

Tom Davies Square
200 Brady St

Tuesday, August 6, 2024

B0046/2024**JACQUELINE HOULE
REJEAN HOULE**

Ward: 6

PIN 73508 0389, Parcel 42659 SEC SES SRO, Survey Plan 53R-6460 Part(s) 3 and 4, Lot Part 12, Concession 2, Township of Capreol, 3950 Notre Dame Avenue, Hanmer, [2010-100Z, RU (Rural)]

Create a new lot on the north side of the subject property providing an approximate 197.0m lot frontage, 176.0m lot depth and 3.4 ha lot area.

PREVIOUSLY SUBJECT TO OPA 701-7/23-002, CONSENT APPLICATIONS B0036/1976 (MAR 1/76), B0065/1979 (MAR 26/79), B0478/1989 (OCT 2/89), B0066/1995 and B0067/1995 (APR 10/95 - Appeal Decision AUG 17/95) AND MINOR VARIANCE APPLICATIONS A0252/1989 (OCT 2/89), A0046/1995 (APR 10/95 - Appeal Decision AUG 17/95)

B0047/2024**BRAVO CONSTRUCTION**

Ward: 11

PIN 73577 0535, Parcel 10919 SEC SES, Lot Part 11, Concession 3, Township of Neelon, 2131 Bancroft Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

Create a new lot on the east side of the subject property providing an approximate 28.5m lot frontage, 61.4m lot depth and 2085 sq. m. lot area, together with and subject to reciprocal easements for access purposes and storm water works.

RESUBMISSION OF CONSENT B0017/2023 (APRIL 11/23) AND PREVIOUSLY SUBJECT TO REZONING APPLICATION 751-6/21-031

B0050/2024**TIMESTONE CORPORATION**

Ward: 11

PINs 73576 0508 & 73576 0509, Survey Plan 53R-21454 Part(s) 11 to 24, Lot(s) 119, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 123 Birmingham Drive, 125 Birmingham Drive, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0051/2024**TIMESTONE CORPORATION**

Ward: 11

PIN 73576 0530, Survey Plan 53R-21454 Part(s) 29 to 35, Lot(s) 118, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 110 Birmingham Drive, 112 Birmingham Drive, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0052/2024

TIMESTONE CORPORATION

Ward: 11

PIN 73576 0533, Survey Plan 53R-21924 Part(s) 10, 11, and 12, Lot(s) 93, and Part 92, Subdivision M-1003, Lot Part 10, Concession 33, Township of Neelon, 116 Covington Crescent, 118 Covington Crescent, Sudbury, [2010-100Z, R3(66) (Medium Density Residential)]

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

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B60/23 AND B61/23 (5 SEPT 23)

B0053/2024

TIMESTONE CORPORATION

Ward: 11

PIN 73576 0534, Survey Plan 53R-21924 Part(s) 13, 14, and 15, Lot(s) 91 and Part 92, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 134 Covington Crescent, Sudbury, [2010-100Z, R3(66) (Medium Density Residential)]

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

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B60/23 AND B61/23 (5 SEPT 23)

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY JULY 31, 2024 FOR CONSIDERATION**

Office Use Only 2024.01.01
B 0046/2024
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): Rejean and Jacqueline Houle	Email:
Mailing Address: 3950 Notre Dame Avenue	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Hanmer	Postal Code: P3P 1X3
	Fax Phone:

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

Name of Purchaser(s) or Chargee(s): To Be Determined	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: Ryan Vis	Email: visio [REDACTED]
Mailing Address: 770 Dominion Drive	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Hanmer	Postal Code: P3P 0A7
	Fax Phone: N/A

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; 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. _____
 To Be Determined

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

Roll #	Township Capreol	Lot No. Part of Lot 12	Concession No. 2
PIN(s): 73508-0389		Parcel(s)	Parcel 42659 SEC
Subdivision Plan No.	Lot	R-Plan No. 53R 64 60	Part(s) 3 + 4
Municipal Address or Street(s): 3950 Notre Dame Avenue, Hanmer			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.

Sanitary Easement

8) Date of acquisition of subject land. June 27, 1991

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 1976

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). 701-7/23-002

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 197.89 m

Depth 176.3 m

Area 34,848m²

Existing Use Rural

Proposed Use Rural

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

Existing Vacant

Proposed Private Residence

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 115.82 m

Depth 176.94 m

Area 20,532m²

Existing Use Rural - SFD

Proposed Use Rural - SFD

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

Existing Residence/Workshop/Garage Proposed No Change

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.

B0046/2024

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

Current designation is Urban Expanse Reserve, an application was approved for the land to be severed

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.

Please refer to the attached Planning Justification Report prepared by Plan Muskoka dated October 4, 2023

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.

Please refer to the attached Planning Justification Report prepared by Plan Muskoka dated October 4, 2023

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

B00416/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Rejean and Jacqueline Houle (please print all names), the registered owner(s) of the property described as 3950 Notre Dame Avenue

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize Ryan and Lynn Vis (Vision Design & Development) (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 17 day of June, 2024

[Signature]
(witness)

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

Print Name: J. HOULE Rejean Houle
*I have authority to bind the Corporation

30046/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Ryan and Lynn Vis (Vision Design & Development) (please print all names),

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

3950 Notre Dame Avenue

in the City of Greater Sudbury:

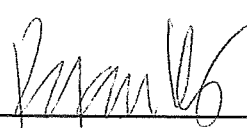
solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 24 day of June, 2024



Commissioner of Oaths

Karen Elizabeth Pigeau, 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: Ryan Vis
*I have authority to bind the Corporation

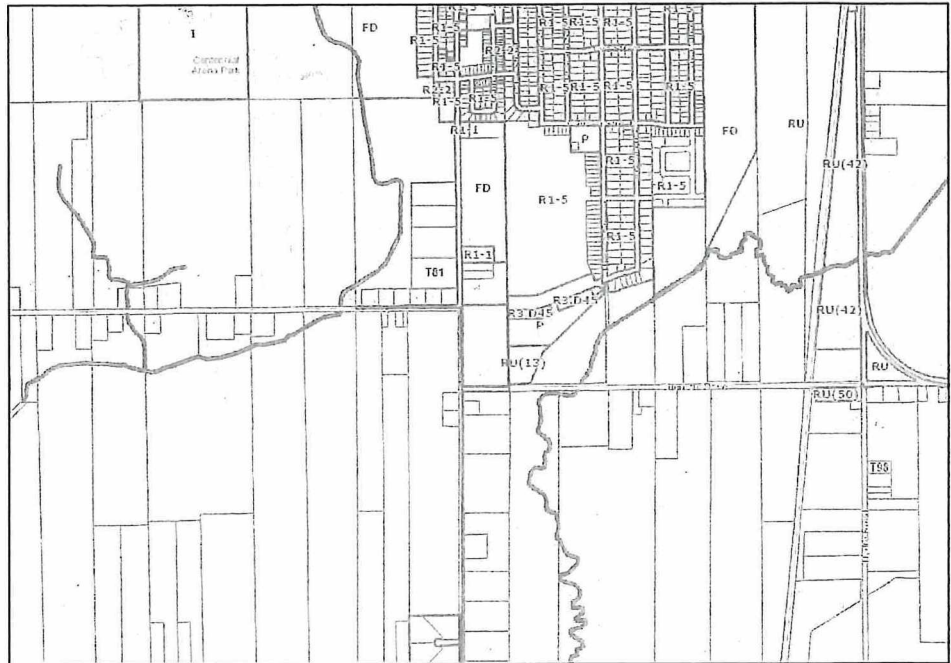
* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE

Date of Receipt: <u>June 24, 2024</u>	Decision Date: <u>August 6, 2024</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>RU</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Notes: <u>OPA 701-7/23-002 - OPA 128 (subsection 31.115 of OP)</u>		
<u>B36/76 (MAR 1/76) - LC - Pt1, 53R-6460</u>		
<u>B65/79 (MAR 26/79) - LC - Pt2, 53R-6460</u>		
<u>B478/89 (OCT 2/89) - LC - Pt1, 53R-12438</u>		
<u>B66/95 (APR 10/95) (Appeal Decision) LC - Pt1, 53R-15476</u>		
<u>B67/95 (APR 10/95) (Aug 17/95) LC - Pt2, 53R-15476</u>		
<u>A0252/89 (OCT 2/89) (frontage + area for B478/89)</u>		
<u>A0046/95 (APR 10/95) (Appeal Decision Aug 17/95) = frontage + area for B66/95 and B67/95</u>		

B0046/2024

3950 NOTRE DAME AVENUE OFFICIAL PLAN AMENDMENT



10/4/2023

PLANNING JUSTIFICATION REPORT

PREPARED BY:

Plan Muskoka
www.planmuskoka.com

800416/2024

TABLE OF CONTENTS

1.0	Introduction	1
2.0	Site Characteristics	1
3.0	Proposal	3
4.0	Planning Framework	4
4.1	Provincial Plans	5
4.1.1	Provincial Policy Statement (2020)	5
4.1.2	Growth Plan for Northern Ontario (2011)	10
4.2	City of Greater Sudbury Official Plan	11
4.3	City of Greater Sudbury Zoning By-law 2010-100Z	16
4.4	Public Consultation Strategy	17
5.0	Summary and Conclusions	17

APPENDICES

Appendix 'A' – Draft Official Plan Amendment By-law

VERSION	DESCRIPTION	DD/MM/YYYY
1	Issued for Submission	04/10/2023

B0046/2024

1.0 INTRODUCTION

Plan Muskoka has been retained by Ryan Vis, on behalf of Rejean and Jacqueline Houle, to assist with an application to the City of Greater Sudbury for an Official Plan Amendment. Plan Muskoka has been asked to review the proposal and prepare a Planning Justification Report outlining how the proposal measures against the Provincial Policy Statement (2020) through to the local Comprehensive Zoning By-law. Therefore, this Planning Justification Report will analyze the proposal and provide a professional opinion on the matter.

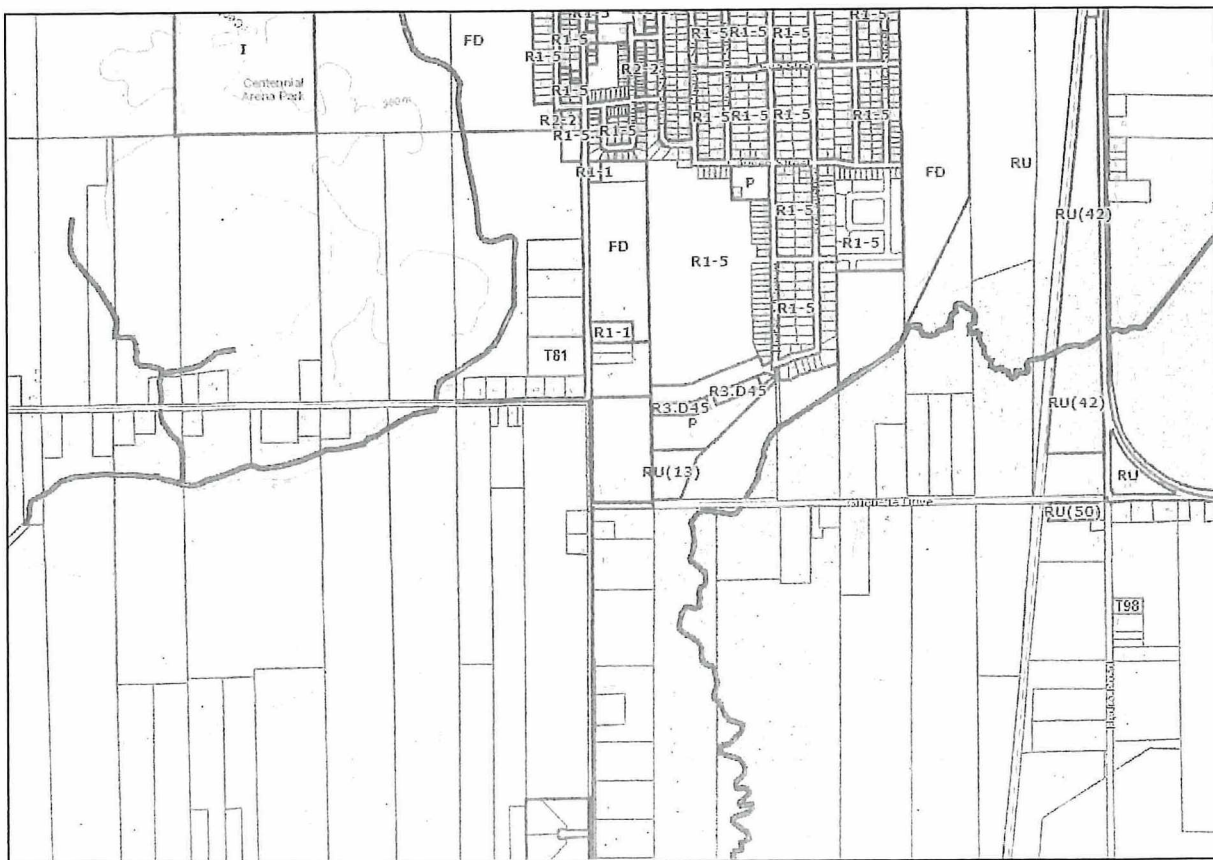


Figure 1: Key Map Showing Subject Lands (City of Greater Sudbury Interactive Map)

2.0 SITE CHARACTERISTICS

The subject lands are located at 3950 Notre Dame Avenue in the City of Greater Sudbury. The property is legally described as Part of Lot 12, Concession 2, in the Township of Capreol, being Part 4 on Plan 53R-6460. The lands are approximately 5.18

hectares in lot area with 293.5 metres of frontage on Notre Dame Avenue and 176.9 metres of frontage on Guenette Drive and are developed with a detached dwelling, detached garage and workshop. The immediate surrounding area consists of predominantly rural and rural residential land uses to the east, south and west. Low-density residential and employment uses are located north and northeast in the community settlement area of Hanmer, which is immediately adjacent to the north of the subject lands.



**Figure 2: Aerial View of Subject Lands with Illustrating Severed and Retained Lots
(City of Greater Sudbury Interactive Map)**

The subject lands are located within the Valley East Policy Area and are designated "Urban Expansion Reserve" on Schedules 1a and 1c of the City of Greater Sudbury Official Plan. The subject lands are zoned Rural (RU), by City of Greater Sudbury Comprehensive Zoning By-law 2010-100Z.

