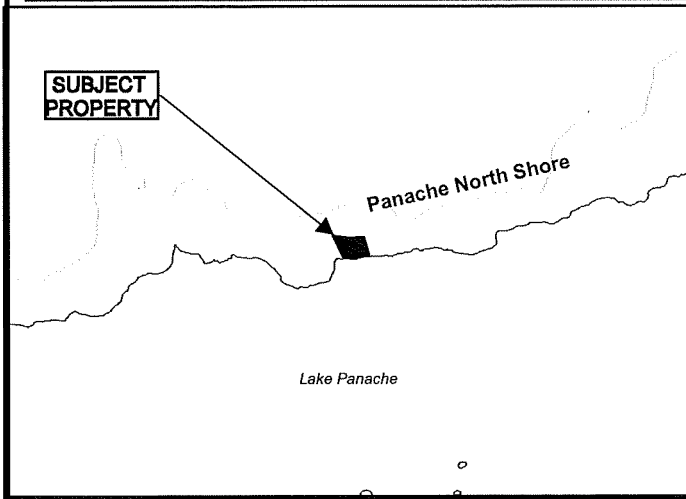
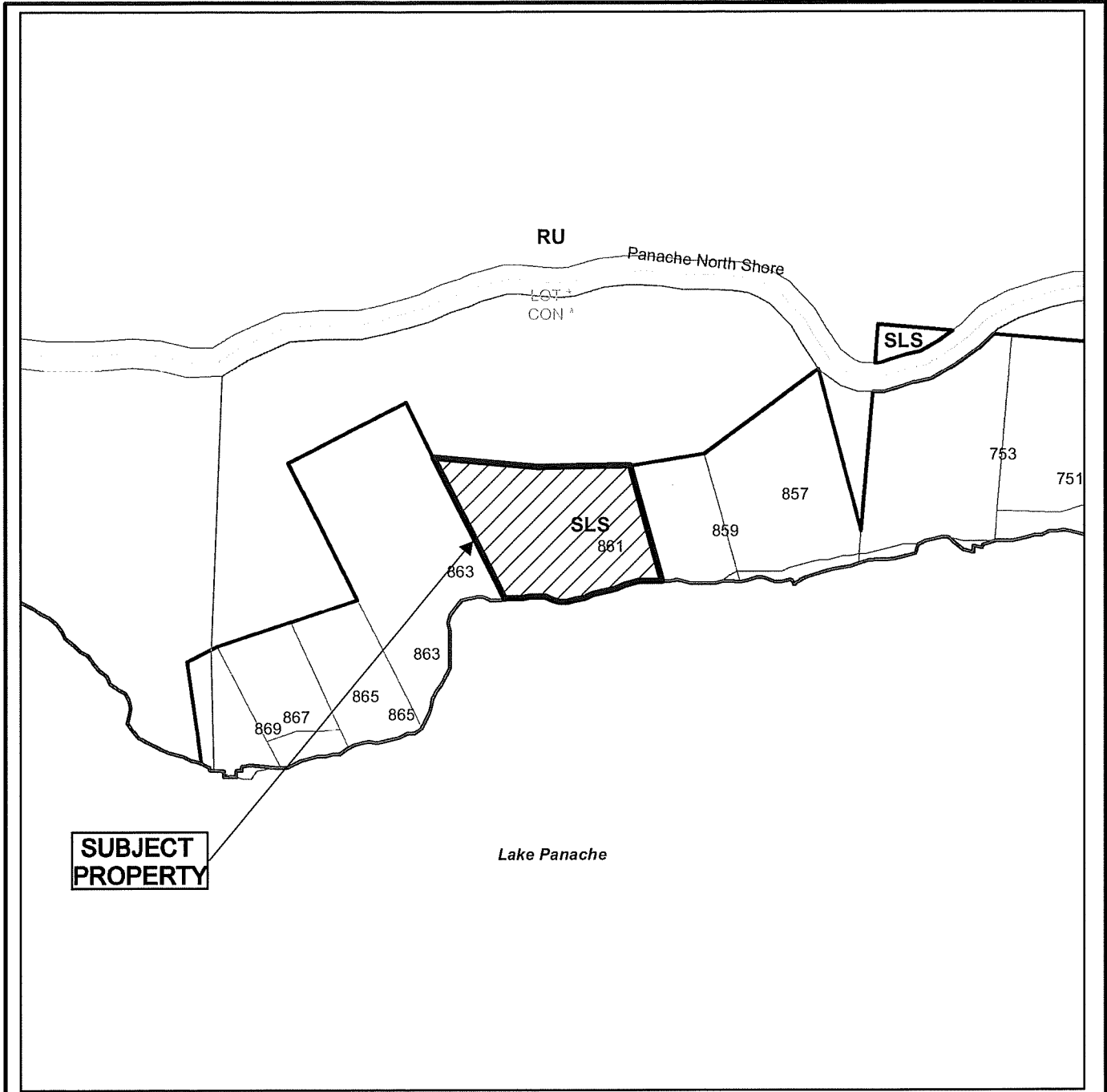
  
