

Tom Davies Square
200 Brady St

Monday, October 7, 2024

B0071/2024

**JACK ROCCA
GREGORY ROCCA**

Ward: 2

PIN 73375 0973, SRO, Surveys Plan 53R-8748 Part(s) 1 & Plan 53R-21254 Part(s) except 1 and 2, Lot(s) Parts 16 and 17, Subdivision M-351, Lot Part 5, Concession 1, Township of Waters, 0 Brian Street, Lively, [2010-100Z, R1-5 (Low Density Residential One)]

Create a new lot on the south vacant side of the subject property providing an approximate 18.5.0m lot frontage, 40.0m lot depth and 755.0 sq. m lot area.
PREVIOUSLY SUBJECT TO 338/79 (NOV 5/79)

B0074/2024

**KENDRA LILLY
CORY VAILLANCOURT**

Ward: 2

PIN 73375 0109, Parcel 15639 SEC SWS SRO, Lot(s) 27, Subdivision M-351, Lot Part 5, Concession 4, Township of Waters, 16 Patricia Street, Lively, [2010-100Z, R1-5 (Low Density Residential One)]

Create a new lot on the north vacant side of the subject property providing an approximate 20.0m lot frontage, 30.0m lot depth and 613.0 sq. m lot area.

B0075/2024

MICHAEL SAUCIER

Ward: 11

PIN 73578 0559, Surveys Plan SR-3052 Part(s) 1 & Plan 53R-18780 Part(s) except 1, Lot Part 12, Concession 3, Township of Neelon, 1778 Bancroft Drive, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

Consolidate an approximate 1497.0 sq. m. north portion of the subject property with abutting PIN 73578-0560 (LT), municipally known as 1788 Bancroft Drive.
PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B102/10 (AUG 26/10) AND B805/65 (SEP 8/69)

B0076/2024

DALRON LEASING 2024 LIMITED

Ward: 12

PINs 02138 0199 & 02138 0200 & 02138 0077, Surveys Plan 53R-16526 Part(s) 1, 2, and 3 & Plan 53R-20995 Part(s) 2, 3, and 4 & Plan 53R-20995 Part(s) except 6, 7, and 8, Lot(s) 93 and 94, Subdivision 85-S, Lot Parts 5 and 6, Concession 4, Township of McKim, 38 Xavier Street, 30 Ste Anne Road, Sudbury, [2010-100Z, C4(16) (Office Commercial)]

Consolidate the following:

1. an approximate 1139.0 sq. m. west portion identified as Area 1 on the sketch submitted with the Application of 30 Ste. Anne Road with 20 Ste. Anne Road, subject to an easement/right-of-way;
2. an approximate 990.0 sq. m. southeast portion identified as Area 2 on the sketch submitted with the Application of 30 Ste. Anne Road with 20 Ste. Anne Road, subject to an easement/right-of-way; and
3. an approximate 958.0 sq. m. southwest portion identified as Area 3 on the sketch submitted with the Application of 38 Xavier Street with 20 Ste. Anne Road.

PREVIOUSLY SUBJECT TO B43/17 TO B45/17 (JUL 17/17)

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY OCTOBER 2, 2024 FOR CONSIDERATION**

Office Use Only 2024.01.01
B 0091/2024
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): Gregory Rocca & Jack Rocca	Email:	
Mailing Address: 73 Baycrest Road	Home:	
	Busin:	
City: Sudbury, ON.	Postal Code: P3B 3X7	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: D.S. DORLAND LIMITED	Email:	
Mailing Address: 298 Larch St.	Home:	
	Busin:	
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 checked="" 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 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. _____

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

Roll #	Township Waters	Lot No.	Concession No.
PIN(s): 73375-0973		Parcel(s)	
Subdivision Plan No. M-351	Lot Part of Lot 16,17 R-Plan No. 53R-21254	Part(s) 3to11	
Municipal Address or Street(s): 0 Brian Street & 0 Patricia Street		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.

easement # LT502518, being Parts 2,3, Plan 53R-9282(City Sudbury sanitary sewer easement) and easement No. SD401225, being Parts 4,5,6,7,8 & 10, Plan 53R-21254 (City Sudbury sanitary, waterworks system & drainage system)

- 8) Date of acquisition of subject land. 2014/04/23

- 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 Greg Rocca & Jack Rocca
Use of severed land 1 retained lot with exist.dwelling(done) Consent File No. lapsed consents: B0078/2018,B0079/2018
& 2 severances(lapsed) _____ and lapsed consents: B0012/2020, B0013/2020

- 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 18.50m Depth 40.83m Area 755.9 sq.m.
Existing Use vacant Proposed Use residential

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

Existing none Proposed residential

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 20.83m Depth 30.05m Area 668 sq.m.
Existing Use vacant Proposed Use residential

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

Existing vacant Proposed residential

- 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.

B0071/2024

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 1, single family residences are a permitted use in Living Area 1

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.

Provincial Policy statement supports densification

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.

The proposal promotes economic activity and new residential development

21) What is the number of dwelling units on the property? currently there are none

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

B00711/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Gregory Rocca and Jack Rocca (please print all names), the registered owner(s) of the property described as PIN 73375-0973, being Part of Lots 16 & 17, being Parts 3 to 11 inclusive, Plan 53R-21254, part of Township of Waters, Muncipal # 0 Brian Street & 0 Patricia Street 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 23 day of JULY, 2024

[Signature]
(witness)

Susan Labelle
Susan Labelle

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

Print Name: GREGORY ROCCA
*I have authority to bind the Corporation

Jack Rocca

B0071/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

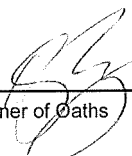
I/We, D.S. DORLAND LIMITED (please print all names),

the registered owner(s) or authorized agent of the property described as PIN 73375-0973, being Part of Lots 16 & 17, being Parts 3 to 11 inclusive, Plan 53R-21254, Township of Waters, Mun. # 0 Brian St. & 0 Patricia St.

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 14 day of August, 20 24


 Commissioner of Oaths

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


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

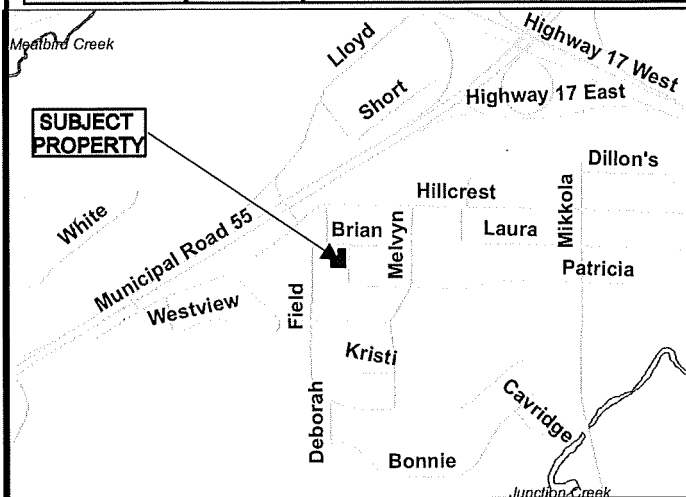
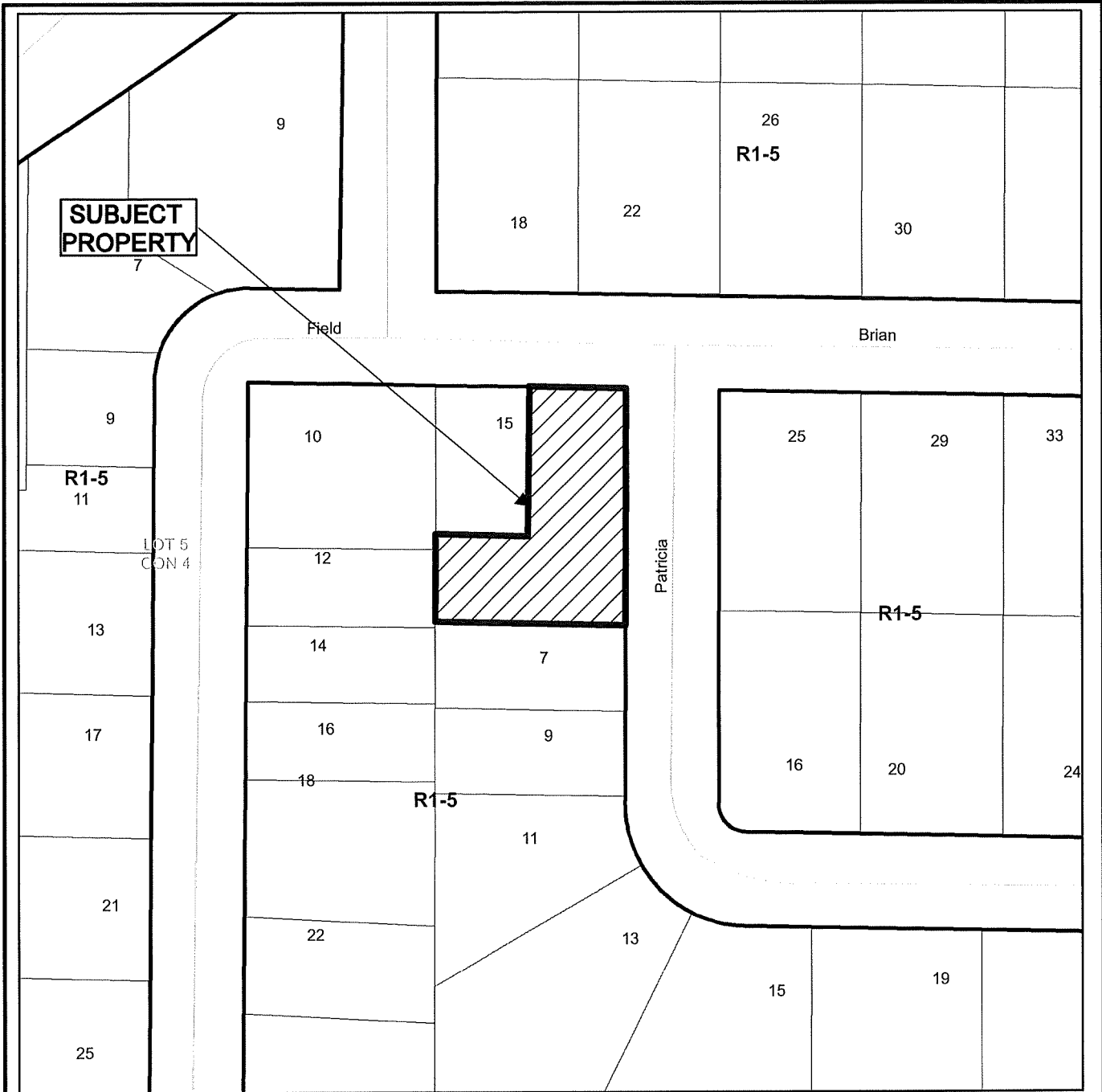
Print Name: Dave Dorland
 *I have authority to bind the Corporation