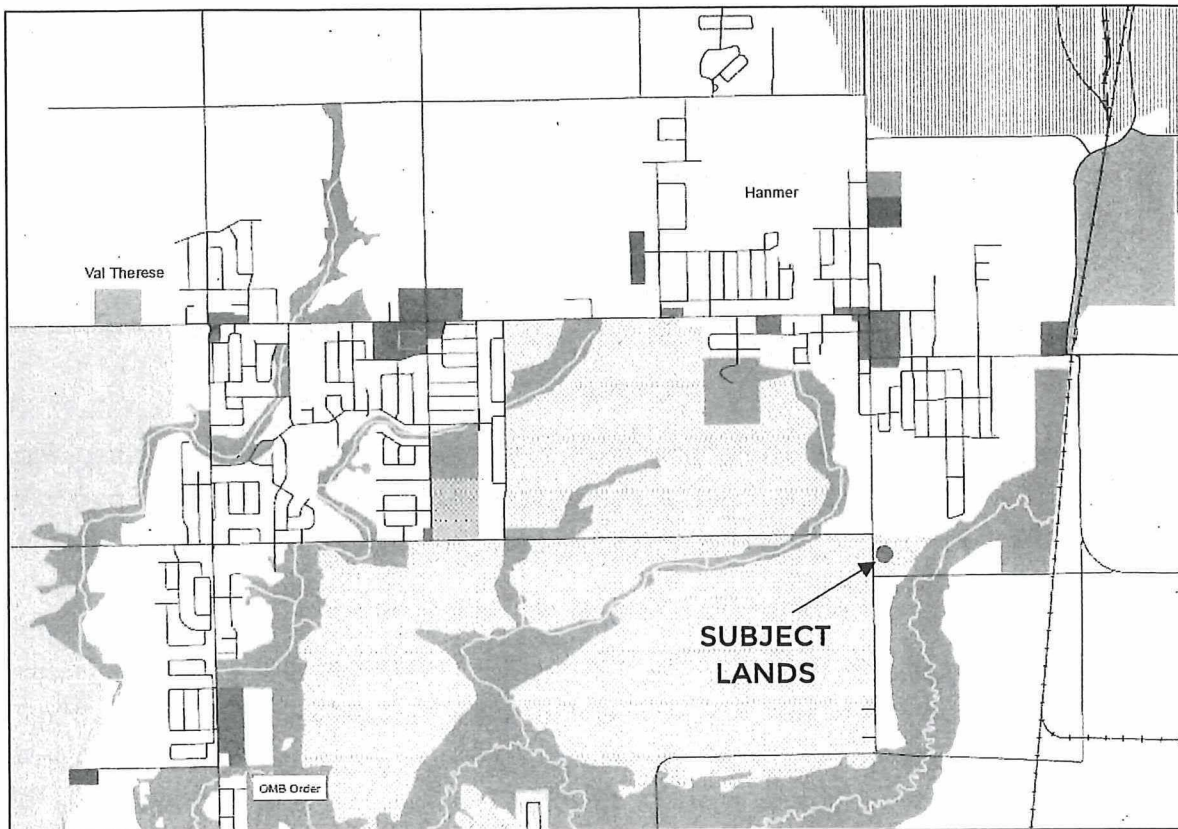


Figure 3: Excerpt of Schedule 1c Showing Lands Designated Community Living Areas in Yellow (City of Greater Sudbury Official Plan)

3.0 PROPOSAL

The applicant wishes to create one new rural lot with an area of approximately 3.1 hectares and 178 metres of frontage on Notre Dame Avenue. The retained lands would have an area of approximately 2.0 hectares with 116 metres of frontage on Notre Dame Avenue, maintaining the existing ± 177 metres of frontage on Guenette Drive.

The Official Plan of the City of Greater Sudbury generally prohibits the subdivision of land within the Urban Expansion Reserve land use designation but does allow limited lot creation, provided the following criteria are met under Section 20.3.1, Policy 3:

- a. *The parcel to be severed and the parcel remaining after severance are individually at least 30 hectares (74 acres).*
- b. *Any parcel of land held under separate ownership on March 14, 1978, may be allowed one severance per each 10 hectares (25 acres) of the holding. Such a severance must be*

from 0.4 to 0.8 hectare (1 – 2 acres) in size with a minimum frontage of 60 metres (197 feet) along an existing public road. This policy applies only to the registered owner of the parcel on March 14, 1978.

- c. A hydrogeological assessment establishes that soil conditions are suitable for a private sewage disposal system and the requirements of the Environmental Protection Act regarding private sewage disposal systems are met.*
- d. There is a proven water supply in both quantity and quality suitable for domestic purpose.*

Through pre-consultation with planning staff, it was determined that an Official Plan Amendment would be required as the severed and retained lots would not meet the minimum area requirement of 30 hectares, nor was the applicant the registered owner of the parcel on March 14, 1978.

Therefore, the purpose and effect of the Official Plan Amendment is to provide a site-specific exception from Sections 20.3.1.3 a. and b. of the City of Greater Sudbury Official Plan to permit the severance of a 3.0 hectare parcel with a frontage of 170 metres and to permit the retained lands to have an area of 2.0 hectares and a frontage of 110 metres, where the minimum area for new lots in the Urban Expansion Reserve designation is 30 hectares. The minimum lot frontage and area requirements included in the amendment are slightly below the proposed lot sizes in order to provide a small amount of flexibility should variations arise when the lots are surveyed. The draft Official Plan Amendment wording is attached to this report as Appendix 'A'.

4.0 PLANNING FRAMEWORK

To come to a professional opinion regarding the consistency and conformity of the proposed development and if the proposal represents good planning, a review of all relevant planning documents is required. These documents consist of:

- i. the Provincial Policy Statement (2020),
- ii. the Growth Plan for Northern Ontario (2011),
- iii. the City of Greater Sudbury Official Plan, and
- iv. the City of Great Sudbury Zoning By-law 2010-100Z.

A review of each of these documents is found in the sections below.

4.1 PROVINCIAL PLANS

Section 3 (5) of the *Planning Act* states:

"A decision of a council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be."*

Furthermore, Section 51 (24) a) requires that regard shall be had to the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the *Planning Act*. As such, the determination must be made that the proposed development is consistent with the Provincial Policy Statement (2021) and conforms to the Growth Plan of Northern Ontario (2011) in order for the City of Greater Sudbury Council to make the decision to approve the proposed Official Plan Amendment.

4.1.1 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (2020) (the 'PPS') replaced the 2014 PPS and came into effect on May 1, 2020, subsequent to the adoption of the amended Official Plan for the City of Greater Sudbury. Below is a review of the relevant sections of the PPS against the proposed development.

Section 1.1.1 of the PPS provides that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns; accommodating an appropriate range and mix of uses; avoiding development which may cause environmental or public health and safety concerns; and promoting cost effective development patterns to minimize land consumption and servicing costs.

As the subject lands are within the Urban Expansion Reserve, an area of the City that is anticipated to ultimately form part of a settlement area, Section 1.1.1 d) of the PPS is of

particular relevance, which states that healthy, safe and liveable communities are sustained by *"avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas."* While the subject lands are adjacent to the community settlement area boundary of Hanmer, the creation of one additional lot as proposed will not prevent the efficient expansion of the settlement area. The severed and retained lots each have sufficient area (~2.0 to 3.0 hectares) to allow for more intensive urban development should the settlement area boundaries be expanded or adjusted in the future to include the subject lands. As an example, the City of Greater Sudbury Official Plan permits a maximum of 36 units per hectare for low density residential development and a maximum of 90 units per hectare for medium density residential development in community settlement areas. Based on this, the retained lands could theoretically still accommodate up to 72 low density or 180 medium density residential units, while the severed lot could accommodate up to 108 low density or 270 medium density residential units if developed at the maximum density permitted.

Being located outside of any settlement area in the City of Greater Sudbury, the subject lands are considered to be within the Rural Area of Ontario, as defined in the PPS. Furthermore, being located outside any Prime Agricultural Area of Ontario, the subject lands are deemed to be 'Rural Lands' within the policy framework of the PPS.

Section 1.1.4.1 states, in part, that *"healthy, integrated and viable rural areas should be supported by:*

- a) *building upon rural character, and leveraging rural amenities and assets; ...*
- e) *using rural infrastructure and public service facilities efficiently; ...*

The proposed lot sizes, as well as the proposed land use, reflect the rural character of the area while optimizing the use of existing municipal infrastructure and services. The subject lands are within an area of the municipality where rural lot creation has long been established; further, the proposed lots have sufficient area to provide opportunities for a range of uses, including increased residential density, should the settlement area boundaries be expanded in the future to include the subject lands. Lastly, the proposed lots will make use of existing infrastructure and public service facilities, with no need for expansion of services to accommodate the lots.

While rural settlement areas are the focus of growth and development in rural areas, Section 1.1.4.4 of the PPS states that *"growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area."* Section 1.1.5.2 states that *"on rural lands located in municipalities, permitted uses are: ...residential development, including lot creation, that is locally appropriate"*

It should be acknowledged that the above-noted policy was amended from the 2014 PPS which permitted only *"limited residential development"* on rural lands. The inclusion of this policy suggests that although there is a hierarchy for development, with settlement areas at the top of the hierarchy, residential development on rural lands is also anticipated. The updated language in the 2020 PPS allows for broader opportunities for residential development on lands outside of settlement areas and clarifies that rural lot creation is permitted provided it is *"locally appropriate."* Further, while not yet in effect, the policy direction in the April 6, 2023, draft of the new Provincial Planning Statement supports increased development on rural lands, stating that permitted uses on rural lands include *"residential development, including lot creation and multi-lot residential development, where site conditions are suitable for the provision of appropriate sewage and water services"* (Section 2.6 c)).

As illustrated in Figures 1 and 2 above, existing development in the area is characterized by a mix of lot sizes and uses along both Notre Dame Avenue and Gunette Drive. The subject lands are in an area with existing services and infrastructure and the creation of one additional lot is in keeping with the character of the surrounding area while making use of existing underutilized road infrastructure and introducing a new dwelling in a time where the need for housing is great. This lends itself well to the phrase *"locally appropriate"*, as coined in the above noted section of the PPS 2020.

Section 1.1.5.4 states that *"development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted,"* while Section 1.1.5.5 states that *"development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure."* Likewise, Section 1.6.3 a) states that *"before consideration is given to developing new infrastructure and public service facilities...the use of existing infrastructure and public service facilities should be optimized...."* The proposed lots are consistent with the surrounding form of land use, being primarily rural and residential development. As both the severed and retained lots are located on an existing year-round maintained collector road with existing utilities, waste collection and emergency services, there is no expansion of services required to

accommodate the proposed development, and the development can be sustained by existing rural service levels.

Section 1.4.3 states *"planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 - i. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - ii. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposed lot creation provides new housing in an area with existing infrastructure and public service facilities available to accommodate additional development. The

PPS is supportive of these opportunities as infrastructure efficiencies increase through additional users being added to the existing systems.

Section 1.6.6.4 of the PPS states that *"where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts."*

The subject lands are not serviced by municipal water and sewer services, nor are there any private communal sewage and water services available for the lands. The severed lot is proposed to be serviced by private individual water and sewage systems, consistent with the existing services on the retained lot and the surrounding properties in the area, which is common for the rural areas of Sudbury. Should a hydrogeological assessment be required, it can be provided at the time of consent application to demonstrate that soil conditions are suitable for a septic system and that there is a proven water supply suitable for residential uses. As the proposal does not affect the existing permitted use of the subject lands, there is no expected negative impact to the sustainability of private services on the property in the long-term.

Section 1.6.7.4 states that *"a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation."* Being adjacent to the settlement area boundary of Hanmer and less than 3 kilometres from the settlement area of Val Therese, the subject lands have convenient access to the services and facilities of these communities, including municipal parks and recreation facilities, a library, grocery stores, restaurants and employment opportunities. The proximity of these services to the subject lands will minimize the length and number of required vehicle trips while also encouraging active transportation and supporting existing and future transit systems.

Section 1.7.1 of the PPS states that *"long-term economic prosperity should be supported by:*

...

- b) *encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) *optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*

- d) *maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets; ...*

The proposal seeks to bring additional housing to an area of Greater Sudbury that is near the existing community settlement areas of Val Therese, Val Caron and Hanmer. The businesses and public service facilities in this area of Sudbury are supported, in part, by the presence of rural land uses in close proximity.

Section 2.0 of the PPS provides policies to address the wise use and management of resources. A review of the available natural heritage mapping from the Ministry of Natural Resources and Forestry (MNRF) and the City of Greater Sudbury Official Plan does not indicate any natural features or areas on the subject lands, nor did Conservation Sudbury identify any regulated features such as watercourses or wetlands. Further, should it be required, a hydrogeological assessment can be provided for the consent application to demonstrate that soils are suitable for the provision of a private septic system. As such, any potential impacts on surface water features will be addressed through subsequent planning approvals to ensure consistency with Section 2.2 of the PPS.

Lastly, the subject property does not contain any identified human-made or natural hazards. As such, the proposal is consistent with Section 3 ("Protecting Public Health and Safety") of the PPS.

Based on the above analysis, it is my professional opinion that the proposed development is consistent with the Provincial Policy Statement (2020).

4.1.2 GROWTH PLAN FOR NORTHERN ONTARIO (2011)

The Growth Plan for Northern Ontario (2011) (the 'Growth Plan') is described as, in part, an economic development plan, an infrastructure investment plan, a labour market plan and a land-use plan. Section 1.4 of the Growth Plan states several guiding principles for growth in northern Ontario, the most relevant being "1. *Creating a highly productive region, with a diverse, globally competitive economy that offers a range of career opportunities for all residents*" and "5. *Demonstrating leadership in sustainable growth and environmental management.*" This application, which seeks to provide additional housing opportunities in the City of Greater Sudbury conforms to the above-noted guiding principles.

Section 4.2.1 of the Growth Plan states that all municipalities should prepare long-term community strategies that are designed to achieve

- a. *economic, social and environmental sustainability*
- b. *accommodation of the diverse needs of all residents, now and in the future*
- c. *optimized use of existing infrastructure*
- d. *a high quality of place*
- e. *a vibrant, welcoming and inclusive community identity that builds on unique local features*
- f. *local implementation of regional economic plans, where such plans have been completed.*

The proposed lot creation provides a wider range of residential tenure choice and more affordable rural housing options while utilizing existing municipal infrastructure.

Section 5.2.1 states that *"infrastructure planning, land-use planning, and infrastructure investments will be co-ordinated to implement this Plan. Infrastructure includes, but is not limited to: transportation systems, water and wastewater infrastructure, waste management systems, energy infrastructure, community infrastructure, and information and communications technology infrastructure."* Further, Section 5.2.4 states that *"infrastructure planning and investments will contribute to a culture of conservation by, wherever feasible, utilizing approaches and technologies that reduce energy and water use, increase efficiencies, and promote intensification and brownfield site redevelopment."* The proposed lot creation would permit the construction of two dwellings, where only one is permitted today, thereby increasing efficiencies and optimizing the use of existing services.

Considering the above analysis, it is my professional opinion that the proposed development conforms with the policies of the Growth Plan for Northern Ontario (2011).