(witness)

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

Print Name: Brian Young & Christina Young  
\*I have authority to bind the Corporation

B0004/2024





## Application for Consent



Subject Property being PIN 73401-0008, Parcel 31259 SEC SWS, Firstly: Summer Resort Location AE 942, Secondly: Summer Resort Location Lot 3, together with Parts 1-2, Plan 53R-16843, Township of Dieppe, 861 Panache North Shore Road, Whitefish, City of Greater Sudbury

NTS  
Sketch 1

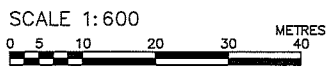
B0064/2024  
Date: 2024 08 28

B0064/2024  
Sketch 2

SKETCH FOR PLANNING ACT APPLICATION  
**PARTS OF SUMMER RESORT LOCATION**  
**L.T.-3**  
 BEING PART OF THE UNSUBDIVIDED  
 GEOGRAPHIC TOWNSHIP OF DIEPPE  
 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 ©



GEOGRAPHIC TOWNSHIP OF DIEPPE  
(UNSUBDIVIDED)

CROWN

CROWN

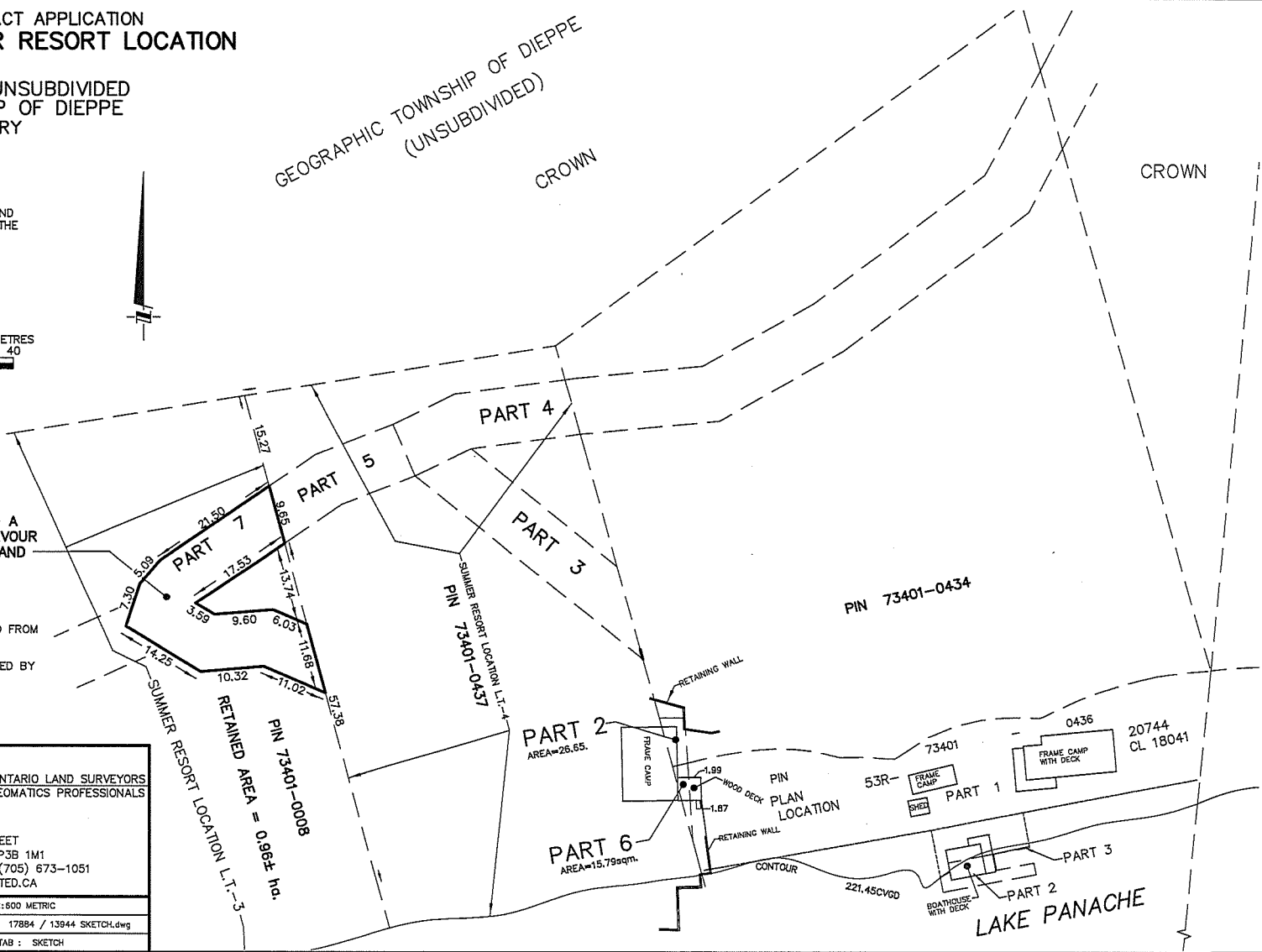
PARTS 7 SUBJECT TO A  
 RIGHT-OF-WAY IN FAVOUR  
 OF PIN 73401-0437 AND  
 AREA = 486±Sq.m.

**NOTES**

INFORMATION SHOWN HEREON IS DERIVED FROM FIELD SURVEY.

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.	<b>DORLAND</b> LIMITED	ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS
		298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA
PREPARED BY: WJM	SCALE: 1:600 METRIC	
CHECKED: ****	CAD FILE: 17884 / 13944 SKETCH.dwg	
DATE: AUGUST 29, 2024	P, SPACE TAB: SKETCH	

B0064/2024

Office Use Only 2024.01.01
B0069/2024
S.P.P. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No <input 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): ONORATO and ANNINA CIRIELI Email: [REDACTED]  
 Mailing Address: 2479 Luxile Blvd Home Phone: [REDACTED]  
 Business Phone: \_\_\_\_\_  
 City: SUDBURY Postal Code: P3A 4R7 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: \_\_\_\_\_ 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; 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. ONORATO and ANNINA CIRIELI

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

Roll #	Township <u>NEELON</u>	Lot No. <u>11</u>	Concession No. <u>41</u>
PIN(s):		Parcel(s) <u>41249</u>	
Subdivision Plan No. <u>M1024</u>	Lot <u>87</u>	R-Plan No.	Part(s)
Municipal Address or Street(s): <u>347 P349</u>	<u>THIRD AVE</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. October 1985

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. M 1021 - (1975)

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). A0077/2024

**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.

<sup>RETAINED</sup>  
\* 12) Dimensions of land to be ~~severed~~ <sup>retained</sup> in metric units (describe **only** the portion of the land which is to be transferred, leased or mortgaged)?