* 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

Date of Receipt: <u>September 16, 2024</u>	Decision Date:	Received by: <u>N. Lewis</u>
Zoning Designation: <u>R1-5</u>	Resubmission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>(B0013/2020)</u>
Previous File Number(s): <u>See below</u>	Previous Decision Date: <u>See below</u>	
Referred to Planning: <u>No</u>	Received Approval from Planning: <u>n/a</u>	
Acknowledgement of Risk received: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Notes:		
<u>B12/2020 (Mar 23/20) - LC - Pt 3, Plan 53R-21254 - lapsed</u>		
<u>B13/2020 (Mar 23/20) - LC - Pts 4-11, Plan 53R-21254 - lapsed</u>		
<u>B78/2018 (Nov 9/18) - Allowed to lapse</u>		
<u>B79/2018 (Nov 9/18) - Allowed to lapse</u>		
<u>B118/2015 - withdrawn</u>		
<u>B119/2015 (Mar 21/16) - lapsed</u>		
<u>B338/79 (Nov 5/79) - LA - Pt 1, Plan 53R-8748 consolidated with</u>		
<u>Whole of Lot 16, Plan M-351</u>		

B0071/2024



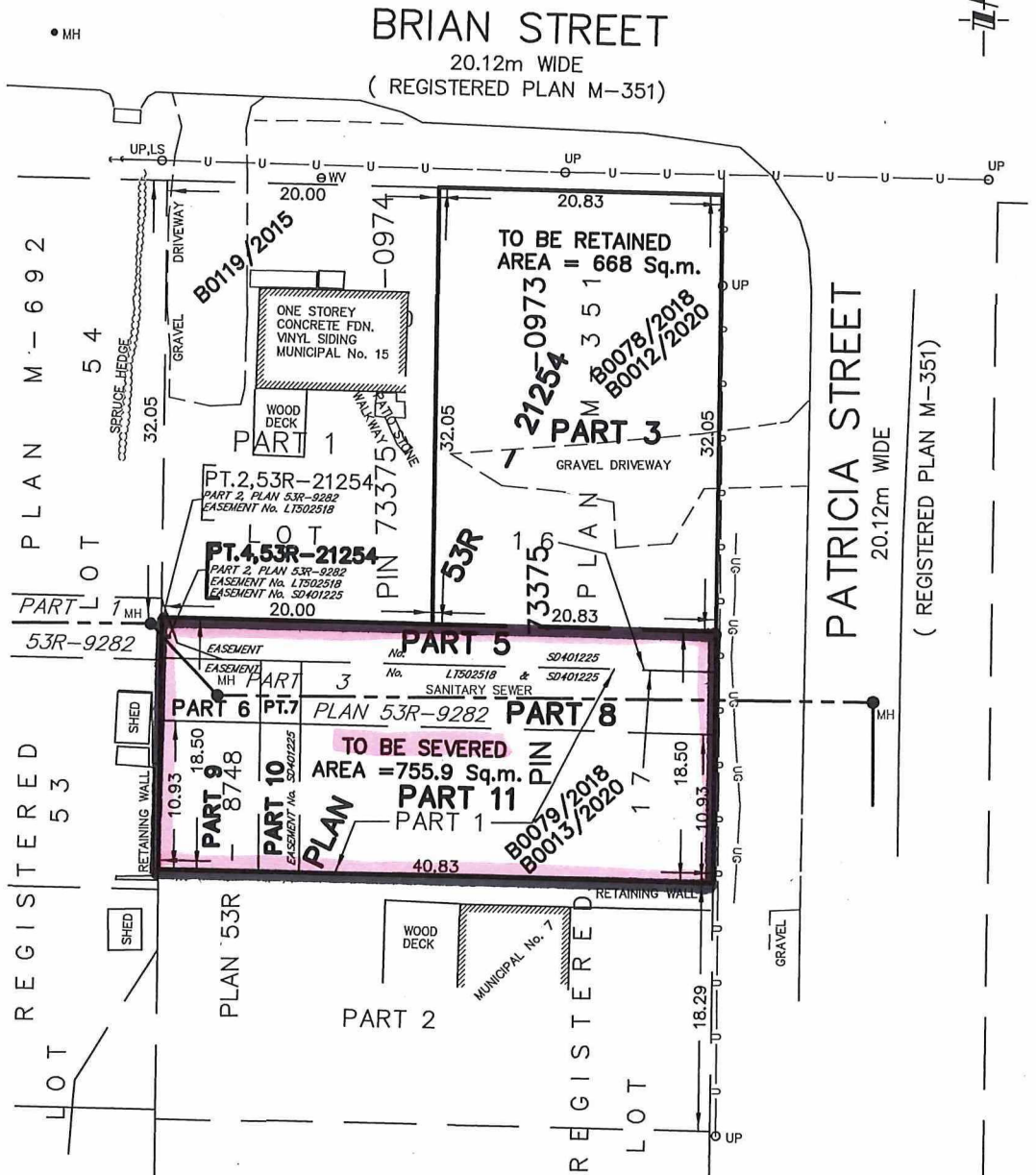
Application for Consent



Subject Property being PIN 73375-0973 SRO,
 Part Lots 16 and 17, Plan M-351,
 Part 1 Plan 53R-8748, except Parts 1-2 Plan 53R-21254,
 Part Lot 5, Concession 4,
 Township of Waters,
 0 Brian Street, Lively,
 City of Greater Sudbury

NTS B0071/2024
 Sketch 1 Date: 2024 09 03

SKETCH FOR PLANNING ACT APPLICATIONS
PART OF LOT 16 & PART OF LOT 17
REG'D PLAN M-351
 GEOGRAPHIC TOWNSHIP OF WATERS
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



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 : AA	SCALE : 1:400 METRIC	NOTE: THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES NOTED IN THE TITLE BLOCK	
PAPERSPACE TAB: SKETCH 400s	FILE No. : 18750		
DATE : AUGUST 14, 2024	CAD FILE : 18750 SKETCH.dwg		

- LEGEND**
- AN DENOTES UTILITY POLE ANCHOR
 - LS DENOTES LIGHT STANDARD
 - UP DENOTES UTILITY POLE
 - MH DENOTES MANHOLE
 - EWV DENOTES WATERVALVE

B0071/2024
 Sketch 2

FIELD ST.
63.12m WIDE
(REGISTERED PLAN M-692)

BRIAN STREET
20.12m WIDE
(REGISTERED PLAN M-692)

BRIAN STREET
20.12m WIDE
(REGISTERED PLAN M-351)
PIN 73375-0644

PATRICIA STREET
20.12m WIDE
(REGISTERED PLAN M-351)
PIN 73375-0642

WATERS

M-692

M-351

LOT

LOT

LOT

16

No.