4.2 CITY OF GREATER SUDBURY OFFICIAL PLAN

The City of Greater Sudbury Official Plan (the 'Official Plan') is a document that implements the Provincial Policy Statement (2020) and the Northern Ontario Growth Plan (2011), establishing broad policies to guide economic development, environmental protection, and land development within the City. More specific to the development proposal, the document seeks to establish a framework for the continued growth and development of Communities and Non-Urban Settlements, along with appropriate

development in the Rural and Waterfront Areas. Overall, its primary purpose is to provide the basis to manage and direct physical change and its effects on the social, economic and natural environment for the next 20 years (Section 1.2).

Schedules '1a' and '1c' of the Official Plan indicate that the subject lands are within the Urban Expansion Reserve land use designation, while Schedule '2a' indicates that the lands are within the Valley East Policy Area. Section 20.3 of the Plan contains policies that apply to the Valley East Policy Area, including the Urban Expansion Reserve designation.

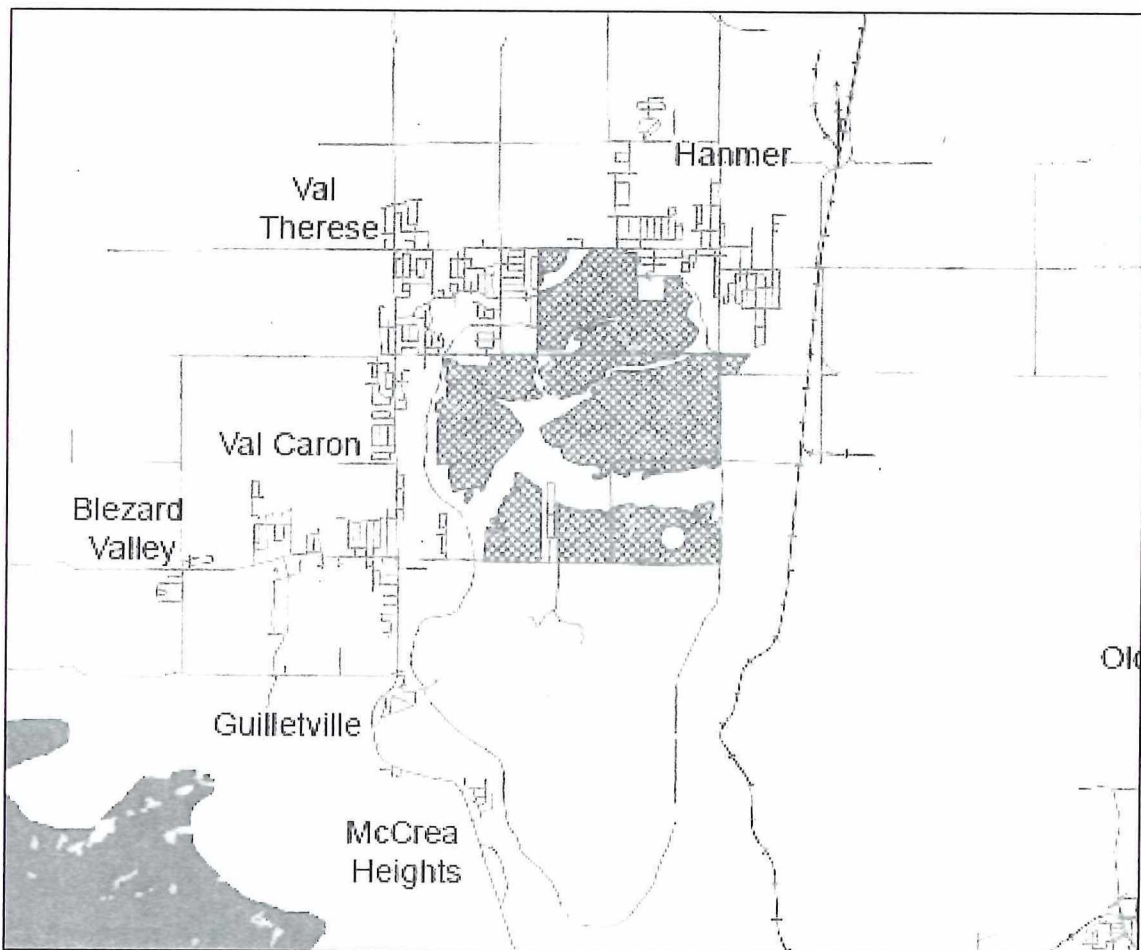


Figure 4: Excerpt of Schedule '2a' with Crosshatching Showing Extent of Urban Expansion Reserve (City of Greater Sudbury Official Plan)

Section 20.3.1 of the Official Plan explains that the Urban Expansion Reserve is intended to preserve lands that are needed to complete the urban structure but are not required

during the Plan period to accommodate population growth. Future uses are not indicated as the lands are not intended for development, but the use of the lands is restricted to uses that would not impact the development and expansion of settlement areas in the future. Section 20.3.1 concludes that *"lands designated as Urban Expansion Reserve are deemed to be in the path of urban growth. As such, these lands are restricted to those uses that would not prejudice the sound urban development of this area in the future."*

The proposed lot area and frontages are large enough to permit future intensification and redevelopment of the lands at such time as the settlement area boundaries are expanded or adjusted to include the subject lands. As there are no immediate plans to expand the boundary of Hanmer at this point in time, the proposed consent aims to make better use of the lands to meet immediate needs while leaving lot sizes without jeopardizing future urban expansion.

Section 20.3.1.1. states, in part, that *"single detached dwellings on existing lots and parcels are permitted"* in the Urban Expansion Reserve, which is consistent with the existing use of the retained lot and the proposed use of the severed lot. This low-density use will not impede future intensification and redevelopment at the time of urban expansion.

Section 20.3.1.2. states that within the Urban Expansion Reserve designation *"the subdivision of land is not permitted during the Plan period."* The proposed land division, being the creation of one new lot by way of consent, is supported by existing infrastructure and services, is not a substantial or major development proposal, and does not require a plan of subdivision for the proper and orderly development of the municipality.

Section 20.3.1.3. of the Official Plan states that *"the severance of land is permitted under the following circumstances:*

- a. *The parcel to be severed and the parcel remaining after severance are individually at least 30 hectares (74 acres).*
- b. *Any parcel of land held under separate ownership on March 14, 1978 may be allowed one severance per each 10 hectares (25 acres) of the holding. Such a severance must be from 0.4 to 0.8 hectare (1 – 2 acres) in size with a minimum frontage of 60 metres (197 feet) along an existing public road. This policy applies only to the registered owner of the parcel on March 14, 1978.*

- c. *A hydrogeological assessment establishes that soil conditions are suitable for a private sewage disposal system and the requirements of the Environmental Protection Act regarding private sewage disposal systems are met.*
- d. *There is a proven water supply in both quantity and quality suitable for domestic purpose."*

Although the Official Plan anticipates limited lot creation in the Urban Expansion Reserve, the severed and retained parcels do not meet the minimum lot area of 30 hectares. While the minimum lot area is not met, the intent behind that policy is to permit land division that results in parcels of property that can accommodate comprehensive development proposals. The proposal, while lesser in area, can still accommodate high densities of development if and/or when urban expansion occurs. As a result, an Official Plan amendment has been submitted to reduce the required lot area requirement, which in our opinion continues to meet the intent of Section 20.3.1.3.

As it pertains to the remaining tests, being the site servicing suitability of these lands, these items can be addressed when the future consent application is submitted or at the building permit stage of development.

Section 20.3.1.4. states that *"it shall be the policy of Council to direct development to the Valley East Urban Area. Lands in the Urban Expansion Reserve will not be redesignated until such time that lands in the Valley East Urban Area are predominantly utilized or committed for development. Reserve lands adjacent to the urban area will be considered for redesignation first, as long as development of such lands will not impede the resource and resource-related uses on the remaining Urban Expansion Reserve."*

The proposed Official Plan amendment will not redesignate the subject lands or permit additional uses beyond the low-density residential uses already anticipated in the Urban Expansion Reserve designation and development of the severed lot will not impede the resource and resource-related uses of the Urban Expansion Reserve. In addition, a review of Schedule '2a' of the Official Plan indicates that several similar amendments have been adopted by Council of the City of Greater Sudbury to permit limited lot creation within the Urban Expansion Reserve, suggesting that the existing policies do not align with the City's vision for this area and thus do not provide for the flexibility intended by Council.

Section 17.2.1 states that *"to encourage a greater mix of housing types and tenure, it is policy of this Plan to:*

- a. encourage a wide range of housing types and forms suitable to meet the housing needs of all current and future residents;*
- b. encourage production of smaller (one and two bedroom) units to accommodate the growing number of smaller households;*
- c. promote a range of housing types suitable to the needs of senior citizens;*
- d. discourage downzoning to support increased diversity of housing options; and.*
- e. support new development that is planned, designated, zoned and designed in a manner that contributes to creating complete communities – designed to have a mix of land uses, supportive of transit development, the provision of a full range of housing including affordable housing, inclusive of all ages and abilities, and meet the daily and lifetime needs of all residents."*

The proposed lot creation would provide additional housing to the City that is supported by existing infrastructure and the public service facilities available in the nearby settlement areas.

Section 12.2.3.1. states that *"where development is proposed outside fully serviced areas, the proponent must prove that the soil conditions of the proposed site are suitable for a waste sewage disposal system and that there is a proven source of potable water available. A hydrogeological assessment is required where the minimum lot size is less than 0.8 hectare (2 acres)."* As the proposed lot sizes are significantly greater than 0.8 hectares, being 2.0 and 3.0 hectares, it is not anticipated that there will be any issues with accommodating private services on each lot. However, a hydrogeological assessment can be provided at the time of consent application should staff deem it necessary to demonstrate conformity with Official Plan policies.

Lastly, the pre-consultation memo prepared by staff states that *"there is pressure for urban residential development in this area as evidenced by demand for upgrades to the Spruce Street lift station to the east, which further establishes the potential for the Urban Expansion Reserve lands to be developed in the future, and maintaining the lands in large lots will help to preserve it for that purpose as intended by the applicable policies."* While this may be true, a plan for expansion is not proposed or in place yet. As it has been explained already throughout this report, the resulting lot sizes of the proposed consent would still allow

for high densities of development should urban expansion occur sooner rather than later.

It is my professional opinion that the proposed amendment is appropriate for the development of the subject lands.

4.3 CITY OF GREATER SUDBURY ZONING BY-LAW 2010-100Z

The City of Greater Sudbury Zoning By-law 2010-100Z (the 'Zoning By-law') implements the Official Plan with provisions and regulations that control development form and function. The subject lands are zoned Rural (RU).

Table 9.1 of the Zoning By-law indicates that the only permitted residential uses of the RU zone applicable to the subject lands are a Single Detached Dwelling, a Mobile Home Dwelling, a Bed and Breakfast Establishment, a Group Home Type 1, and a Private Home Daycare. Therefore, the proposed residential use of single detached dwellings complies with the permitted uses of the RU zone.

The table below indicates the relevant required provisions of the RU zone and how the proposed severed and retained lots measure against those provisions.

RU ZONE	PERMITTED/REQUIRED	SEVERED LOT	RETAINED LOT
Minimum Lot Area (Table 9.3)	2.0 hectares	3.1 hectares	2.0 hectares
Minimum Lot Frontage (Table 9.3)	90.0 metres	178 metres	116 metres
Maximum Lot Coverage (Table 9.3)	10%	n/o	~49%
Minimum Required Front Yard (Table 9.3)	10.0 metres	n/o	~13.5 metres
Minimum Required Rear Yard (Table 9.3)	10.0 metres	n/o	~71.4 metres
Minimum Required Interior Side Yard (Table 9.3)	10.0 metres	n/o	~27.7 metres

As indicated in the table above, the proposed severed and retained lots both comply with the provisions of the Zoning By-law.

As such, it is my professional opinion that the resulting development possible via the adoption of the proposed Official Plan Amendment complies with the City of Greater Sudbury Zoning By-law.

4.4 PUBLIC CONSULTATION STRATEGY

The Official Plan outlines the requirement for a public consultation strategy that satisfies the requirements of the Official Plan (2019 MMAH Mod #9 & #10) as well as the *Planning Act*.

Due to the relatively minor nature of the proposed amendment and the additional public consultation that will be required should the applicant move forward with a consent application, consultation with neighbouring property owners and the ward Councillor appears to be appropriate. In addition to the statutory public notification requirements under the *Planning Act*, the proposed strategy will provide interested parties the opportunity to comment on the proposed development.

5.0 SUMMARY AND CONCLUSIONS

The subject lands are located at 3950 Notre Dame Avenue in the City of Greater Sudbury. The property is legally described as Part of Lot 12, Concession 2, in the Township of Capreol, being Part 4 on Plan 53R-6460. The lands are approximately 5.18 hectares in lot area with 293.5 metres of frontage on Notre Dame Avenue and 176.9 metres of frontage on Guenette Drive and are developed with a detached dwelling, detached garage and workshop. The immediate surrounding area consists of predominantly rural and rural residential land uses to the east, south and west. Low-density residential and employment uses are located north and northeast in the community settlement area of Hanmer, which is immediately adjacent to the north of the subject lands.

The applicant wishes to create one new rural lot with an area of approximately 3.1 hectares and 178 metres of frontage on Notre Dame Avenue. The retained lands would

have an area of approximately 2.0 hectares with 116 metres of frontage on Notre Dame Avenue, maintaining the existing ±177 metres of frontage on Guenette Drive.

Through pre-consultation with planning staff, it was determined that an Official Plan Amendment would be required as the severed and retained lots would not meet the minimum area requirement of 30 hectares, nor was the applicant the registered owner of the parcel on March 14, 1978.

Therefore, the purpose and effect of the Official Plan Amendment is to provide a site-specific exception from Sections 20.3.1.3 a. and b. of the City of Greater Sudbury Official Plan to permit the severance of a 3.0 hectare parcel with a frontage of 170 metres and to permit the retained lands to have an area of 2.0 hectares and a frontage of 110 metres, where the minimum area for new lots in the Urban Expansion Reserve designation is 30 hectares. The minimum lot frontage and area requirements included in the amendment are slightly below the proposed lot sizes in order to provide a small amount of flexibility should variations arise when the lots are surveyed. The draft Official Plan Amendment wording is attached to this report as Appendix 'A'.

Based on the analysis within this report; it is my professional opinion that the proposed development:

- i. is consistent with the Provincial Policy Statement (2020),
- ii. conforms to the Growth Plan of Northern Ontario (2011), and
- iii. maintains the goals, objectives and intent of the City of Greater Sudbury Official Plan and Zoning By-law.

Furthermore, in my professional opinion, the proposal represents good planning.