Frontage	<u>9.05</u>	Depth	<u>32.2</u>	Area	<u>381.73</u>
Existing Use	<u>SEMI-D</u>	Proposed Use	<u>HALF OF SEMI-D</u>		

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

Existing	<u>1</u>	Proposed	<u>1</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.

- NO -

<sup>SEVERED</sup>  
\* 13) Dimensions of land intended to be ~~retained~~ <sup>severed</sup> 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>9.05</u>	Depth	<u>32.5</u>	Area	<u>327.</u>
Existing Use	<u>SEMI-D</u>	Proposed Use	<u>HALF OF SEMI-D</u>		

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

Existing	<u>1</u>	Proposed	<u>1</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.

B00691/2024

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.

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 CONFLICT

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.

NO CONFLICT

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.

NO - CONFLICT

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

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 IPZ 3 SCORE 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

80069/2024

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, ONORATO & ANNINA CIRELLI (please print all names), the registered owner(s) of the property described as 347 & 349 THIRD AVE

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 ONORATO CIRELLI (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 11<sup>th</sup> day of July, 2024

x R. Cirelli  
(witness) Roberta Cirelli

x Onorato & Annina Cirelli  
signature of Owner(s) or Agent or Signing Officer  
(\*where a Corporation)

Print Name: ONORATO CIRELLI, ANNINA CIRELLI  
\*I have authority to bind the Corporation

B0069/2024







Office Use Only 2024.01.01
B 0070/2024
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): Dawson Gatien	Email:	[REDACTED]
Mailing Address: # 4301 Municipal Rd. 35	Home:	[REDACTED]
	Business Phone:	
City: Chelmsford, ON.	Postal Code: P0M 1L0	Fax Phone:

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

Name of Purchaser(s) or Chargee(s): Darren & Suzanne Day	Email:	[REDACTED]
Mailing Address: #4223 Municipal Road 35	Home:	[REDACTED]
	Business Phone:	
City: Chelmsford, ON.	Postal Code: POM 1LO	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 St.	Home:	[REDACTED]
	Busin:	[REDACTED]
City: Sudbury	Postal Code: P3B 1M1	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;
<input type="radio"/> Cancellation of Prior Consent	<input type="radio"/> 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. \_\_\_\_\_  
 Darren & Suzanne Day

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

Roll # _____	Township Hanmer	Lot No. 9	Concession No. 2
PIN(s): 73347-0879		Parcel(s) 7194 SEC SWS	
Subdivision Plan No. _____	Lot _____	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): # 4301MR 35			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. 2022/12/14

9) Has the land ever had any previous severances?  Yes  No unknown  
 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	90.0m	Depth +/-	1552m	Area	13.97 ha.
Existing Use	vacant land	Proposed Use	expansion of existing rural residential lot		

Number and use of existing buildings and structures on the land to be severed?	
Existing	none
Proposed	unknown

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	112.6m	Depth +/-	1550m	Area	17.58 ha.
Existing Use	1 dwelling & out buildings				
Proposed Use	same				

Number and use of existing buildings and structures on the land to be retained?	
Existing	1 dwelling & out buildings
Proposed	same

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 type="radio"/>	<input 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 checked="" type="radio"/>	<input checked="" 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.

RURAL - N/A LOT ADDITION  
\_\_\_\_\_  
\_\_\_\_\_

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 boundary re-alignment  
\_\_\_\_\_

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 boundary re-alignment  
\_\_\_\_\_

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

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

B0070/2024

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Dawson Gatien (please print all names), the registered owner(s) of the property described as PIN 73347-0879, E.1/2 of W.1/2 Lot 9, Concession 2, Township of Rayside, except LT60738 amended by Unit 1, Expropriation Plan D-98, Municipal # 4301 MR 35, Chelmsford 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 (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 15<sup>th</sup> day of August, 2024

[Signature]  
(witness)

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

Print Name: Dawson Gatien  
\*I have authority to bind the Corporation

30070/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, D.S. DORLAND LIMITED (please print all names), the registered owner(s) or authorized agent of the property described as PIN 73347-0879, E.1/2 of W.1/2 Lot 9, Con. 2, Twp. Rayside, except LT60738 amended by Unit 1, Exp. PlanD-98, Mun. # 4301 MR 35, Chelmsford 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 AUGUST day of 19, 2024

Commissioner of Oaths signature line with signature of Paula Elizabeth Turkington-Green and her official title.