SEE
DETAIL

PART 4
PART 2, PLAN 53R-9282
EASEMENT No. L1902518

PLAN No. 53R

PART 11

PLAN 53R-21254

RECEIVED AND DEPOSITED.
DATE: October 23, 2019
"Therese Labonté-Lacocque"
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF SUDBURY, ONTARIO (No. 53)
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT.
DATE: Oct 15 2019 D.S. DORLAND, G.L.S.

PART	LOT/BLOCK	CON./PLAN	PIN	AREA
1				641 SQ.M.
2				0.4 SQ.M.
3				088 SQ.M.
4	ALL OF LOT 16			4.9 SQ.M.
5				117 SQ.M.
6		REGISTERED PLAN M-351	ALL OF PIN 73375-0305	34 SQ.M.
7				14 SQ.M.
8	PART OF LOT 17			130 SQ.M.
9				81 SQ.M.
10				33 SQ.M.
11				333 SQ.M.

PARTS 1 TO 11 INCLUSIVE ARE SUBJECT TO EASEMENT No. L1110301.
PARTS 2, 4, 5, 7 & 8 ARE SUBJECT TO EASEMENT No. L1502518

PLAN OF SURVEY OF
ALL OF LOT 16
AND
PART OF LOT 17
REGISTERED
PLAN M-351
GEOGRAPHIC
TOWNSHIP OF WATERS
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:200
0 2 4 6 8 10 15 METRES
D.S. DORLAND LIMITED

B0071/2024
Sketch 4

Office Use Only 2024.01.01
B 0074/1024
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)

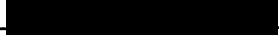


CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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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.

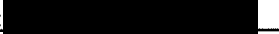
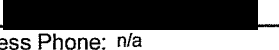
Registered Owner(s): Cory Vaillancourt;Kendra Lilly	Email:	
Mailing Address: 16 Patricia Street	Home	
	Business	
City: Lively, Ontario	Postal Code: P3Y 1A9	Fax Phone: n/a

- 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: Marty Punkari	Email:	
Mailing Address: 88 Wuorinen Road	Home	
	Business Phone:	n/a
City: Lively, Ontario	Postal Code: P3Y 1H8	Fax Phone: n/a

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

- 4) Purpose of Transaction

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

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. _____
 Cory Vaillancourt and Kendra Lilly

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

Roll # 5307 110 003 19500	Township Waters	Lot No. 5	Concession No. IV
PIN(s): 73375-0109		Parcel(s) 15639	
Subdivision Plan No. M 351	Lot 27	R-Plan No. n/a	Part(s)
Municipal Address or Street(s): 16 Patricia Street			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.

S/T LT110301 (Smoke Easement)

8) Date of acquisition of subject land. August 1, 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> 20.12 m	<u>Depth</u> 30.48 m	<u>Area</u> 613.26 sq m
<u>Existing Use</u> residential lot	<u>Proposed Use</u> residential lot	

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

<u>Existing</u> n/a	<u>Proposed</u> n/a
---------------------	---------------------

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> 24.48 m 26.98 m	<u>Depth</u> 26.98 m 30.48 m	<u>Area</u> 786.35 sq m 822 m ²
<u>Existing Use</u> residential	<u>Proposed Use</u> residential	

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

<u>Existing</u> 2	<u>Proposed</u> 2
-------------------	-------------------

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.

B007412024

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 • •
- Municipally owned and operated sanitary sewage system • •
- Lake
- Individual Well
- Communal Well
- Individual Septic System
- Pit Privy
- 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 residential lot aligns with the growth management framework by focusing on settlement areas, optimizing infrastructure, adhering to growth boundaries, and supporting residential and mixed-use development for sustainable urban growth.

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.

The application is consistent with the Planning Act in that there are no "Natural Hazard" existing on or near the property or will the severance create any new natural hazards.

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.

The application aligns with the Northern Ontario Growth Plan by fostering vibrant, attractive communities in Greater Sudbury. It supports regional economic development without creating environmental or safety conflicts, thus contributing to coordinated infrastructure investments and meeting resident needs.

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

B0074/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Cory Vaillancourt and Kendra Lilly (please print all names), the registered owner(s) of the property described as 16 Patricia Street, Lively, Ontario

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 Marty Punkari (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 5th day of September, 2024

Dennis Rousseau
(witness)

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

Print Name: Cory Vaillancourt
*I have authority to bind the Corporation

Kendra Lilly
Kendra Lilly

B0074/2024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure:	<u>House</u>		
Ground Floor Area:	<u>98.89</u>	(m ²)	(m ²)
Gross Floor Area:	<u>98.89</u>	(m ²)	(m ²)
No. of storeys:	<u>1</u>		
Width:	<u>11.58</u>	(m)	(m)
Length:	<u>8.54</u>	(m)	(m)
Height:	<u>5.48</u>	(m)	(m)

Type of Building/Structure:	<u>GARAGE</u>		
Ground Floor Area:	<u>44.65</u>	(m ²)	(m ²)
Gross Floor Area:	<u>44.65</u>	(m ²)	(m ²)
No. of storeys:	<u>1</u>		
Width:	<u>6.10</u>	(m)	(m)
Length:	<u>7.32</u>	(m)	(m)
Height:	<u>4.88</u>	(m)	(m)

Type of Building/Structure:	<u>DECK</u>		
Ground Floor Area:	<u>24.56</u>	(m ²)	(m ²)
Gross Floor Area:	<u>24.56</u>	(m ²)	(m ²)
No. of storeys:	<u>N/A</u>		
Width:	<u>3.66</u>	(m)	(m)
Length:	<u>6.71</u>	(m)	(m)
Height:	<u>1.33</u>	(m)	(m)