PLAN MUSKOKA



Savas Varadas, MCIP, RPP
Principal

CURRICULUM VITAE OF SAVAS VARADAS

ACADEMIC BACKGROUND

SEPTEMBER 1999 – MAY 2003

UNIVERSITY OF WATERLOO

Bachelor of Environmental Studies

Honours Planning – Geography Minor

PROFESSIONAL EXPERIENCE

SEPTEMBER 2015 – PRESENT

(~8 YEARS)

PLAN MUSKOKA

Planning and Development Consulting

Huntsville, Ontario

Principal

Planning Consulting for a wide range of Planning Act applications and Land Development related projects, such as Official Plan and Zoning By-law Amendments, Plans of Subdivision and Condominium, Minor Variances, Site Plan Approvals, Consents, and Development Permits. Also, consulting services have been provided for Project Management, FIT Application Zoning Certificates, Professional Evidence at the Ontario Land Tribunal (previously LPAT/OMB), and Zoning Analysis Reporting

APRIL 2004 – AUGUST 2015

(11 YEARS, 5 MONTHS)

WAYNE SIMPSON AND ASSOCIATES

Planning and Development Consultants

Huntsville, Ontario

Planner – Senior Planner

Planning Consulting for a wide range of Planning Act applications and Land Development related projects, such as Official Plan and Zoning By-law Amendments, Plans of Subdivision and Condominium, Minor Variances, Consents, Development Permits, Project Management, FIT Application Zoning Certificates, Professional Evidence at the Ontario Municipal Board, and Zoning Analysis Reporting

PROFESSIONAL MEMBERSHIP

CANADIAN INSTITUTE OF
PLANNERS

Full Member Since October 13, 2006

ONTARIO PROFESSIONAL
PLANNERS INSTITUTE

Full Member Since October 20, 2006

B0046/2024

APPENDIX 'A'
DRAFT OFFICIAL PLAN
AMENDMENT BY-LAW

B0046/2024

Schedule "A"
to By-law 2023-xxP of the City of Greater Sudbury

Amendment Number XX
to the City of Greater Sudbury Official Plan

Components of the Amendment

Part A, the Preamble, does not constitute part of this Amendment.

Part B, the Amendment, which consists of the following map entitled Schedule "A", constitutes Amendment #XX to the City of Greater Sudbury Official Plan.

Part A - The Preamble

Purpose of the Amendment:

The proposed amendment is a site specific amendment to provide for an exception to Section 20.3.1 of the Official Plan in order to permit the creation one new lot within the Urban Expansion Reserve with both the severed and retained lands having less than the minimum required lot area of 30 hectares.

Location:

Part Lot 12, Concession 2, Township of Capreol, designated as Part 4 on Plan 53R-6460

Basis:

Application for Official Plan Amendment has been submitted for consideration by Planning Committee and Council in order to permit the severance of the existing approximate 5.18 ha (12.8 acres) resulting in one new lot with both the severed and retained having less than the required minimum lot area of 30 ha (75 acres).

Recommendation xxx approved the application, which included amending the Official Plan for the City of Greater Sudbury in order to add a policy permitting the severance of the subject lands.

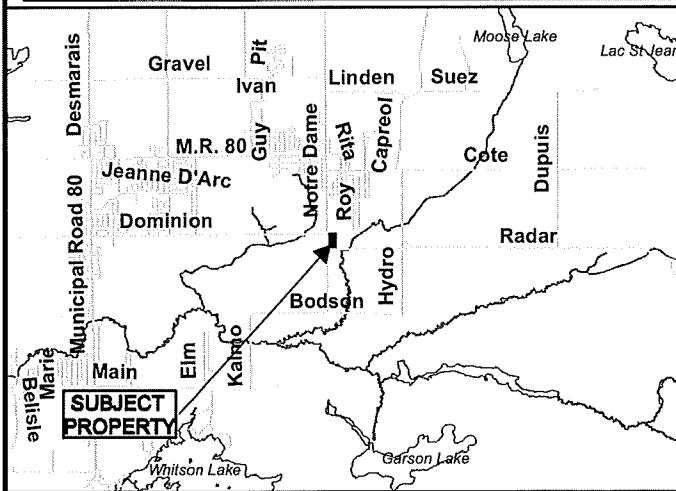
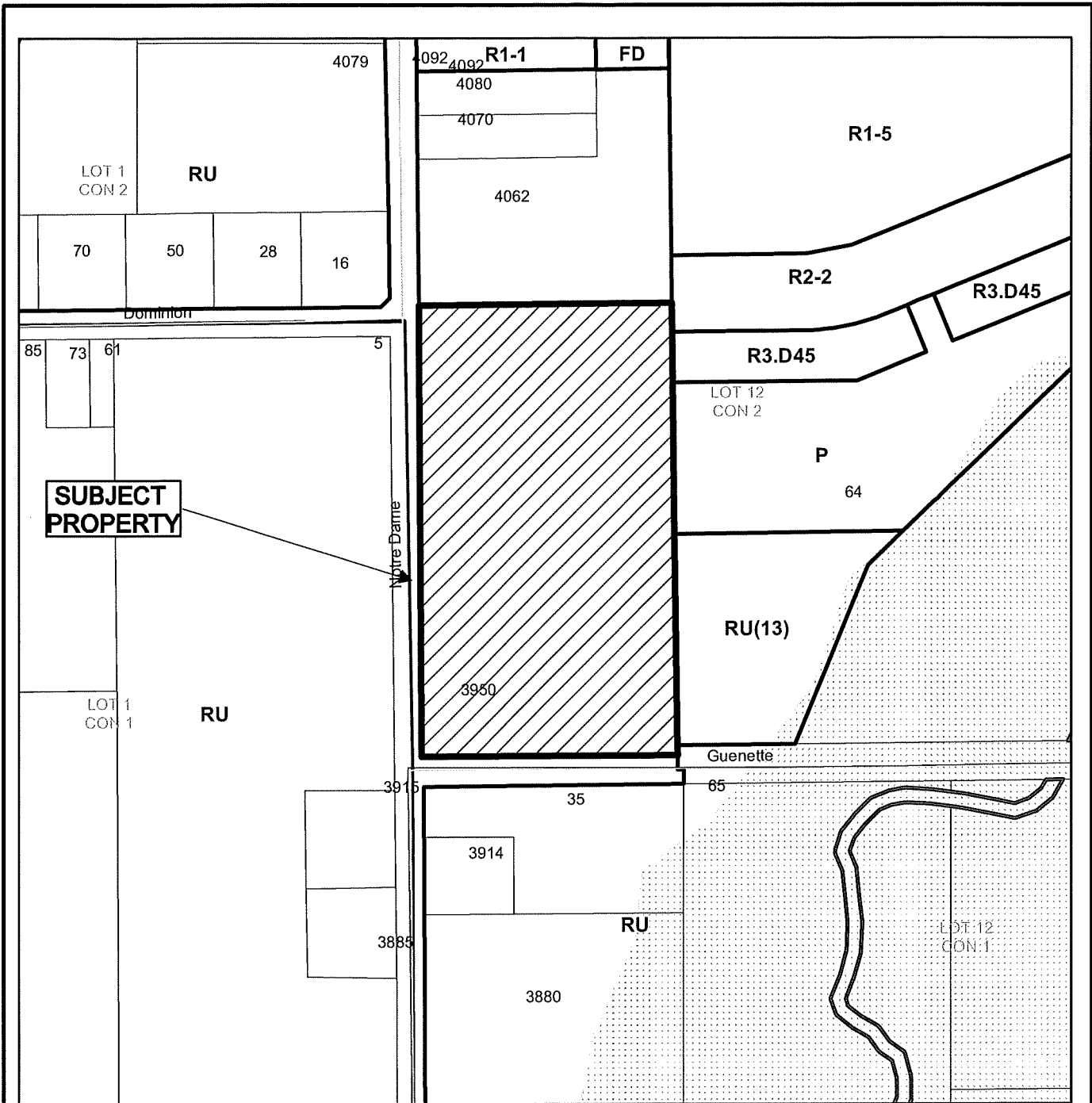
Part 8 - The Amendment

1) By adding to Part 22, Site Specific Policies the following Section:


22.xx Notwithstanding anything to the contrary on lands described as Part Lot 12, Concession 2, Township of Capreol, designated as Part 4 on Plan 53R-6460, the severance of one lot having a minimum lot area of approximately 3.0 hectares and a minimum lot frontage of 110 metres, with the retained lands having an area of approximately 2.0 hectares and a lot frontage of 116 metres, is permitted.

2) Schedule 2c Site Specific Policies of the Official Plan for the City of Greater Sudbury is hereby amended by adding a site specific policy on Part Lot 12, Concession 2, Township of Capreol, designated as Part 4 on Plan 53R-6460, City of Greater Sudbury as shown on Schedule "A" attached to this amendment.

B0046/2024



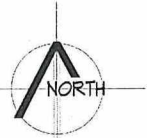
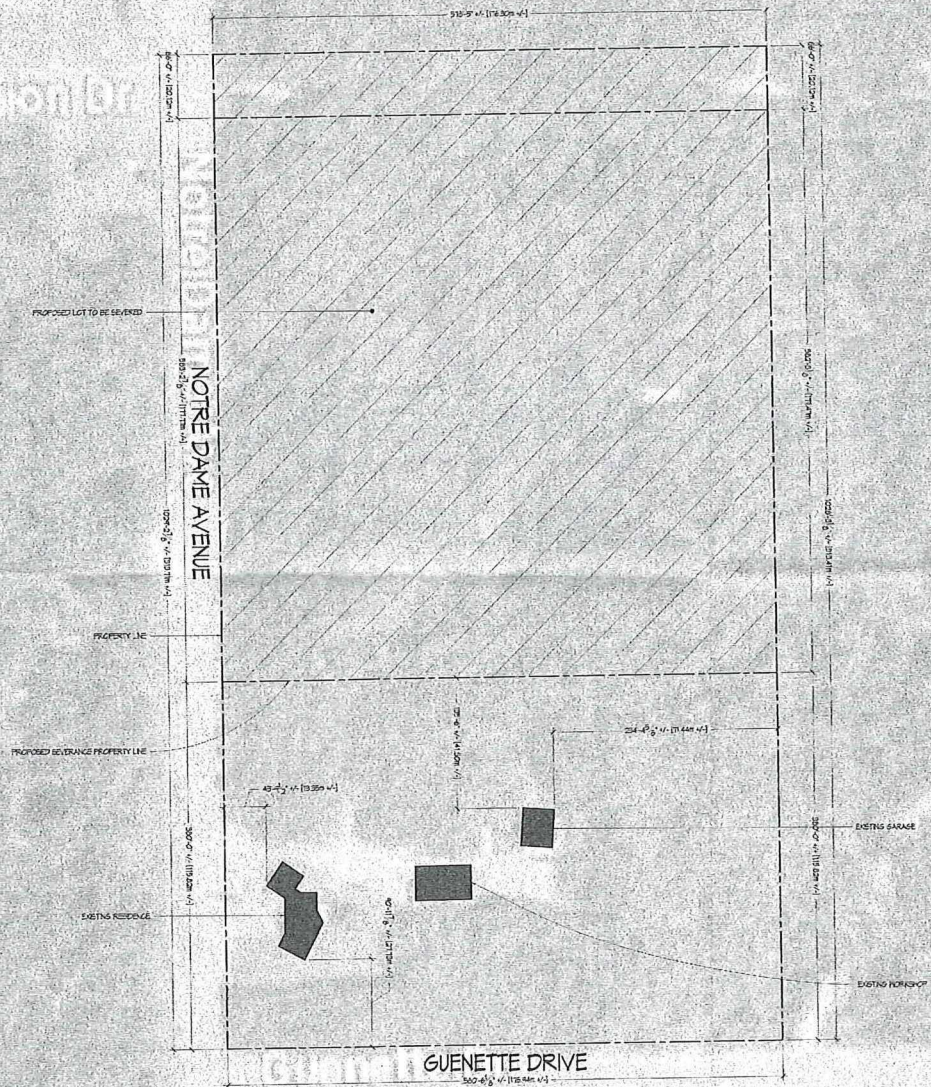
Application for Consent



Subject Property being PIN 73508-0389,
 Parcel 42659 SEC SES SRO,
 Parts 3 and 4, Plan 53R-6460,
 Part Lot 12, Concession 2,
 Township of Capreol,
 3950 Notre Dame Avenue, Hanmer,
 City of Greater Sudbury

NTS B0046/2024
 Sketch 1 Date: 2024 06 26

NOT TO SCALE
 NOT TO BE USED FOR PERMITS
 NOT TO BE USED FOR PERMITS



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT TO THE ARCHITECT IN WRITING ANY DISCREPANCIES OR OMISSIONS AS SOON AS POSSIBLE AND BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



VISION
 DESIGN & DEVELOPMENT
 1000 N. STATE ST. SUITE 100
 COLUMBUS, OH 43260
 (614) 266-1111
 WWW.VISIONDESIGN.COM

HOUSE PROPERTY SEVERANCE
 3950 NOTRE DAME AVENUE, KANAR

PROJECT: 2846
 DATE: JULY 14, 2023
 SHEET: 1 OF 1
 DRAWN BY: RIB
 CHECKED BY: RIB
 SCALE: AS SHOWN

1 CONCEPT PLOT PLAN
 1" = 30'-0"

A001

B0046/2024
 sketch 2



New Consent Application

RESUBMISSION

THIS IS A REVISION TO:

FOR B0017/2023

CONSENT APPLICATION

Office Use Only 2024.01.01
B004712024
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): Bravo Construction Ltd (c/o Sam Langella) Email: [REDACTED]
 Mailing Address: 2340 Josephine Street Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury, ON. Postal Code: P3A 2N2 Fax Phone: [REDACTED]

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

Name of Purchaser(s) or Chargee(s): N/A Email: _____
 Mailing Address: _____ Home Phone: _____
 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: [REDACTED]
 Mailing Address: 298 Larch St. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury 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 Proposed access R.O.W. & reciprocal easement for storm water purposes
 Creation of a new lot Easement/Right-of-way Lease
 Addition to a lot Creation of lot(s) for Other;
 Cancellation of Prior Consent Semi-detached or row housing specify _____
 File # _____ Date: _____

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

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

Roll # _____ Township Hanmer Lot No. 11 Concession No. 3
 PIN(s): 73577-0535 Parcel(s) 10919 SES
 Subdivision Plan No. _____ Lot _____ R-Plan No. _____ Part(s) 7,8
 Municipal Address or Street(s): # 2131 Bancroft Drive 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.

there are no existing easements

8) Date of acquisition of subject land. July 29, 2021

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

An application was made under B0017/2023
(this application is a revision of B0017/2023, added a reciprocal easement for storm water purposes)

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

Date of Transfer

Name of Transferee

Use of severed land

Consent File No.

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

Yes No

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

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

Yes No

If "yes", indicate the file number(s). concurrent rezoning 751-6/21-31

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 +/- 28.5m

Depth +/- 61.4m

Area +/-2085sq.m.