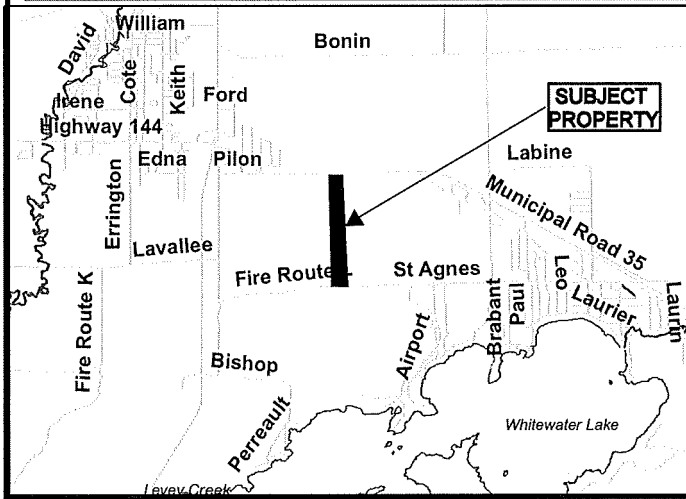
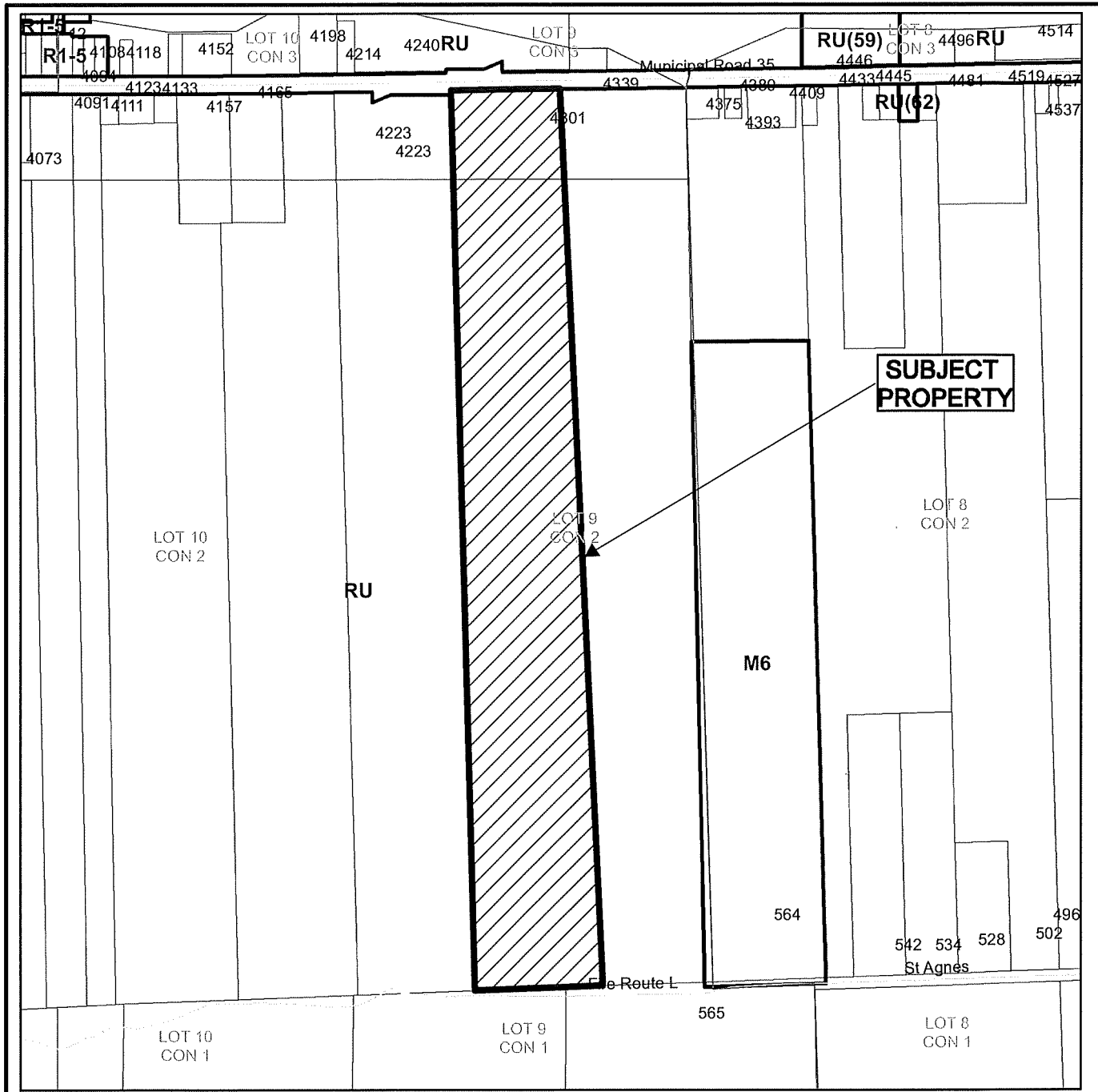
signature of Owner(s) or Agent or Signing Officer (where a Corporation) signature line with signature of James Dorland and his printed name: JAMES DORLAND. \*I have authority to bind the Corporation