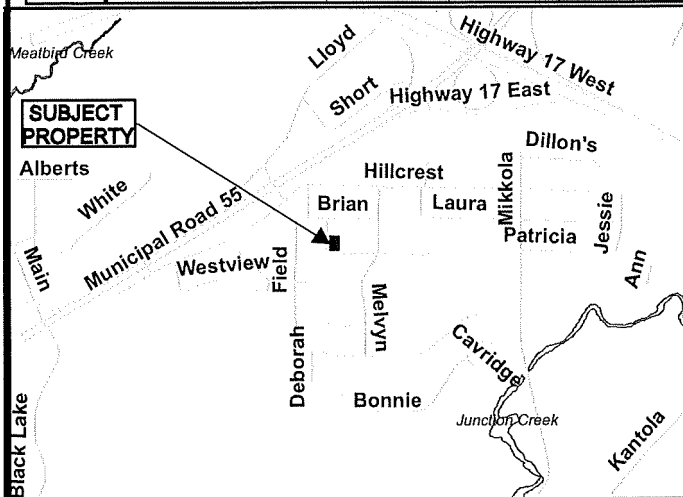
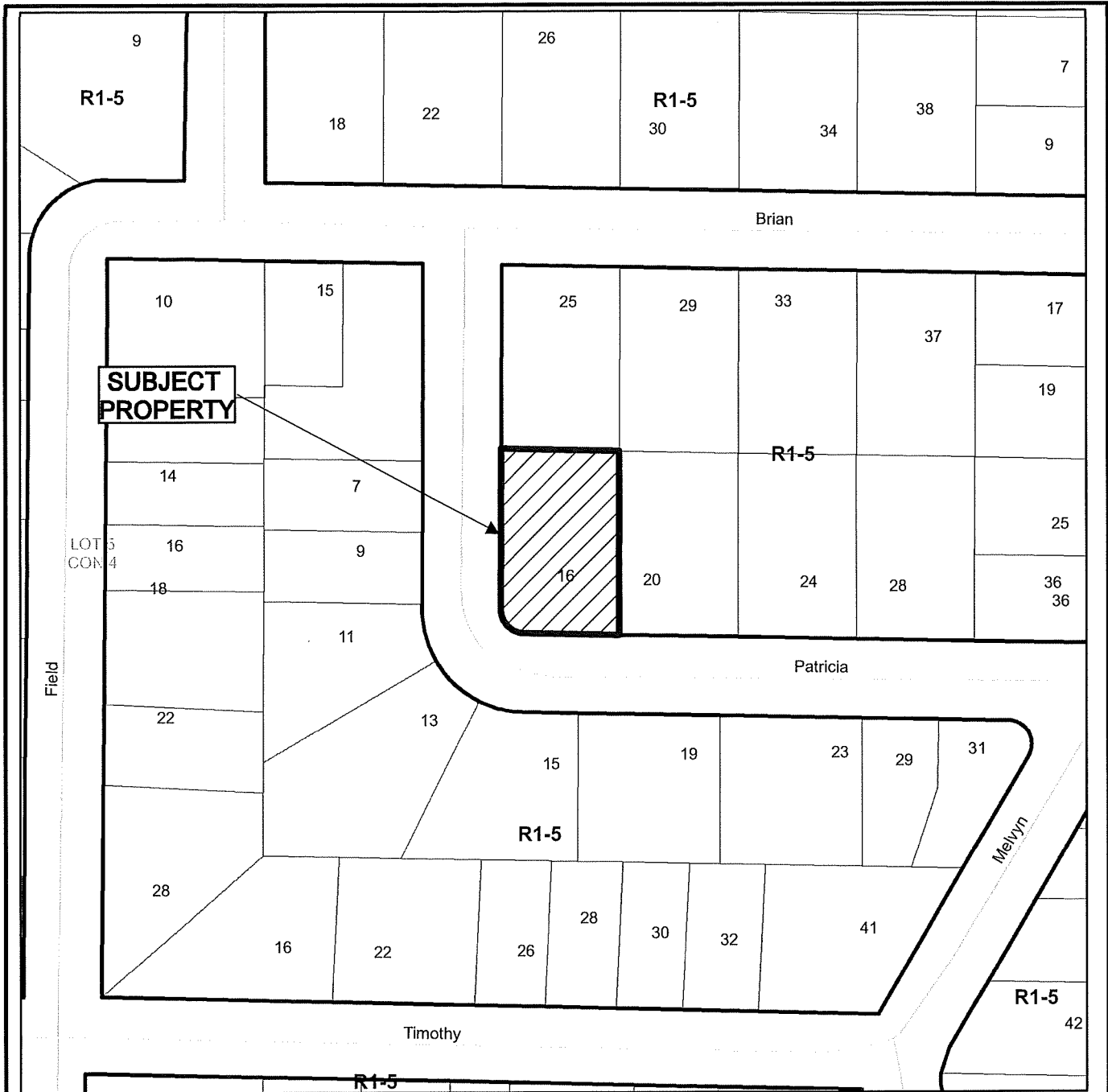
Location of all buildings and structures on the subject lands in relation to new lot lines being proposed herein (specify distances from side, rear and front lot lines):

Type of Building/Structure:	<u>House</u>		
Front:	<u>8.08</u>	(m)	(m)
Rear:	<u>10.83</u>	(m)	(m)
Side:	<u>7.46</u>	(m)	(m)
Side:	<u>10.98</u>	(m)	(m)

Type of Building/Structure:	<u>GARAGE</u>		
Front:	<u>21.34</u>	(m)	(m)
Rear:	<u>3.05</u>	(m)	(m)
Side:	<u>10.09</u>	(m)	(m)
Side:	<u>9.57</u>	(m)	(m)

Type of Building/Structure:	<u>DECK</u>		
Front:	<u>11.00</u>	(m)	(m)
Rear:	<u>10.83</u>	(m)	(m)
Side:	<u>7.32</u>	(m)	(m)
Side:	<u>16.00</u>	(m)	(m)

B007412024



Application for Consent



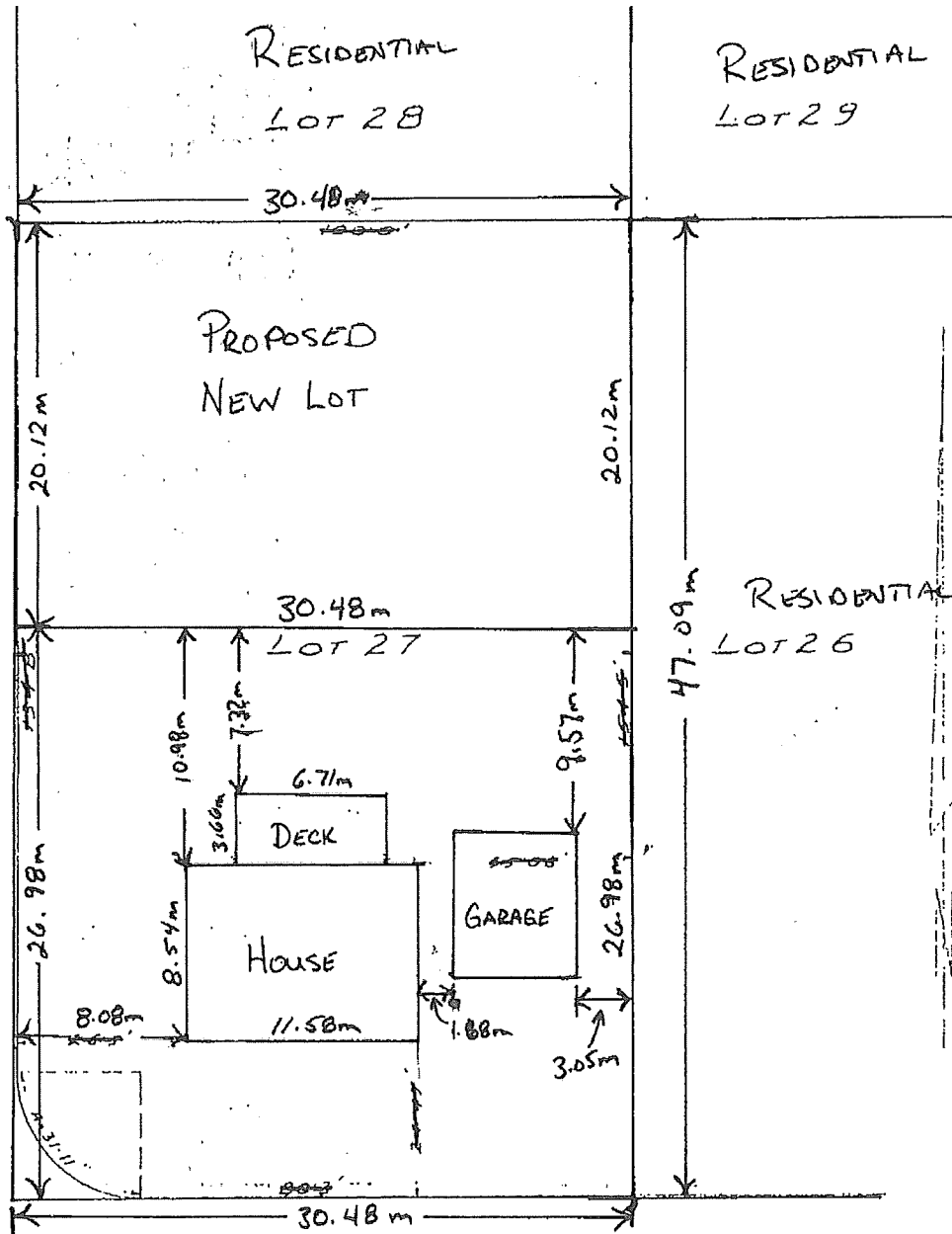
Subject Property being PIN 73375-0109,
Parcel 15639 SEC SWS SRO,
Lot 27, Plan M-351, Part Lot 5, Concession 4,
Township of Waters,
16 Patricia Street, Lively,
City of Greater Sudbury

NTS
Sketch 1

B0074/2024
Date: 2024 09 18

PROPOSED LOT
 FRONTAGE: 20.12m
 DEPTH: 30.48m
 AREA: 613.26m²

PATRICIA ST.



RETAINED LOT
 FRONTAGE: 26.98m
 DEPTH: 30.48m
 AREA: 822.35m²

PATRICIA ST.