Existing Use vacant

Proposed Use 4 unit row dwelling (1 storey)

Number and use of existing buildings and structures on the land to be severed? n/a-it is proposed ROW

Existing vacant

Proposed 4 unit row dwelling (1 storey high)

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.

Both the severed & retained portions of PIN 73577-0535 will benefit from the proposed 6m wide, by length of

+/-46.9m shared driveway access (ROW) & from a reciprocal easement for storm water works. See sketch attached.

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 +/- 34.2m

Depth +/- 69.0m

Area +/- 1923sq.m.

Existing Use vacant

Proposed Use 3 unit row housing (2 storeys high)

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

Existing vacant

Proposed 3 unit row housing (2 storeys high)

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.

B0047/2024

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. Residential units 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.

The Provincial Policy Statement permits and encourages development and economical activity in appropriately designated areas.

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 growth plan encourages job creating development and economic activity

21) What is the number of dwelling units on the property? severed= 4 proposed, retained =3 proposed

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

If "yes", how many? _____

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

Yes No

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

Ramsey Lake Intake Protection Zone

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

B0047/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Bravo Construction Limited (c/o Sam Langella) (please print all names), the registered owner(s) of the property described as PIN 73577-0535, being part of Lot 11, Concession 3, Township of Neelon, #2131 Bancroft Drive 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 17 day of June, 2024

A. Aly
(witness)

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

Print Name: Sam Langella
*I have authority to bind the Corporation

80047/2024


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 73577-0535, being part of Lot 11,
Concession 3, Township of Neelon, Municipal # 2131 Bancroft Drive.

in the City of Greater Sudbury:

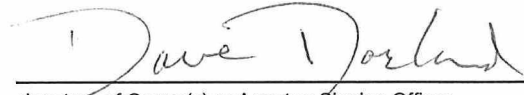
solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 25 day of June, 20 24



Commissioner of Oaths

Karen Elizabeth Pigeon, 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)

David
Print 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
USE

Date of Receipt: <u>June 25, 2024</u>	Decision Date: <u>August 6, 2024</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>R1-5</u>	Resubmission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Notes: <u>B0118/2021 (expired)</u>		
<u>B0017/2023 (Apr 11/23)</u>		
<u>Rezoning 751-6/21-031</u>		
<u>This application is a resubmission of B0017/2023, to include a reciprocal easement for storm water purposes.</u>		

B0017/2024



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

ACKNOWLEDGEMENT OF RISKS

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

Registered Owner(s): Bravo Construction Limited (c/o Sam Langella)

Agent: D.S. DORLAND LIMITED

Property Affected: PIN 73577-0535, being part of Lot 11, Concession 3, Township of Neelon,
 # 2131 Bancroft Drive

Read Carefully – Your Rights may be affected by your choice

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

- re-zoning of the property.
- minor variance

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

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

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

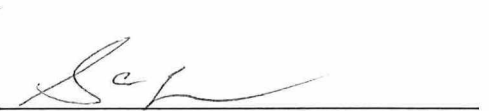
Initials: S-L, DD
 3004712024

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

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

Dated at Sudbury this 17 day of JUNE, 2024.
(day) (month) (year)


 Witness

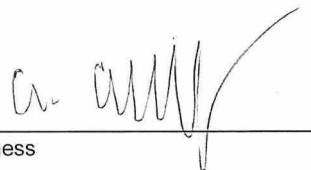

 Signature of Registered Owner or Authorized Signing Officer (*where a corporation)

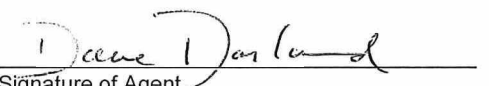
Print Name: Sam Langella
 I have authority to bind the corporation.

 Witness

 Signature of Registered Owner or Authorized Signing Officer (*where a corporation)

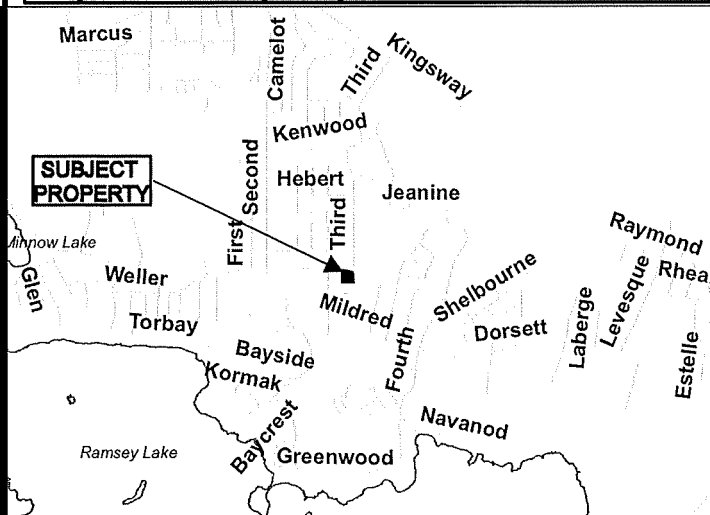
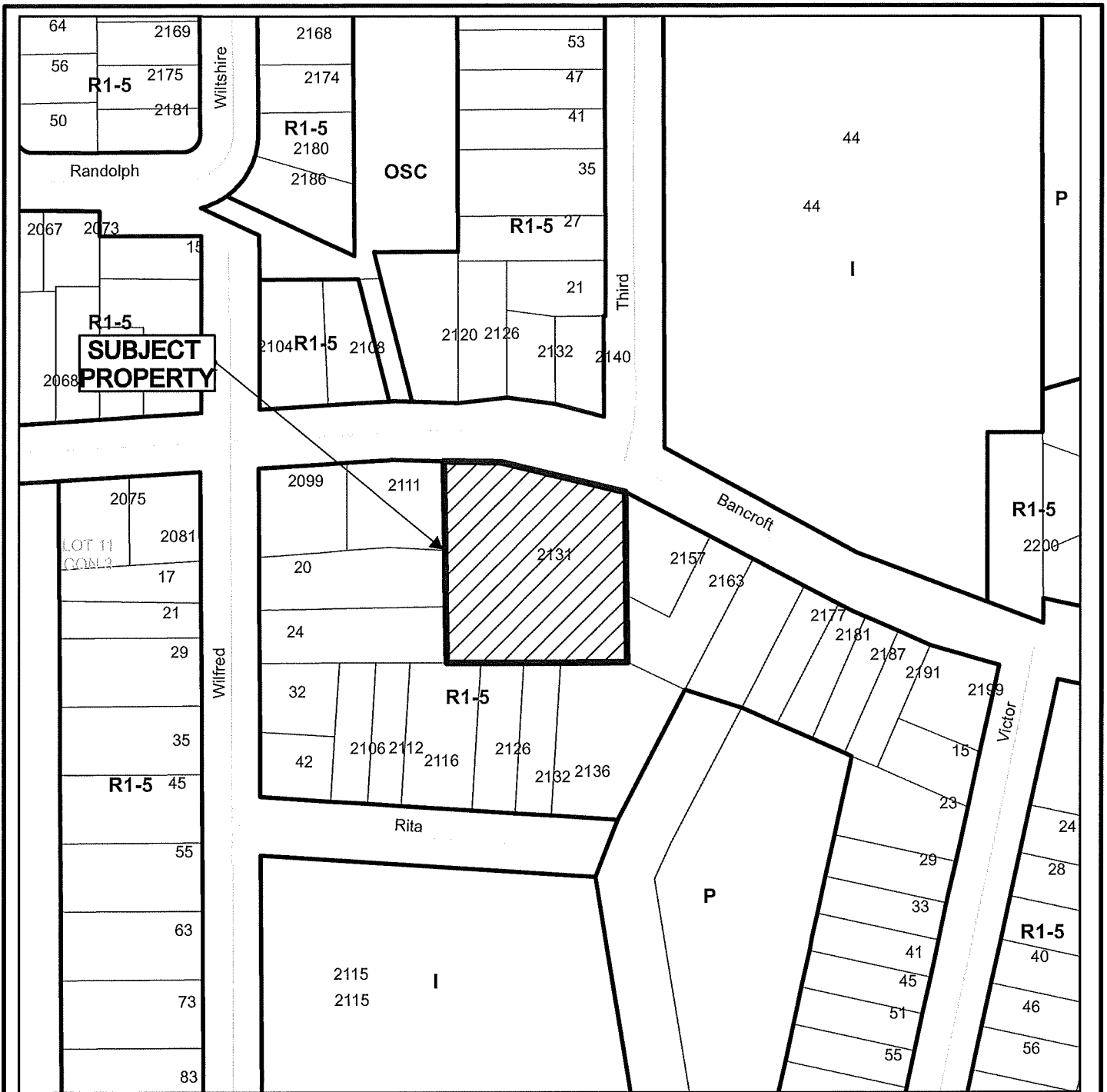
Print Name: _____
 I have authority to bind the corporation.


 Witness


 Signature of Agent

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

0047/2024



Application for Consent



Subject Property being PIN 73577-0535,
 Parcel 10919 SEC SES,
 Part Lot 11, Concession 3,
 Township of Neelon,
 2131 Bancroft Drive, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

B0047/2024
 Date: 2024 07 02

PLAN 53R-

RECEIVED AND DEPOSITED:
 DATE: **FOR DISCUSSION**
 REPRESENTATIVE FOR THE LAND REGISTAR FOR THE LAND TITLES
 DIVISION OF SURVEYS, ONTARIO (NO. 23)
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
 LAND TITLES ACT.

DATE: _____ D.S. DORLAND, O.L.S.

PART	LOT/ALLOT	CON. PLAN	PIN	AREA
1				444 Sq.m.
2				444 Sq.m.
3				47 Sq.m.
4				6.0 Sq.m.
5				6.0 Sq.m.
6				444 Sq.m.
7	PART OF LOT 11	CON. 3	ALL OF PIN 73577-0535	6.0 Sq.m.
8				6.0 Sq.m.
9				6.0 Sq.m.
10				444 Sq.m.
11				444 Sq.m.
12				444 Sq.m.

PLAN OF SURVEY OF
PART OF LOT 11
CONCESSION 3
 GEOGRAPHIC
 TOWNSHIP OF NEELON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1:250

NOTE: THE INTERIOR BOUNDARY OF THIS PLAN IS 10 METERS
 WIDE BY 40 METERS DEEP WHEN PLOTTED AT A SCALE OF 1:11.

D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS

- LEGEND**
- 1 DENOTES NOT TO SCALE
 - 2 DENOTES MONUMENT FOUND
 - 3 DENOTES MONUMENT NOT FOUND
 - 4 DENOTES STANDARD PIN BAR
 - 5 DENOTES SHORT STANDARD PIN BAR
 - 6 DENOTES SUBDIVISION BAR
 - 7 DENOTES ROCK BAR
 - 8 DENOTES ROCK PILE
 - 9 DENOTES SURVEY MONUMENT
 - 10 DENOTES METRIC MONUMENT
 - 11 DENOTES NO EVIDENCE FOUND
 - 12 DENOTES PROPERTY IDENTIFICATION NUMBER
 - 13 DENOTES LAND TITLES
 - 14 DENOTES LANE
 - 15 DENOTES CRUISE
 - 16 DENOTES ORIGIN OF BEARING NOTATION
 - 17 DENOTES RECALCULATED
 - 18 DENOTES
 - 19 DENOTES PLAN 230-2313
 - 20 DENOTES PLAN ATTACHED TO L180278
 - 21 DENOTES REGISTERED PLAN M-184
 - 22 DENOTES REGISTERED LOCATION SURVEY PLAN BY DORLAND, HOLLER, GEORGINA, O.L.S. FILE NO. 230-2313, DATED JUNE 23, 1988
 - 23 DENOTES CALCULATED FROM PLAN & LANE, O.L.S. DATED JULY 30, 1992
 - 24 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 25 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 26 DENOTES REGISTERED LOCATION SURVEY PLAN BY DORLAND, HOLLER, GEORGINA, O.L.S. FILE NO. 230-2313, DATED JUNE 23, 1988
 - 27 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 28 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 29 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 30 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 31 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 32 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 33 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 34 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 35 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 36 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 37 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 38 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 39 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992
 - 40 DENOTES FIELD NOTES BY LANE & LANE, O.L.S. DATED JULY 30, 1992

NOTE

ALL BEARINGS SHOWN HEREON ARE UTM GRID DERIVED FROM PLAN. THE BEARING OBSERVATIONS REFERRED TO IN THE CENTRAL MESSAGES OF UTM ZONE 17 (EAST LONGITUDE), AND IN (CROSS) UTM ZONE 18 (WEST LONGITUDE), ARE BEARING OBSERVATIONS THAT HAVE BEEN CORRECTED THROUGH VARIOUS MEASUREMENTS TO SET UP UNDISTURBED CONTROL MONUMENTS IN THE AREA OF THE SURVEY.

FOR BEARING COMPARISON, A DIRECTION OF OBSERVATION TO THE SURVEY MONUMENT WAS OBTAINED BY ACQUISITION BEARINGS DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES AND CAN BE CONVERTED TO TRUE DISTANCES BY MULTIPLYING BY A CORRECTION FACTOR OF 0.99999.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THE LAND TITLES ACT.
- THE SURVEY WAS COMPLETED ON THE 10 DAY OF 2024.