\* 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

Form with fields for Date of Receipt (Aug. 21/24), Decision Date (Oct 1/24), Received by (N. Lewis), Zoning Designation (RU), Resubmission (No), Previous File Number(s) (see below), Previous Decision Date (see below), Referred to Planning (No), Received Approval from Planning (n/a), Acknowledgement of Risk received (No), and Notes (B0320/19810 (Oct 20/86) LC - whole of parcel 1300 SWS (technical severance of merged parcels)).

B0070/2024



## Application for Consent



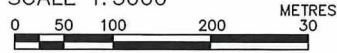
Subject Property being PIN 73347-0879,  
 Parcel 7194 SEC SWS SRO,  
 E ½ of W ½ of Lot 9, Concession 2,  
 except LT60738 amended by Unit 1,  
 Expropriation Plan D98, Township of Rayside,  
 4301 Municipal Road 35, Chelmsford,  
 City of Greater Sudbury

NTS B0070/2024  
 Sketch 1 Date: 2024 08 30

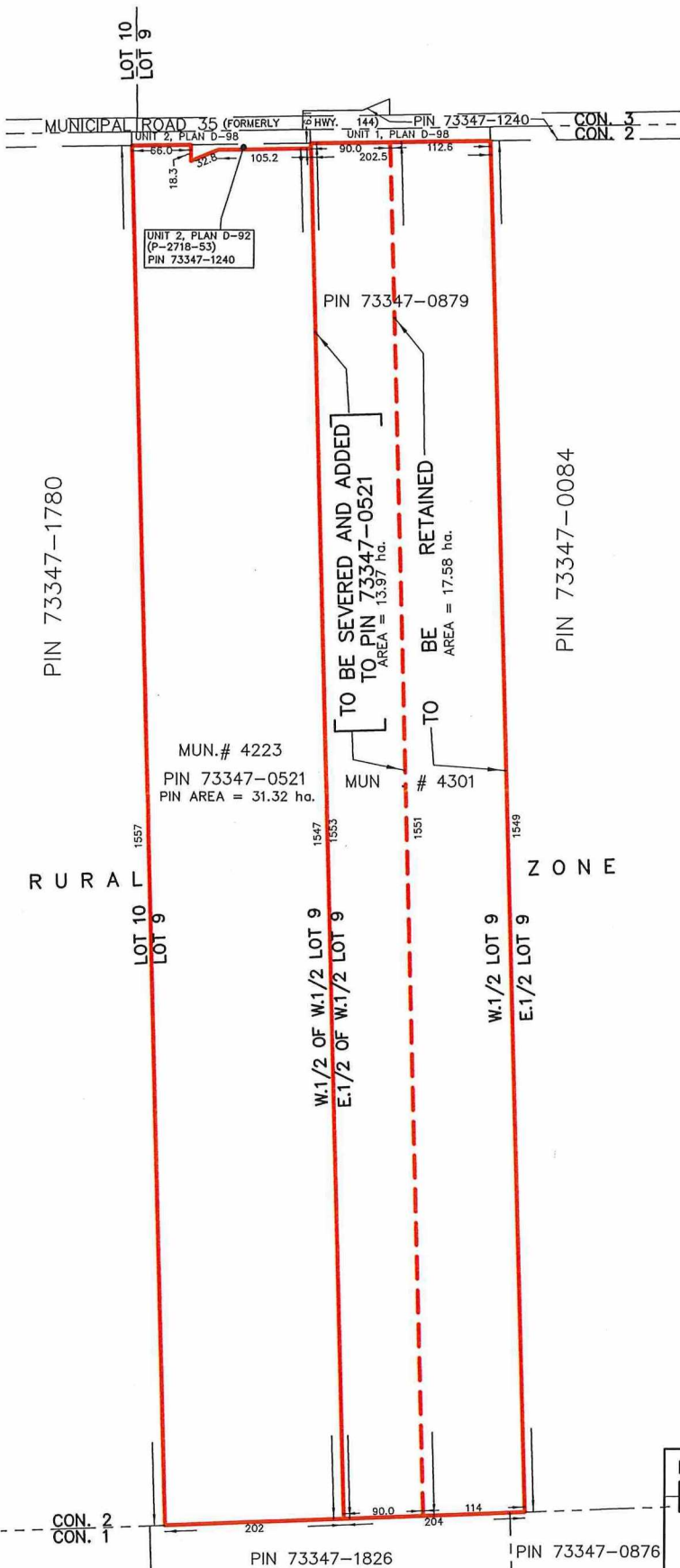
SKETCH FOR PLANNING ACT APPLICATIONS

PART OF LOT 9  
 CONCESSION 2  
 GEOGRAPHIC  
 TOWNSHIP OF RAYSIDE  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1:5000



D.S. DORLAND LIMITED  
 ONTARIO LAND SURVEYORS



PIN 73347-1780

PIN 73347-0084

RURAL

ZONE

PIN 73347-1826

PIN 73347-0876

D.S.  
**DORLAND**  
 LIMITED

ONTARIO LAND SURVEYORS  
 GEOMATICS PROFESSIONALS

298 LARCH STREET  
 SUDBURY, ONTARIO, P3B 1M1  
 PHONE (705) 673-2556 FAX (705) 673-1051  
 WWW.DSDORLANDLIMITED.CA

PREPARED BY : A.A.

SCALE : 1:5000 METRIC

\*\*\*\*

CAD FILE : 18746-SKETCH2.dwg

DATE : AUGUST 12, 2024

P. SPACE TAB : SKETCH 5000a

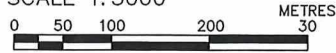
NOTE:  
 THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE  
 USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK

80070/2024  
 Sketch 2

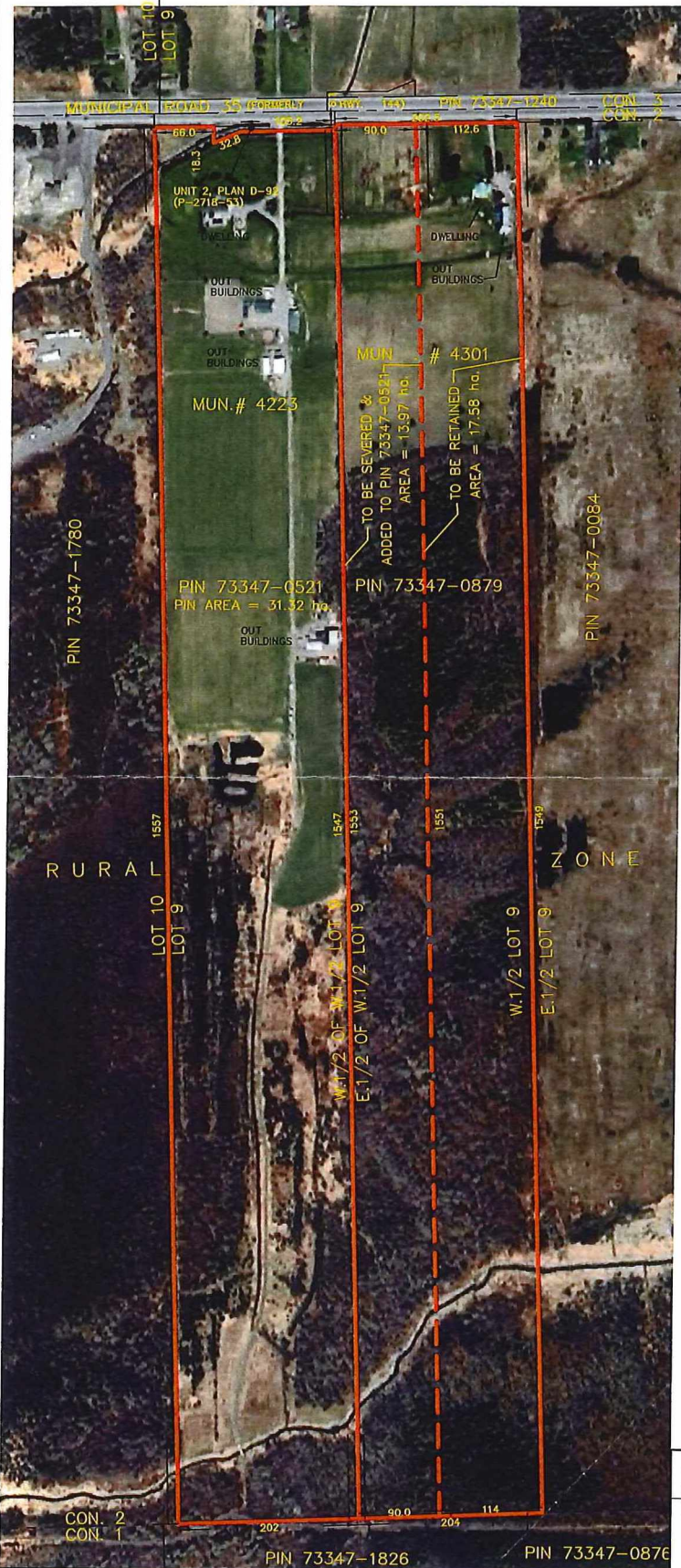
SKETCH FOR PLANNING ACT APPLICATIONS

PART OF LOT 9  
CONCESSION 2  
GEOGRAPHIC  
TOWNSHIP OF RAYSIDE  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY

SCALE 1:5000



D.S. DORLAND LIMITED  
ONTARIO LAND SURVEYORS



NOTE:  
THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE  
USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK  
DATE OF GOOGLE EARTH IMAGERY MAY 9, 2023.

D.S.	<b>DORLAND LIMITED</b>		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS
	298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA		
PREPARED BY : A.A.	SCALE : 1:5000 METRIC		
****	CAD FILE : 18746-SKETCH2.dwg		
DATE : AUGUST 12, 2024	P. SPACE TAB : SKETCH 5000s ortho		

*B0070/2024  
Sketch 3*