B0074/2024
 Sketch 2

LOCATION PLAN			
LOT 27 REG'D PLAN M.351			
TOWNSHIP OF WATERS			
DISTRICT OF SUDBURY			
SCALE: 1"=30'	DATE JUNE 25 1958.	PLAT BY CALC. BY TRACED BY	REF. 2-17-5 No. WATERS
LANE LANE LEWIS LAND SURVEYORS & CONSULTING ENGR'S.		177 PINE ST. SUDBURY O. L. SURVEYOR	

Office Use Only 2024.01.01	
B 0075/0024	
S.P.P. AREA	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
NDCA REG. AREA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$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): MICHAEL SAUCIER Email: [REDACTED]
 Mailing Address: 1788 B BANCROFT DR. Home Phone: [REDACTED]
 Business Phone: _____
 City: SUDBURY Postal Code: P3B 1S3 Fax Phone: _____

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

MICHAEL SAUCIER
 Name of Purchaser(s) or Chargee(s): CONSTRUCTION INC Email: [REDACTED]
 Mailing Address: 2866 KINGSWAY Home Phone: [REDACTED]
 Business Phone: _____
 City: SUDBURY Postal Code: P3B 2G3 Fax Phone: _____

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

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

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

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

- 4) Purpose of Transaction
- | | | |
|---|--|--|
| <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 | 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. MICHAEL SAUCIER CONSTRUCTION INC

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

Roll # _____ Township NELOX Lot No. 12 Concession No. 3
 PIN(s): 73578-0559 Parcel(s) _____
 Subdivision Plan No. _____ Lot _____ R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): # 1778 BANCROFT DR. 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. DEC 30/2004

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 Aug 26/2010 Name of Transferee MICHAEL SAUCIER
Use of severed land CLEAN UP ENCROACHMENT Consent File No. B0102/2010

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 ∅ Depth 96 +/- Area 14970 M²
Existing Use VACANT Proposed Use ADDITION TO PIN 73578-0566

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

Existing ∅ Proposed ∅

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 73578-0560

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 18.4 Depth 45.0 Area 786.13 m²
Existing Use 1 HOUSE Proposed Use SAME
1 SIDE

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

Existing _____ Proposed _____

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.

B0079/2024

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 - CURRENTLY RESIDENTIAL
- NO CHANGE

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

CONSISTANT - NO CHANGES PLANNED
CLEANING UP ENCROACHMENTS

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 - NOT CHANGING ANYTHING
CLEANING UP ENCROACHMENTS

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 **B** ~~W~~

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

B0075/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

1778 BANCROFT DR.

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;

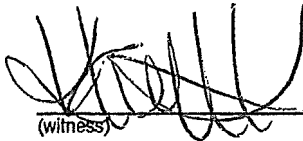
Authority to Enter Land and Photograph

- 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 ADRIANO 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 6 day of September, 2024



(witness)

X 

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

Print Name: MICHAEL SAUCIER
*I have authority to bind the Corporation

B0075/2024

1778 Bancroft

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures:

Type of Building/Structure:	RESIDENTIAL DWELLING		
Ground Floor Area:	89.40	(m ²)	(m ²)
Gross Floor Area:	89.40	(m ²)	(m ²)
No. of storeys:	1		
Width:	10.60	(m)	(m)
Length:	9.50	(m)	(m)
Height:	4.6	(m)	(m)

Type of Building/Structure:	Sited		
Ground Floor Area:	11.70	(m ²)	(m ²)
Gross Floor Area:	11.70	(m ²)	(m ²)
No. of storeys:	1		
Width:	3.13	(m)	(m)
Length:	3.74	(m)	(m)
Height:	2.5 +/-	(m)	(m)

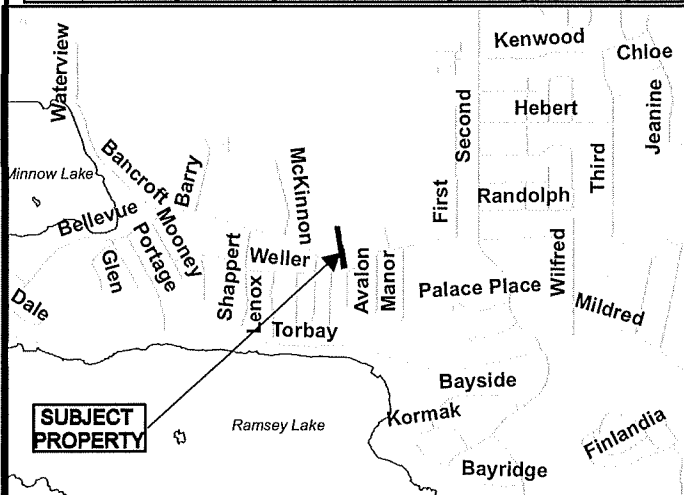
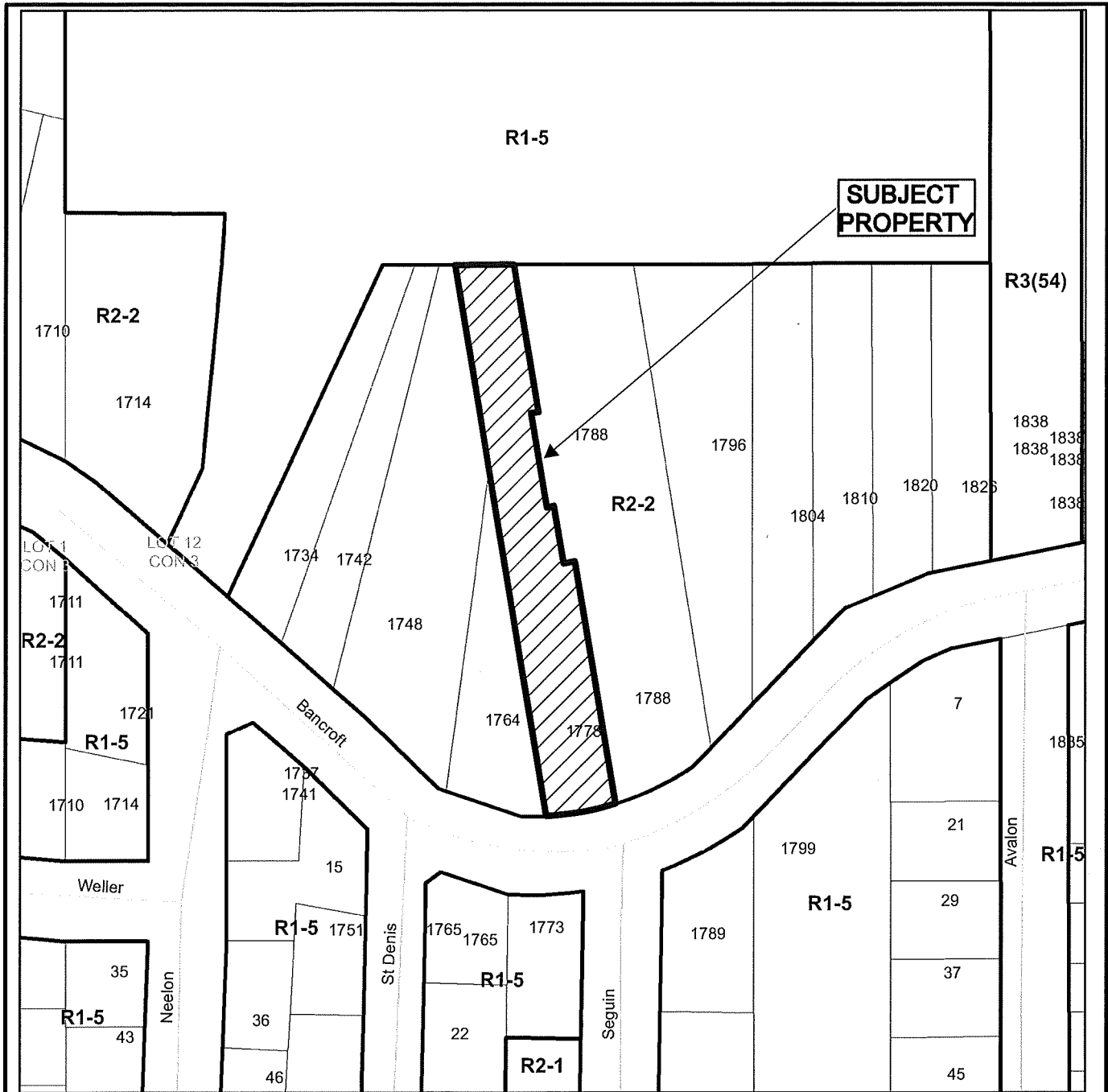
Type of Building/Structure:			
Ground Floor Area:		(m ²)	(m ²)
Gross Floor Area:		(m ²)	(m ²)
No. of storeys:			
Width:		(m)	(m)
Length:		(m)	(m)
Height:		(m)	(m)

Location of all buildings and structures on the subject lands (specify distances from side, rear and front lot lines):