SUBDIVISION, ONTARIO: _____
 ONTARIO LAND SURVEYOR: _____

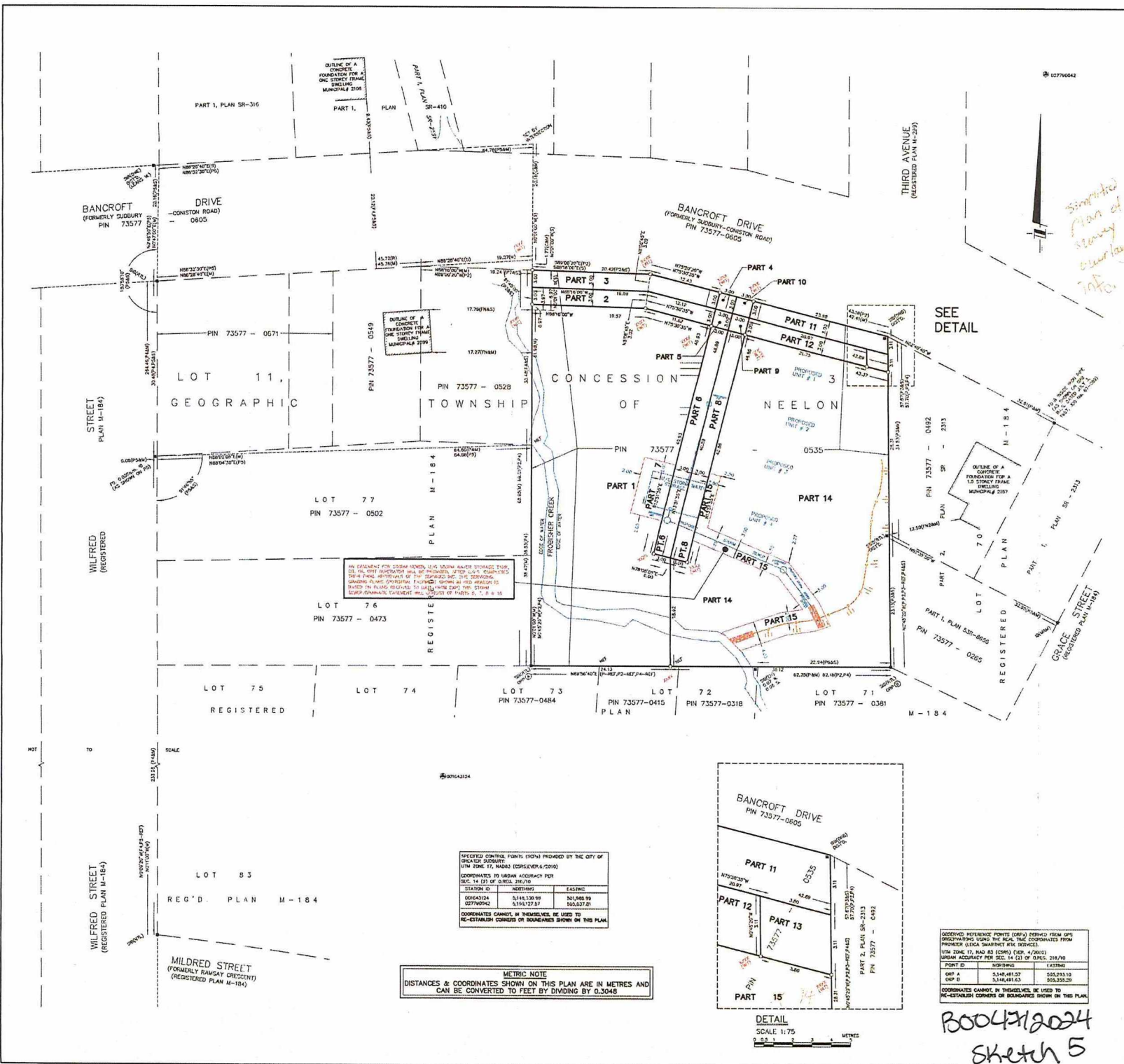
THE PLAN OF SURVEY RELATES TO A GAS PLAN SUBMISSION FORM NUMBER V-30000.

D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS

230 LARCH STREET
 SUDBURY, ONTARIO, P2B 3H1
 PHONE (705) 432-2054 FAX (705) 473-1051
 WWW.DORLANDLIMITED.CA

PREPARED BY: A. ALPHARO
 CHECKED BY: M. HARRIS
 DATE: 2024.07.10

SCALE: 1:250 METRIC
 DATE: 2024.07.10



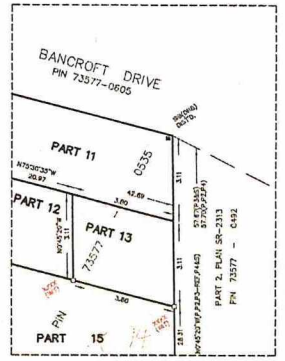
REGISTERED CONTROL POINTS (RCP) PROVIDED BY THE CITY OF SUDBURY

UTM ZONE 17, NAD83 (EPSG:31476/2010)
 COORDINATES TO UTM ACCURACY PER SEC. 14 (2) OF REG. 218/90

STATION ID	NORTHINGS	EASTINGS
02464324	5146127.57	503368.99
02779042	5146127.57	503368.99

COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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



REGISTERED REFERENCE POINTS (RRP) DERIVED FROM GPS OBSERVATIONS USING THE REAL-TIME COORDINATES FROM PROVIDER (LEICA SMARTTRAC ATC SERVICE)

UTM ZONE 17, NAD 83 (EPSG: 31476/2010)
 UTM ACCURACY PER SEC. 14 (2) OF REG. 218/90

POINT ID	NORTHINGS	EASTINGS
RRP 1	5,146,491.62	503,359.10
RRP 2	5,146,491.63	503,359.29

COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

AN AGREEMENT FOR STREAM RENOVATION, INCLUDING WATER STORAGE TRENCHES, ON THE WEST SIDE OF THE MAIN CHANNEL OF THE CREEK, IS BEING MADE BY THE CITY OF SUDBURY AND THE DISTRICT OF SUDBURY. THE AGREEMENT IS BEING MADE IN ACCORDANCE WITH THE WATER RESOURCES ACT AND THE WATER RESOURCES REGULATIONS. THE AGREEMENT IS BEING MADE IN ACCORDANCE WITH THE WATER RESOURCES ACT AND THE WATER RESOURCES REGULATIONS.

SCALE: 1:250 METRIC

REGISTERED PLAN M-184

MILDRED STREET (FORMERLY RAMSAY DRIVE) (REGISTERED PLAN M-184)

WILFRED STREET (REGISTERED PLAN M-184)

WILFRED STREET (REGISTERED PLAN M-184)

PLAN 53R-

RECEIVED AND REPORTED
DATE: **FOR DISCUSSION**

REPRESENTATIVE FOR THE LAND REGISTRY FOR THE LAND TITLES DIVISION OF SUDBURY, ONTARIO (EN. 33)
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____ D.S. DORLAND, O.L.S.

PART	AREA (sq. ft.)	AREA (sq. m.)
1	1000	92.9
2	1000	92.9
3	1000	92.9
4	1000	92.9
5	1000	92.9
6	1000	92.9
7	1000	92.9
8	1000	92.9
9	1000	92.9
10	1000	92.9
11	1000	92.9
12	1000	92.9
13	1000	92.9
14	1000	92.9
15	1000	92.9

PLAN OF SURVEY OF
PART OF LOT 11 CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE 1:250

NOTE: THE INTENDED PLOT SIZE OF THIS PLAN IS PER M11 BY MINOR HEIGHT WHEN PLOTTED AT A SCALE OF 1:11.
D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS

- LEGEND**
- CONTOUR NOT TO SCALE
 - CONTOUR MARKETS PLANTED
 - CONTOUR MARKETS NOT PLANTED
 - CONTOUR STANDARD BURN BAR
 - CONTOUR SHORT STANDARD BURN BAR
 - CONTOUR STANDARD BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
 - CONTOUR BURN BAR
-184

NOTE

ALL BEARINGS SHOWN HEREON ARE UTM ZONE DERIVED FROM REAL TIME NETWORK OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 T. THESE OBSERVATIONS, AND ALL COORDINATES (NAD 83) ON THIS PLAN, WERE OBTAINED FROM REAL TIME NETWORK OBSERVATIONS. THESE OBSERVATIONS WERE CORRECTED THROUGH HORIZONTAL MEASUREMENTS TO CITY OF GREATER SUDBURY CONTROL MONUMENTS IN THE AREA OF THE SURVEY.

FOR BEARING COMPARISONS, A PORTION OF 0.00007 DEGREE/DEGREE WAS APPLIED TO ASTROMETRIC BEARINGS ON PLANS P TO P3 INCLUSIVE.

DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO DIST. OBTAINED BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99999.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

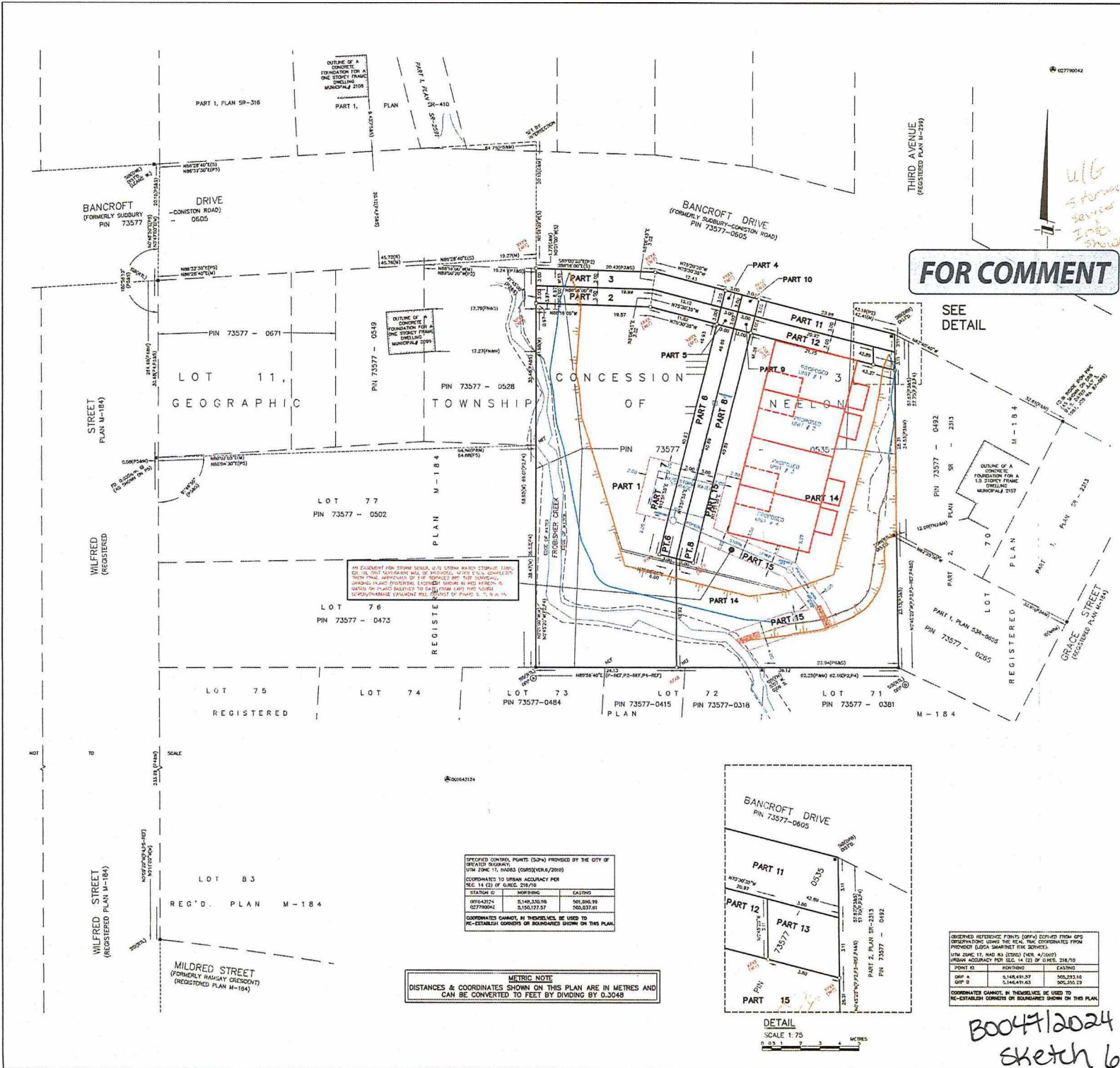
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 14 DAY OF _____ 2024.

SURVEYOR: D.S. DORLAND
ONTARIO LAND SURVEYOR

254 LARCH STREET
SUDBURY, ONTARIO, P2B 1W1
PHONE: (705) 673-2000 FAX: (705) 673-1051
WWW.DSOLANDLIMITED.CA

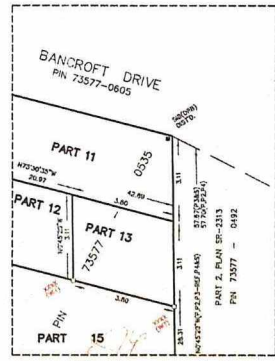
APPROVED BY: A. HAYWARD
DATE: 2024/07/16

D.S. DORLAND LIMITED
254 LARCH STREET
SUDBURY, ONTARIO, P2B 1W1
PHONE: (705) 673-2000 FAX: (705) 673-1051
WWW.DSOLANDLIMITED.CA



FOR COMMENT

SEE DETAIL



DETAIL
SCALE 1:75

SPECIFIED CONTROL POINTS (SCP) PROVIDED BY THE CITY OF GREATER SUDBURY:
UTM ZONE 18 T, NAD83 (EPSG:4326/2600)

COORDINATES TO URBAN ACCURACY FOR SEC 14 (2) OF OREG. 218/70

STATION ID	NORTHING	EASTING
09164374	5,149,330.08	501,806.99
02779062	5,150,127.57	505,037.61

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE REAL TIME COORDINATES FROM PROVIDED LOCAL SMARTNET SERVICE.

UTM ZONE 18 T, NAD 83 (EPSG:4326/2600)
URBAN ACCURACY PER SEC. 14 (2) OF OREG. 218/70

POINT ID	NORTHING	EASTING
ORP A	5,149,491.27	505,233.10
ORP B	5,149,491.63	505,202.29

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

20047/2024
Sketch 6

Office Use Only 2024.01.01 B 0050/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR CONSENT

APPLICATION FEE: \$2,170.00 (includes \$320.00 Legal Notice Fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): Timestone Corp	Email: _____
Mailing Address: 1730 Regent st	Home Phone: _____
	Business Phone: _____
City: Sudbury	Postal Code: P3E 3Z8
	Fax Phone: _____

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

Name of Purchaser(s) or Chargee(s): Zulich Construction Corp	Email: _____
Mailing Address: 1730 Regent St	Home Phone: _____
	Business Phone: _____
City: Sudbury	Postal Code: P3E 3Z8
	Fax Phone: _____

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

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

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

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

- 4) Purpose of Transaction
- | | | |
|---|---|--|
| <input type="radio"/> Creation of a new lot | <input type="radio"/> Easement/Right-of-way | <input type="radio"/> Lease |
| <input 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 | Semi-detached or row housing | |
- File # _____ Date: _____

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

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

Roll #	Township	Lot No.	Concession No.
PIN(s):		Parcel(s)	
Subdivision Plan No. M-1003	Lot 119	R-Plan No. 53R-21454	Part(s) 11-13, 11-24
Municipal Address or Street(s): 123 Birmingham			Ward: _____

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

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

8) Date of acquisition of subject land. 2012

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

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

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

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

If "yes", indicate the file number and status of the application. Registered M-1003

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

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

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

12) Dimensions of land to be severed **in metric units** (describe **only** the portion of the land which is to be transferred, leased or mortgaged)? PORTS 11-13, 23, 24

<u>Frontage 9.144</u>	<u>Depth 33.528</u>	<u>Area 306.6</u>
<u>Existing Use</u>	<u>Proposed Use</u>	

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

<u>Existing 1 residential dwelling</u>	<u>Proposed 1 residential dwelling</u>
--	--

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

13) Dimensions of land intended to be retained **in metric units** (describe **only** the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel). PORTS 14-22

<u>Frontage 12.192</u>	<u>Depth 33.528</u>	<u>Area 408.77</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 residential dwelling</u>	<u>Proposed 1 residential dwelling</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.