Type of Building/Structure:	RESIDENTIAL DWELLING		
Front:	13.2	(m)	(m)
Rear:	23.3	(m)	(m)
Side:	4.6	(m)	(m)
Side:	2.8	(m)	(m)

Type of Building/Structure:	Sited		
Front:		(m)	(m)
Rear:	2.0	(m)	(m)
Side:	1.7	(m)	(m)
Side:	9.1	(m)	(m)

Type of Building/Structure:			
Front:		(m)	(m)
Rear:		(m)	(m)
Side:		(m)	(m)
Side:		(m)	(m)



Application for Consent

N

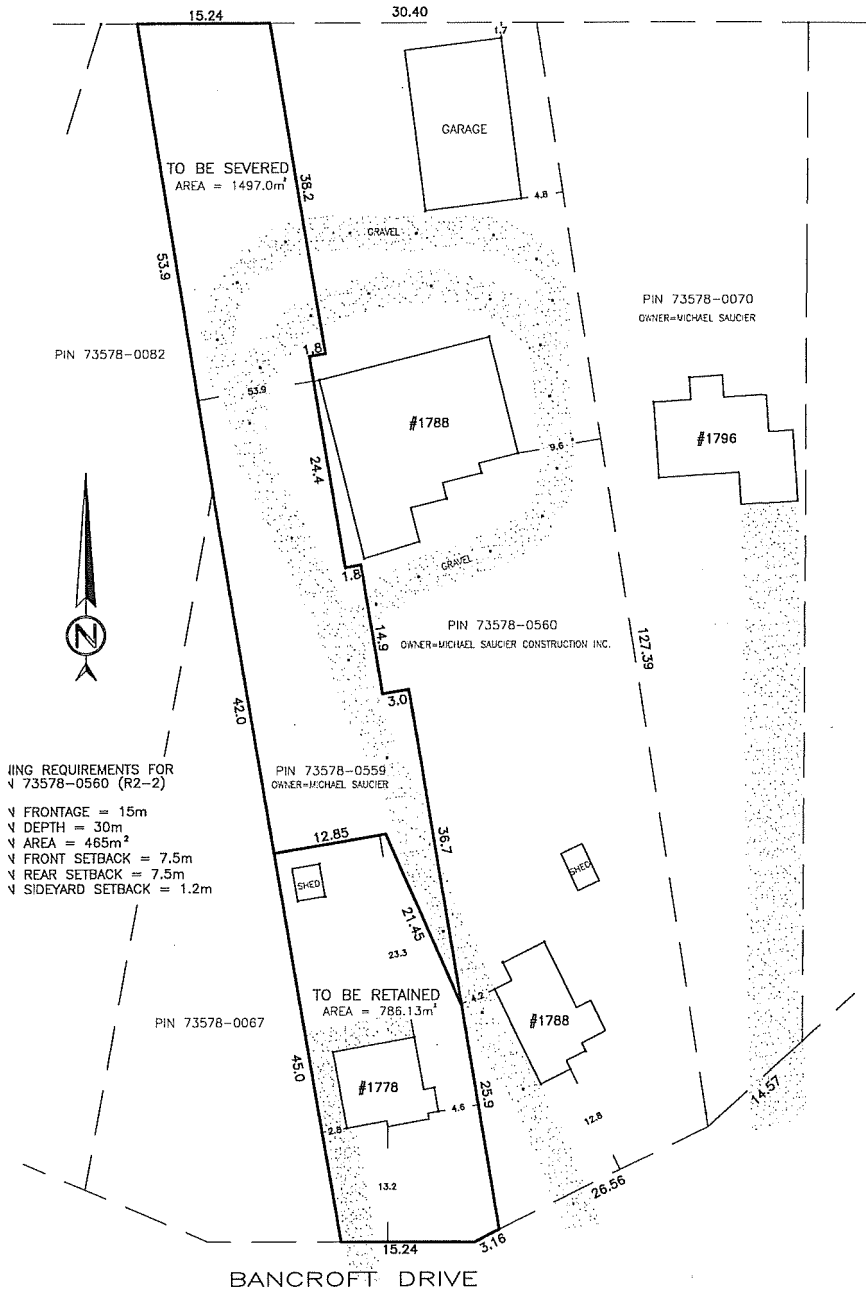
Subject Property being PIN 73578-0559,
 Part 1, Plan SR-3052, except Part 1, Plan 53R-18780,
 Part Lot 12, Concession 3,
 Township of Neelon,
 1778 Bancroft Drive, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

B0075/2024
 Date: 2024 09 13

SKETCH #1
PART OF LOT 12
CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF NEELON
 #1778 BANCROFT DRIVE

SCALE 1 : 500 METRIC
 0 5 10 15 20 25



LOADING REQUIREMENTS FOR
 ↓ 73578-0560 (R2-2)
 ↓ FRONTAGE = 15m
 ↓ DEPTH = 30m
 ↓ AREA = 465m²
 ↓ FRONT SETBACK = 7.5m
 ↓ REAR SETBACK = 7.5m
 ↓ SIDEYARD SETBACK = 1.2m

B0075/2024
 sketch 2

SKETCH #2
**PART OF LOT 12
CONCESSION 3**

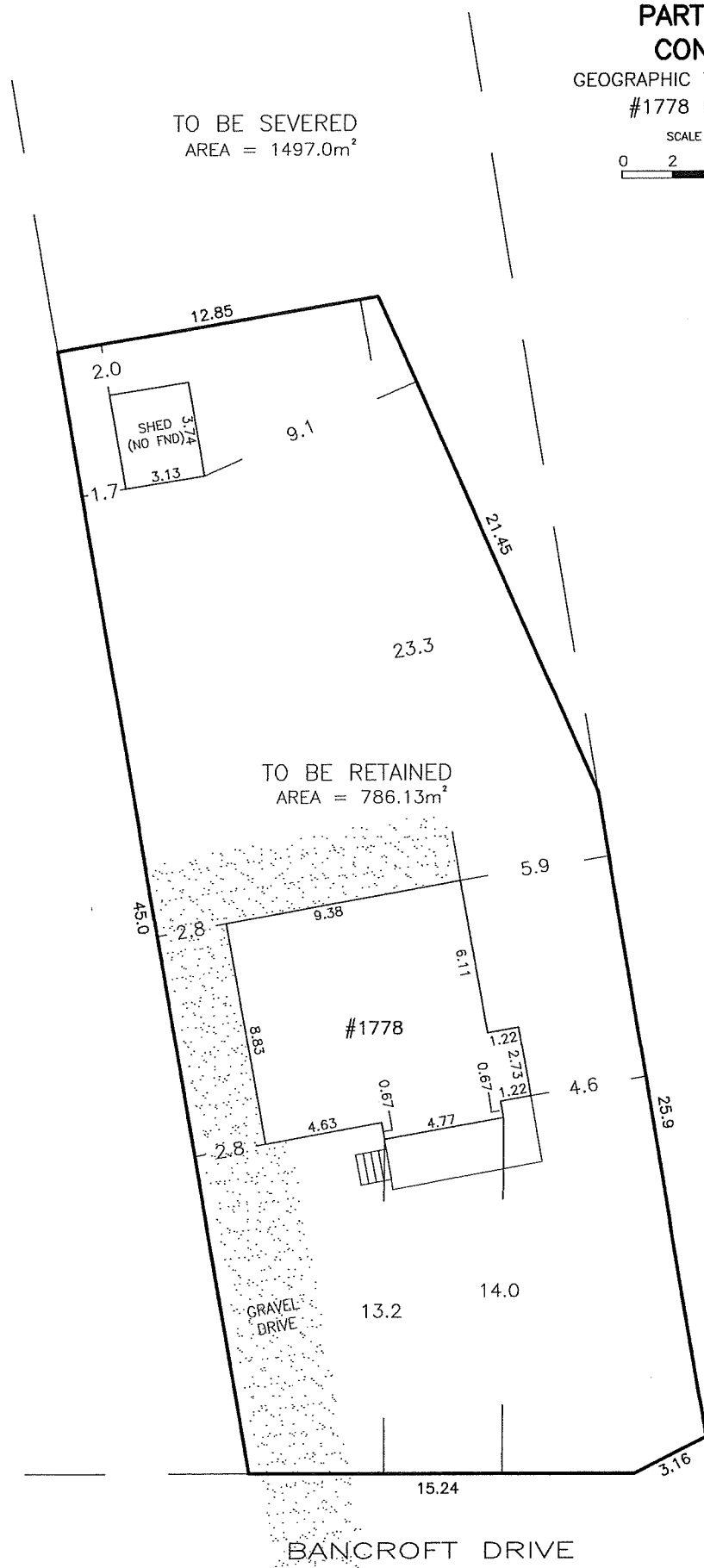
GEOGRAPHIC TOWNSHIP OF NEELON
#1778 BANCROFT DRIVE

SCALE 1 : 200 METRIC



TO BE SEVERED
AREA = 1497.0m²

TO BE RETAINED
AREA = 786.13m²



B0075/2004
Sketch 3

Office Use Only 2024.01.01
B 007612024
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): DALRON LEASING 2024 LIMITED	Email:	
Mailing Address: 130 Elm Street	Home	
	Business	
City: Sudbury, ON	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 checked="" type="radio"/> Easement/Right-of-way | <input type="radio"/> Lease |
| <input checked="" type="radio"/> Addition to a lot | <input type="radio"/> Creation of lot(s) for | <input type="radio"/> Other; |
| <input type="radio"/> Cancellation of Prior Consent | Semi-detached or row housing | specify _____ |
- File # _____ Date: _____

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. _____
 RED OAK REAL ESTATE INC. [20 Ste. Anne Road]

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

Roll #	Township McKim	Lot No.	Concession No.
PIN(s): 021380199, 021380202, 021380200, 02138(Parcels)			
Subdivision Plan No. RCP 85S Lot 93 + 94		R-Plan No.	Part(s)
Municipal Address or Street(s): 30 Ste. Anne Rd and 38 Xavier Street			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.

Storm sewer easement to be registered within a portion on the west side of site (see sketch)

8) Date of acquisition of subject land. December 31, 2014

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 September 24, 2018 Name of Transferee Red Oak Real Estate Inc.
Use of severed land Red Oak Expansion Consent File No. unknown

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 see Schedule A Depth Area
Existing Use parking lot and driveway Proposed Use no change

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

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.
PINS: 02138-0203 and 02138-0197 - 20 Ste. Anne Road - RED OAK REAL ESTATE INC.

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 See Schedule A Depth Area
Existing Use Driveway and parking lot Proposed Use no change

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

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.

Downtown. This application does not alter the existing use, which currently conforms to the OP.

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? none

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 Leasing 2024 Limited (please print all names), the registered owner(s) of the property described as 30 Ste. Anne Road and 38 Xavier Street PINS: 02138-0198, 02138-0199, 02138-0200, 02138-0202 02138-0077

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;

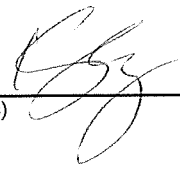
Authority to Enter Land and Photograph


- 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 22 day of August, 2024

(witness) 

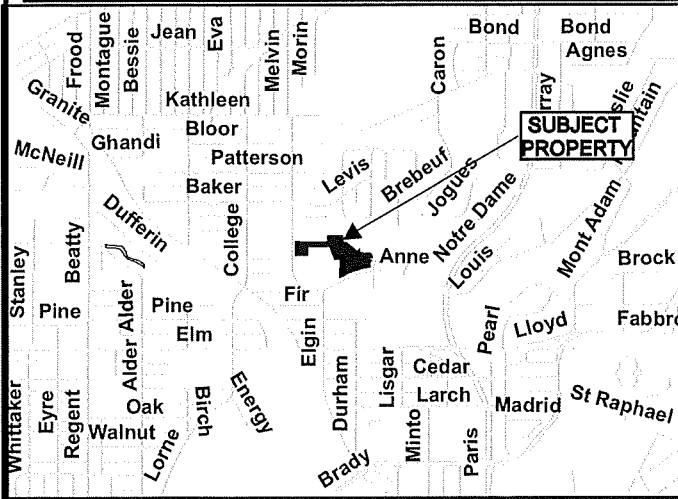
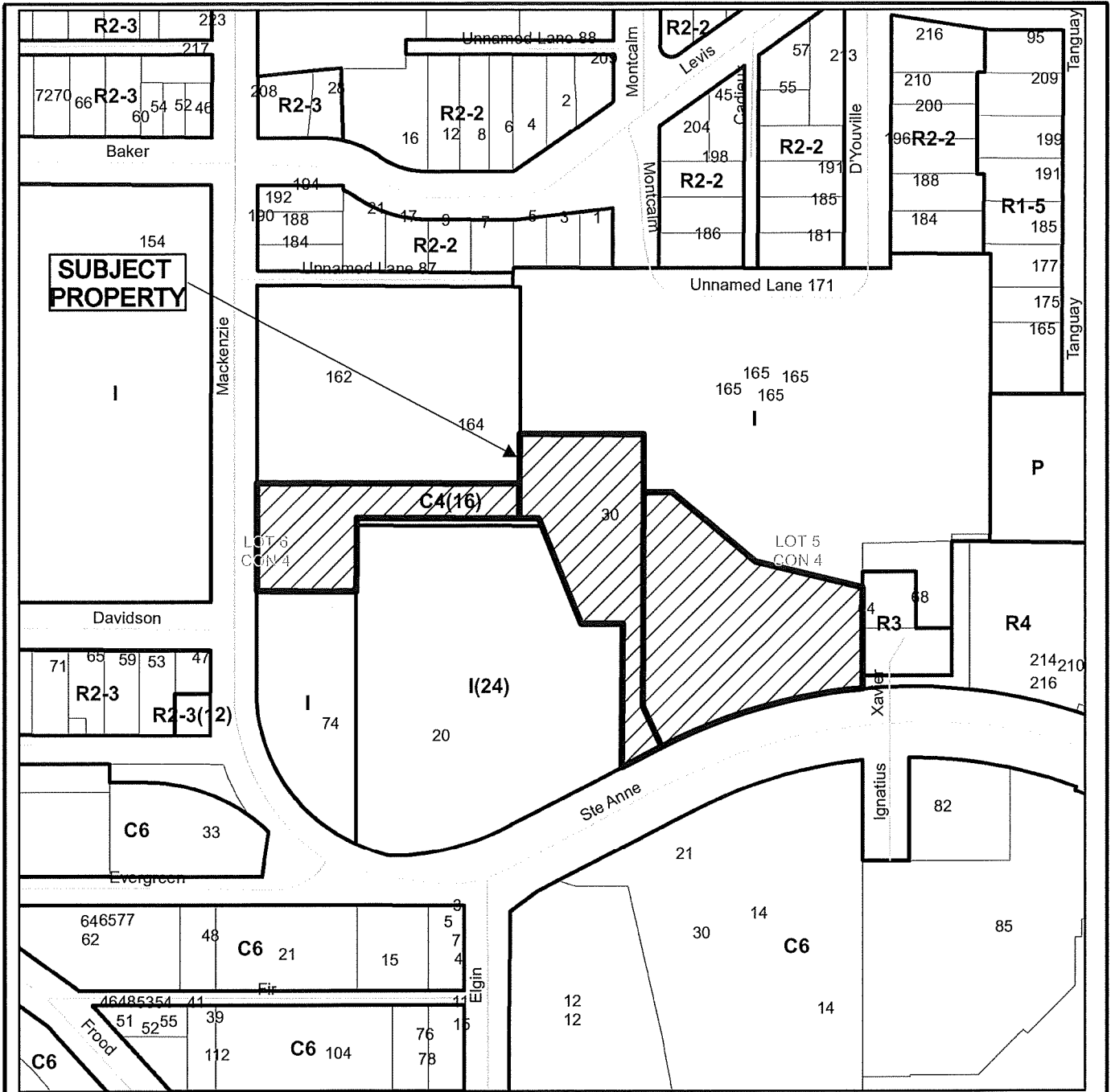

signature of Owner(s) of Agent or Signing Officer
(*where a Corporation)

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

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	Lands to be Transferred to 20 Ste Anne Rd			Lands to be Retained				Easements
<u>Address</u>	<u>Frontage</u>	<u>Depth</u>	<u>Area</u>	<u>Frontage</u>	<u>Depth</u>	<u>Area</u>		
<u>30 Ste. Anne</u>								
Area 1	26.5m+/-	43m+/-	1139m2+/-	19.6m+/-	irregular	0.5ha+/-		Easement/ROW in favour of 30 Ste. Anne Road
Area 2	19m+/-	irregular	990m2+/-	19.6m+/-	irregular	0.5ha+/-		Easement in favour of 30 Ste. Anne Road
<u>38 Xavier</u>								
Area 3	32m+/-	irregular	958m2+/-	56m+/-	irregular	6684m2+/-		
Note:								
Proposed 4m frontage easements along Ste. Anne Rd and MacKenzie will be addressed through an Agreement to Grant								