B0050/2024

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 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	<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

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 land is zoned R2, and intended for the construction of a semi-detached dwelling

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

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

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

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

If "yes", how many? _____

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

- Yes
- No

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

B0050/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

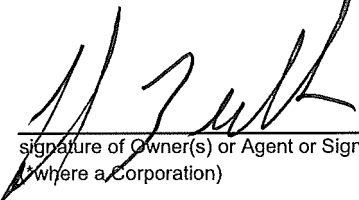
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

Appointment of Authorized Agent

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

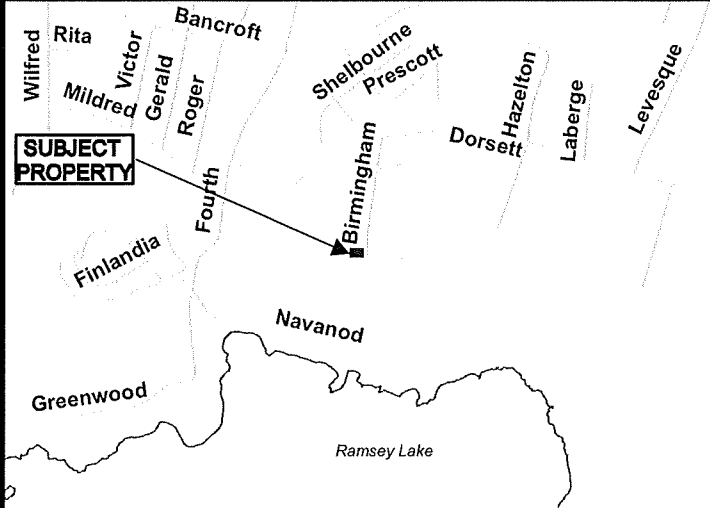
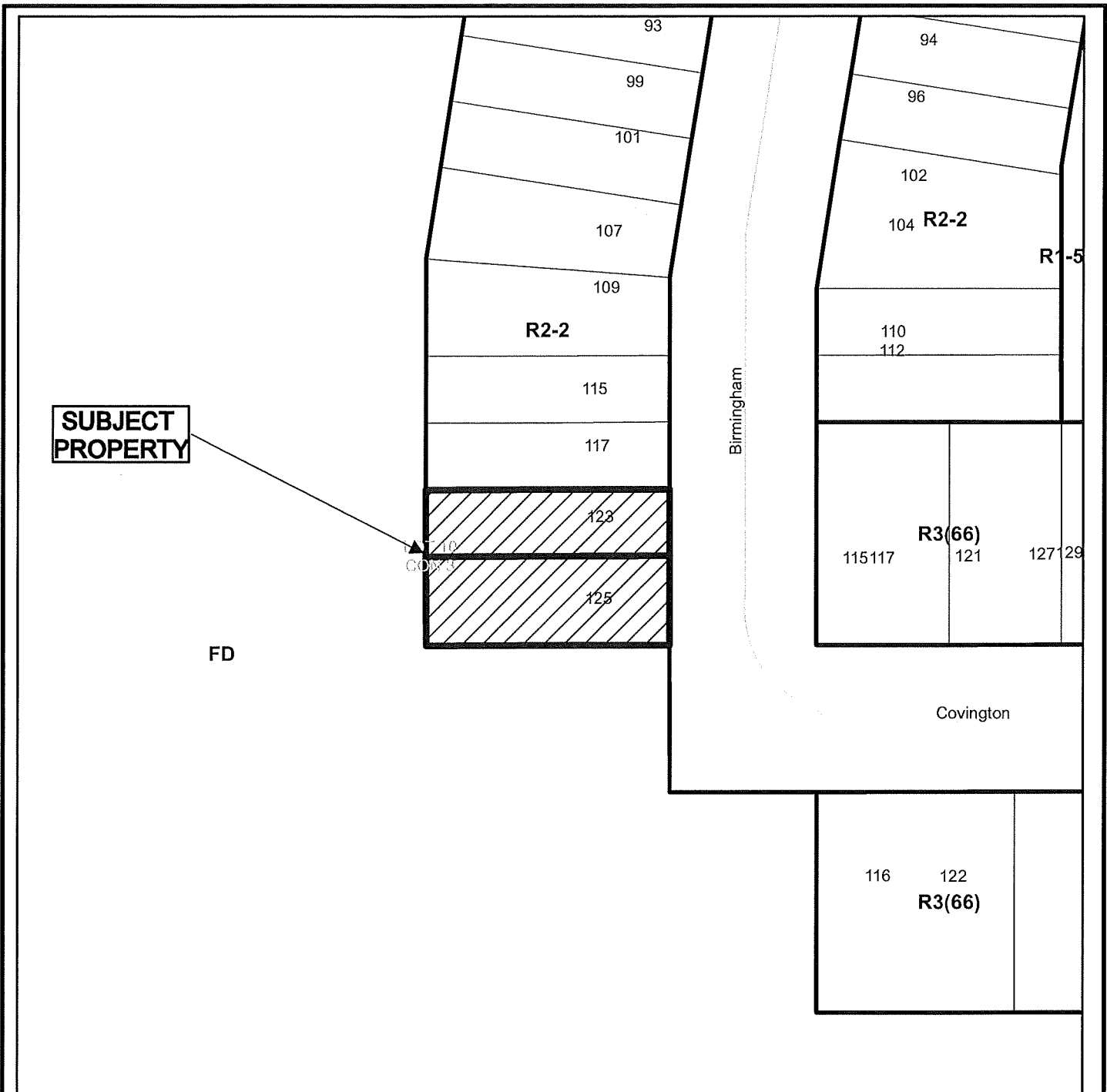
Dated this 5th day of July, 2024


(witness)


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

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

BOOSO/2024



Application for Consent



Subject Property being PINs 73576-0508 & 73576-0509,
 Lot 119, Plan M-1003,
 Parts 11 to 24 on Plan 53R-21454,
 Part Lot 10, Concession 3,
 Township of Neelon,
 123 and 125 Birmingham Drive, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

B0050/2024
 Date: 2024 07 16

Office Use Only 2024.01.01
B 0051/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$2,170.00 (includes \$320.00 Legal Notice Fee)

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

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): Timestone Corp	Email:
Mailing Address: 1730 Regent st	Home Phone:
	Business Phone:
City: Sudbury	Fax Phone:
Postal Code: P3E 3Z8	

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

Name of Purchaser(s) or Chargee(s): Zulich Construction Corp	Email:
Mailing Address: 1730 Regent St	Home Phone:
	Business Phone:
City: Sudbury	Fax Phone:
Postal Code: P3E 3Z8	

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:	Fax Phone:
Postal Code:	

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

4) Purpose of Transaction

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

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

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

Roll # _____	Township <u>NEELON</u>	Lot No. _____	Concession No. _____
PIN(s): _____		Parcel(s) _____	
Subdivision Plan No. <u>M-1003</u>	Lot <u>118</u>	R-Plan No. <u>53R-21454</u>	Part(s) <u>29-3124-35</u>
Municipal Address or Street(s): <u>110 Birmingham</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. 2012

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

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

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. Registered M-1003

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

Yes No

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

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

12) Dimensions of land to be severed **in metric units** (describe **only** the portion of the land which is to be transferred, leased or mortgaged)? PLANS 29-31

Frontage <u>9.144</u>	Depth <u>33.528</u>	Area <u>306.6</u>
Existing Use	Proposed Use	

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

Existing <u>1 residential dwelling</u>	Proposed <u>1 residential dwelling</u>
--	--

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

13) Dimensions of land intended to be retained **in metric units** (describe **only** the portion of land which will remain following the severance(s); if the transaction is an easement/right-of-way or lease, describe the entire lot or parcel). PLANS 32-35

Frontage <u>9.144</u>	Depth <u>33.528</u>	Area <u>306.6</u>
Existing Use	Proposed Use	

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

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

B0051/2024

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 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		

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

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 land is zoned R2, and intended for the construction of a semi-detached dwelling

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

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

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

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

If "yes", how many? _____

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

- Yes
- No

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

B0051/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

_____ in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

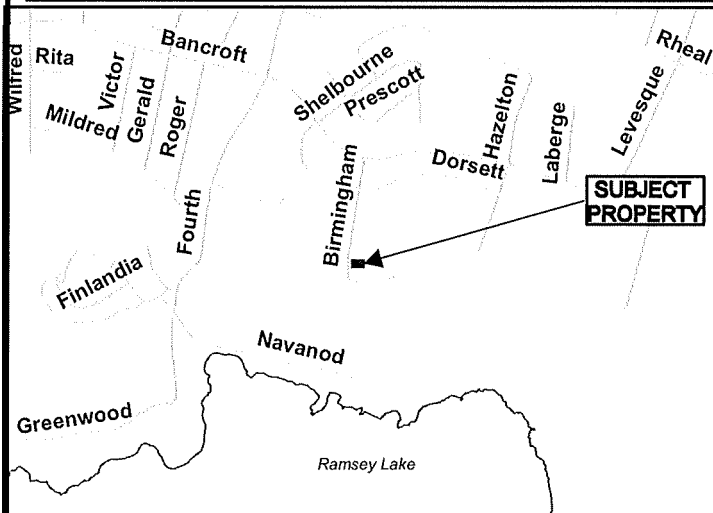
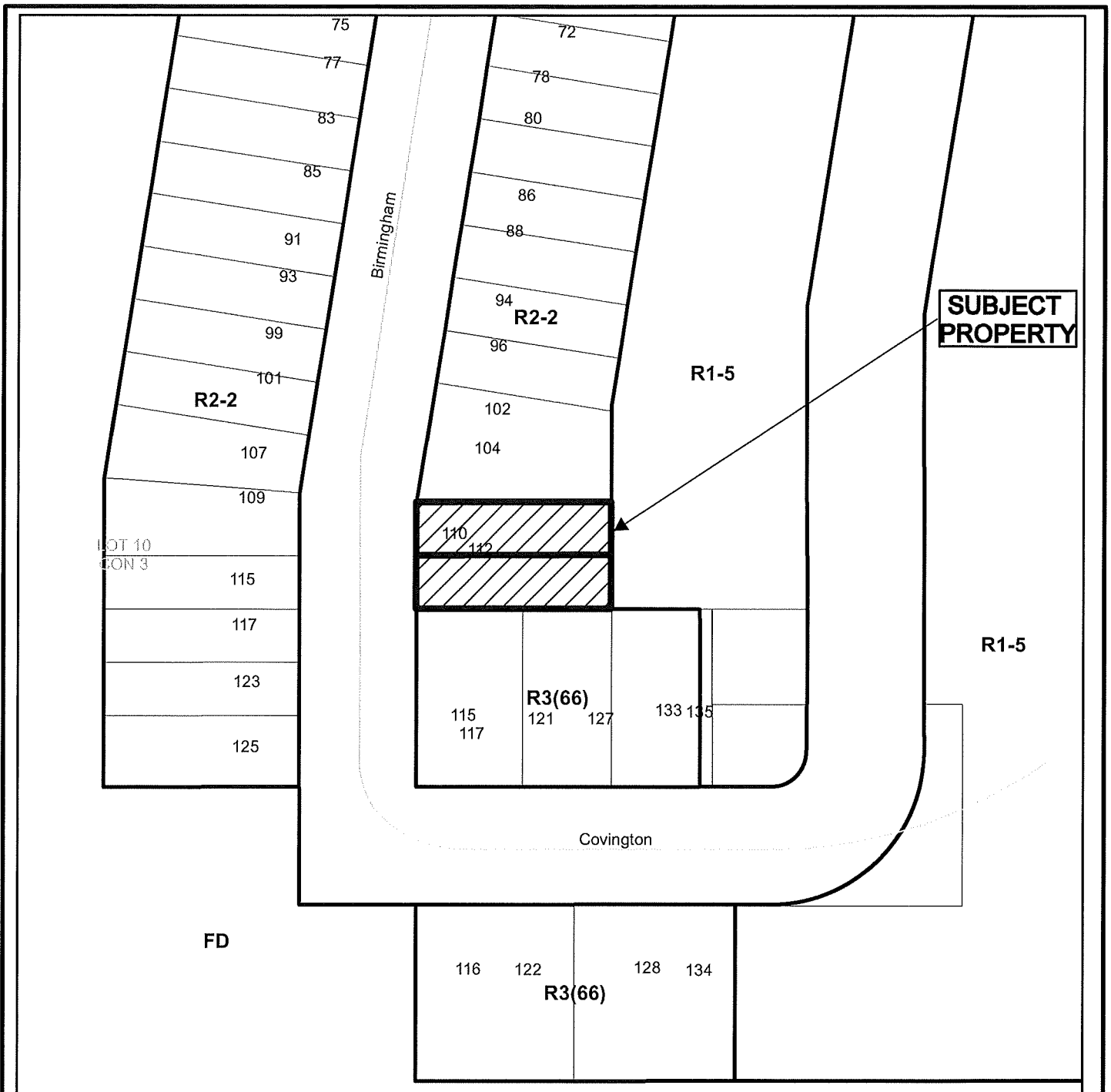
Dated this 5th day of July, 2024

Matt Galan
(witness)

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

Print Name: John Zulich
*I have authority to bind the Corporation

B0051/2024



Application for Consent



Subject Property being PIN 73576-0530,
 Lot 118, Plan M-1003,
 Parts 29 to 35 on Plan 53R-21454,
 Part Lot 10, Concession 3, Township of Neelon,
 110 and 112 Birmingham Drive, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