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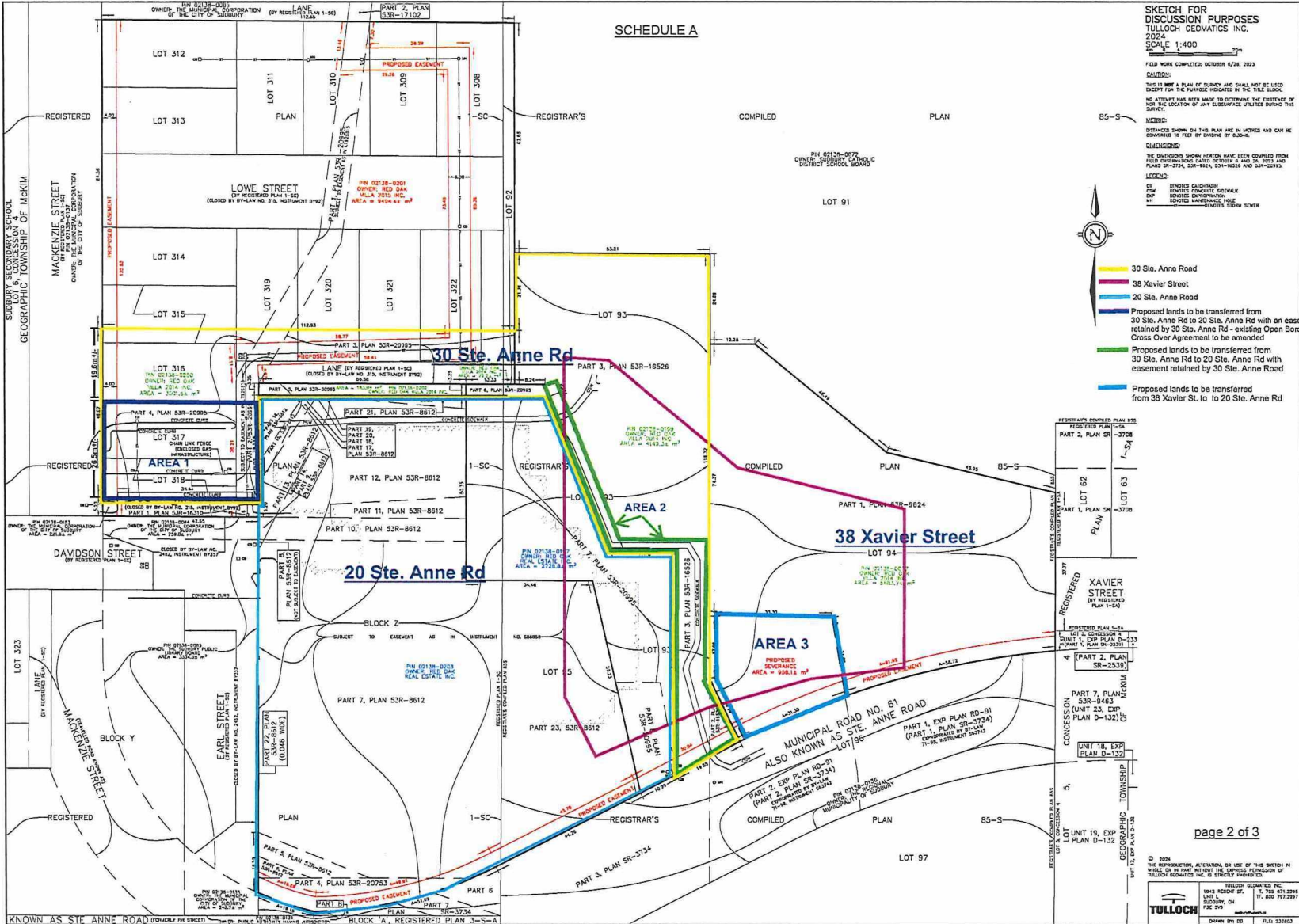
N

Application for Consent

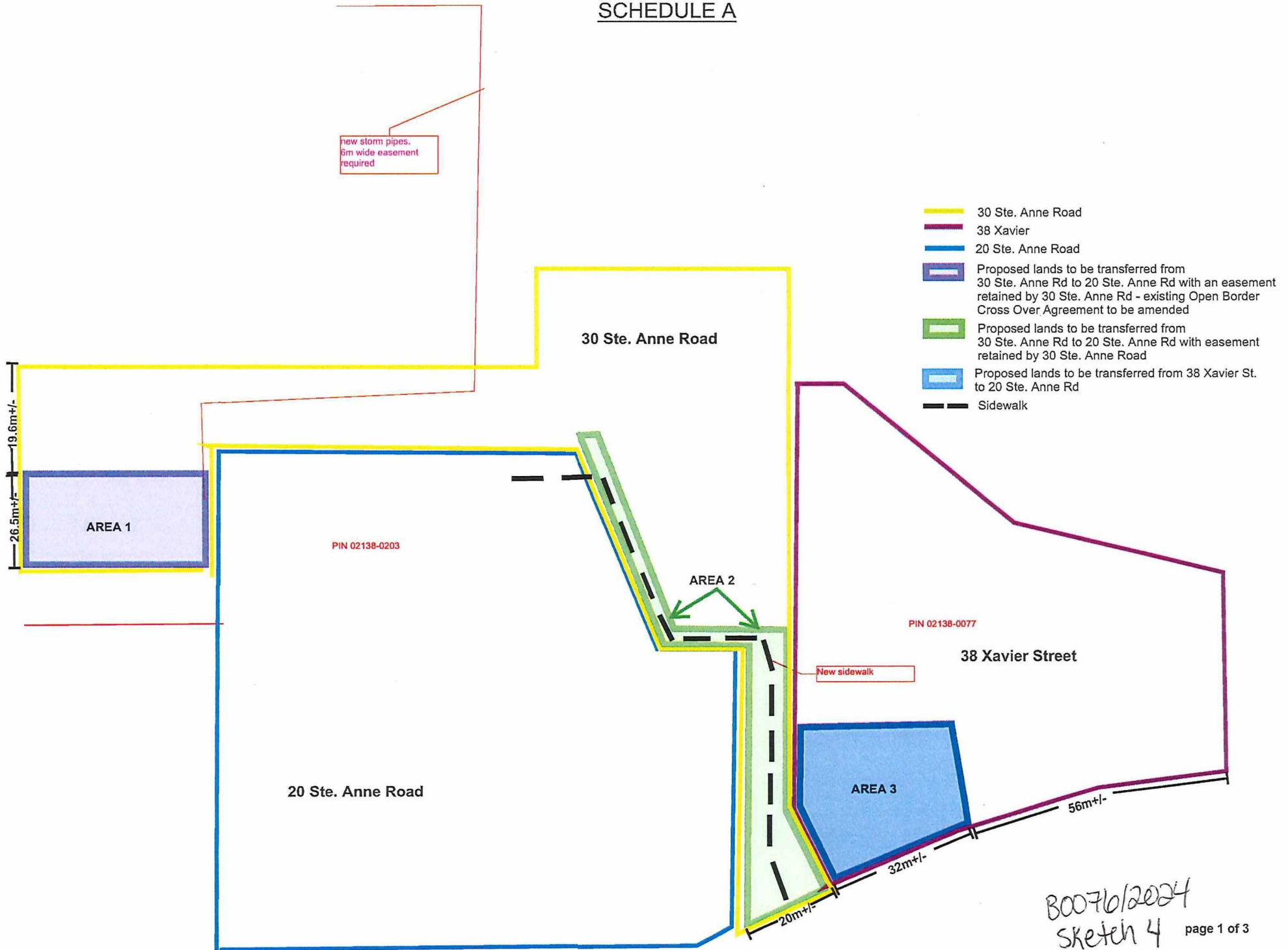
Subject Property being Firstly: PINs 02138-0199 and 02138-0200, Lot 93 on Plan 85-S, Part of Lot 92 on Plan RCP 8559, Lots 316 and 317, Part of Lots 315, 318, 319-322, Lane and Part of Block Z on Plan 1-SC designated as Parts 1-3 on Plan 53R-16526 except Parts 6-8, Plan 53R-20995 and including Parts 2-4 on Plan 53R-20995, Part Lots 5 and 6, Concession 4, Township of McKim; Secondly: PIN 02138-0077, Lot 94, Plan 85-S, Part Lot 5, Concession 4, Township of McKim, 30 Ste Anne Road & 38 Xavier Street, Sudbury, City of Greater Sudbury

NTS
Sketch 1

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Date: 2024 09 19



SCHEDULE A



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Sketch 4 page 1 of 3