B0051/2024
 Date: 2024 07 17

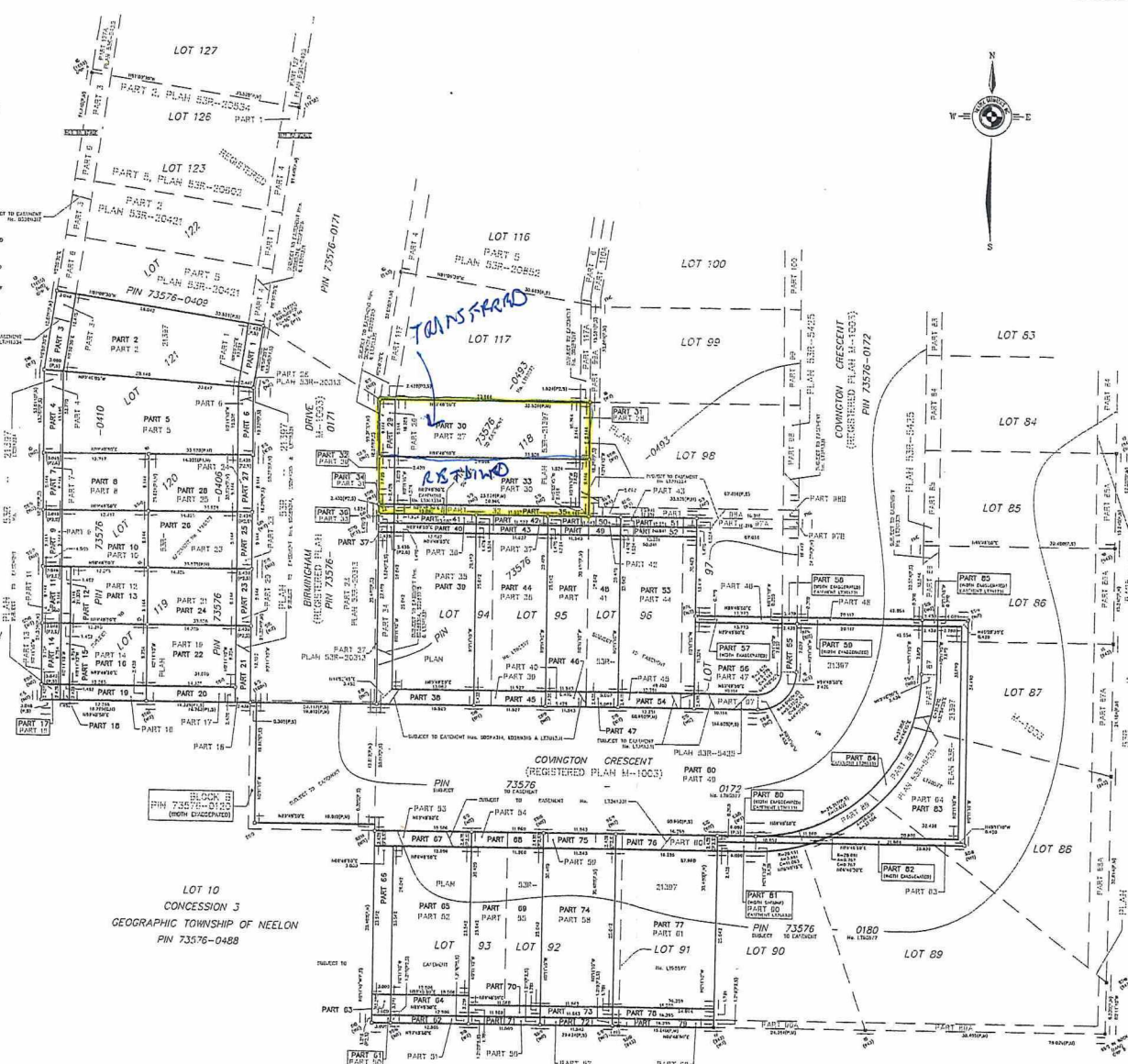
PLAN OF SURVEY OF
PART OF
LOTS 86, 87, 88, 89, 90 & 97
PART OF
CONINGTON CRESCENT
ALL OF
LOTS 91 TO 96 INCLUSIVE
AND ALL OF
LOTS 118, 119, 120 & 121
REGISTERED PLAN M-1003
GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE 1:250
4m 0 4 20m
TULLOCH GEOMATICS INC., O.L.S.
2021

GENERAL NOTES:
1. THIS PLAN IS A PLAN OF SURVEY AND IS NOT A PLAN OF RECORD.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.

LOT 10
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NEELON
PIN 73576-0488

LOT 10
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NEELON
PIN 73576-0488

LOT 10
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NEELON
PIN 73576-0488



PLAN 53R-21454
PREPARED AND REPORTED
MARCH 16, 2021
March 16, 2021
Sylvie Gaudette
REGISTERED PROFESSIONAL LAND SURVEYOR
11000 Rte. 108
Sudbury, Ontario
SCHEDULE 1

PART	LOT	CONCESSION/PLAN	PIN	AREA(M ²)
1				24.76
2				238.00
3				28.33
4				4.82
5				227.79
6				20.44
7				22.80
8				122.48
9				120.44
10				121.84
11				13.24
12				122.48
13				12.76
14				16.10
15				160.74
16				7.41
17				2.51
18				23.22
19				24.92
20				22.74
21				12.74
22				12.74
23				12.74
24				12.74
25				12.74
26				12.74
27				12.74
28				12.74
29				12.74
30				12.74
31				12.74
32				12.74
33				12.74
34				12.74
35				12.74
36				12.74
37				12.74
38				12.74
39				12.74
40				12.74
41				12.74
42				12.74
43				12.74
44				12.74
45				12.74
46				12.74
47				12.74
48				12.74
49				12.74
50				12.74
51				12.74
52				12.74
53				12.74
54				12.74
55				12.74
56				12.74
57				12.74
58				12.74
59				12.74
60				12.74
61				12.74
62				12.74
63				12.74
64				12.74
65				12.74
66				12.74
67				12.74
68				12.74
69				12.74
70				12.74
71				12.74
72				12.74
73				12.74
74				12.74
75				12.74
76				12.74
77				12.74
78				12.74
79				12.74
80				12.74
81				12.74
82				12.74
83				12.74
84				12.74
85				12.74
86				12.74
87				12.74
88				12.74
89				12.74
90				12.74
91				12.74
92				12.74
93				12.74
94				12.74
95				12.74
96				12.74
97				12.74
98				12.74
99				12.74
100				12.74

LOT 10
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NEELON
PIN 73576-0488

REVISIONS/REMARKS
1. COPY PLAN
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
MARCH 16, 2021
Sylvie Gaudette
REGISTERED PROFESSIONAL LAND SURVEYOR
11000 Rte. 108
Sudbury, Ontario
SCHEDULE 1
DRAWN BY: [Signature]

BOOSEY/2024
Sketch 2

Office Use Only 2024.01.01
B0062/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR CONSENT

APPLICATION FEE: \$2,170.00 (includes \$320.00 Legal Notice Fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): Timestone Corp	Email:
Mailing Address: 1730 Regent st	Home Phone:
City: Sudbury	Business Phone:
Postal Code: P3E 3Z8	Fax Phone:

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

Name of Purchaser(s) or Chargee(s): Zulich Construction Corp	Email:
Mailing Address: 1730 Regent St	Home Phone:
City: Sudbury	Business Phone:
Postal Code: P3E 3Z8	Fax Phone:

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

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

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

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

- 4) Purpose of Transaction
- | | | |
|---|---|--|
| <input type="radio"/> Creation of a new lot | <input type="radio"/> Easement/Right-of-way | <input type="radio"/> Lease |
| <input type="radio"/> Addition to a lot | <input checked="" type="radio"/> Creation of lot(s) for | <input type="radio"/> Other; 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. _____

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

Roll #	Township <u>Wentworth</u>	Lot No.	Concession No.
PIN(s):	Parcel(s)		
Subdivision Plan No. M-1003	Lot 93	R-Plan No. 53R-21454	Part(s) 61-67-71
Municipal Address or Street(s): 116 Covington Cr			Ward:

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

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

8) Date of acquisition of subject land. 2012

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

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

Date of Transfer June 7th, 2024 Name of Transferee Timestone Corp
Use of severed land Semi detached dwelling Consent File No. B0061/2023

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

If "yes", indicate the file number and status of the application. Registered M-1003

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

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

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

12) Dimensions of land to be severed **in metric units** (describe **only** the portion of the land which is to be transferred, leased or mortgaged)? parts 61-67

Frontage 15.506 Depth 30.48 Area 472.62
Existing Use _____ Proposed Use _____

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

Existing 1 residential dwelling Proposed 1 residential dwelling

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). parts 68-71

Frontage 11.56 Depth 30.48 Area 352.35
Existing Use _____ Proposed Use _____

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

Existing 1 residential dwelling Proposed 1 residential dwelling

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.

B0052/2024

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 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	<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

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

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

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

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

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

If "yes", how many? _____

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

- Yes No

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

B0052/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

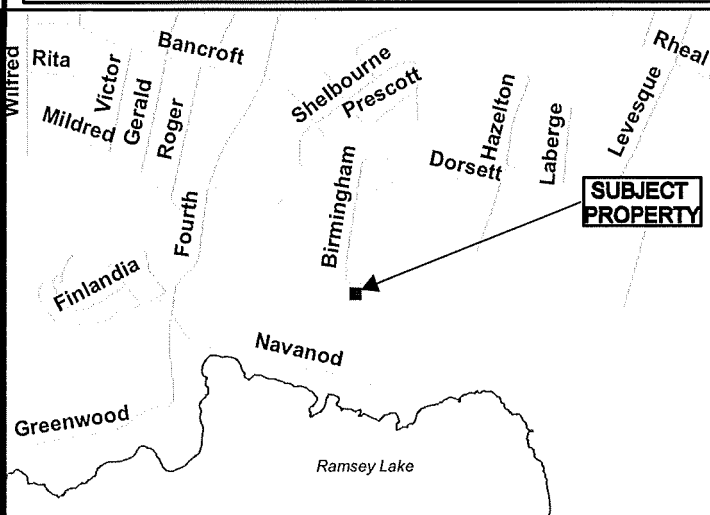
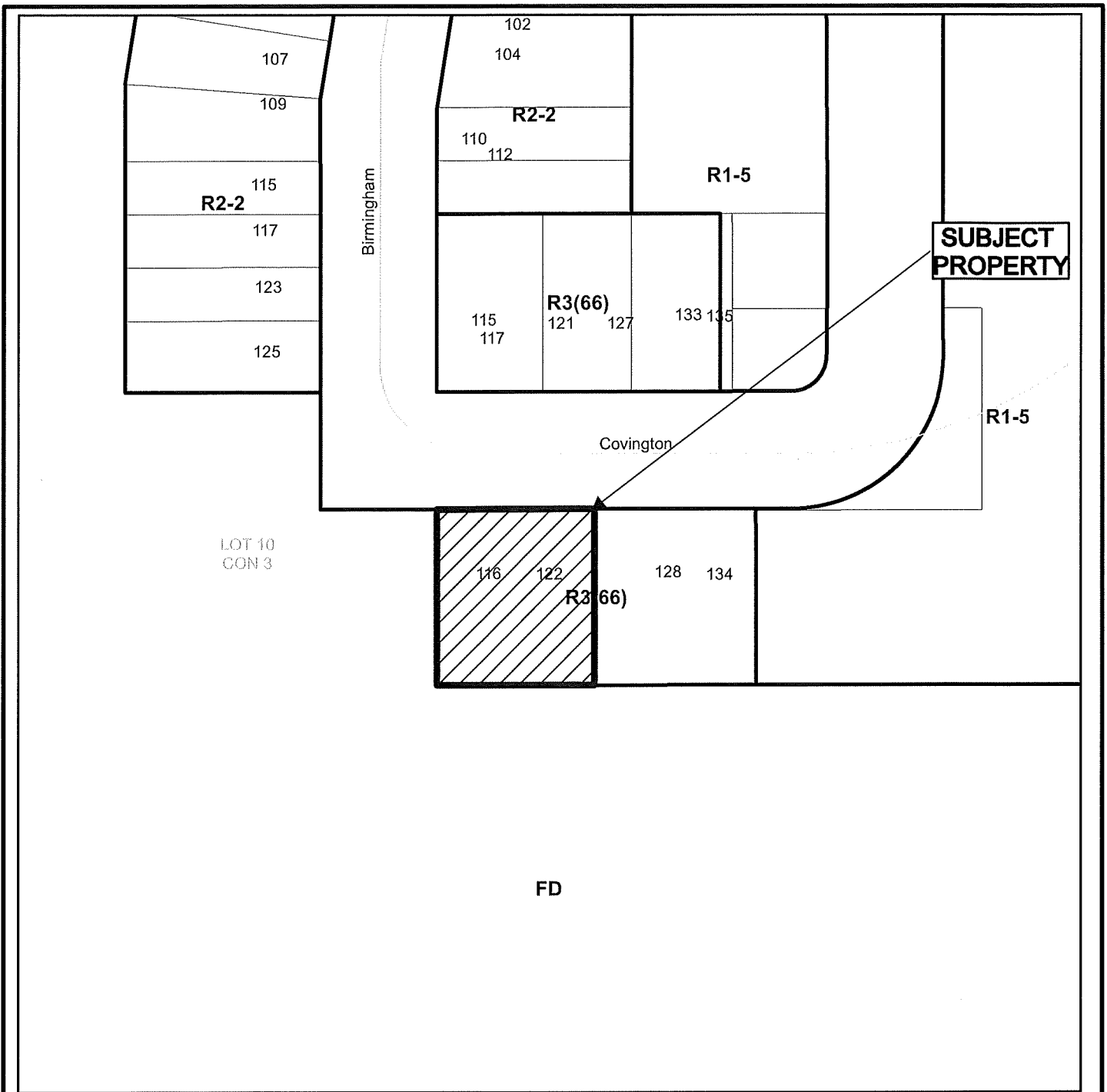
Dated this 5th day of July, 2024

Matt Zylinski
(witness)

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

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

B0052/2024



Application for Consent



Subject Property being PIN 73576-0533,
 Lot 93 and part Lot 92, Plan M-1003,
 Parts 10, 11, and 12 on Plan 53R-21924,
 Township of Neelon,
 116 and 118 Covington Court, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

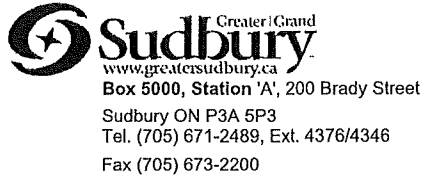
B0052/2024
 Date: 2024 07 17

PLAN OF SURVEY OF
 PART OF
 LOTS 85, 87, 88, 89, 90 & 97
 PART OF
 COVINGTON CRESCENT
 ALL OF
 LOTS 91 TO 96 INCLUSIVE
 AND ALL OF
 LOTS 118, 119, 120 & 121
 REGISTERED PLAN M-1003
 GEOGRAPHIC TOWNSHIP OF NEELON
 CITY OF GREATER SUBURBY
 DISTRICT OF SUBURBY
 SCALE 1:250

TULLOCH GEOMATICS INC., O.L.S.
 2021

NOTES:
 1. THE GROUND SURFACE HAS BEEN DETERMINED FROM OBSERVATION POINTS A, B, C AND D AND IS REFERRED TO THE STATE OF NEW YORK STATE PLANE (NAD 83).
 2. ALL DIMENSIONS ARE IN METERS AND ARE TO BE CONSIDERED AS SUCH.
 3. THE DISTANCE BETWEEN POINTS A, B, C AND D IS 100.00 METERS.
 4. THE DISTANCE BETWEEN POINTS A AND B IS 50.00 METERS.
 5. THE DISTANCE BETWEEN POINTS B AND C IS 50.00 METERS.
 6. THE DISTANCE BETWEEN POINTS C AND D IS 50.00 METERS.
 7. THE DISTANCE BETWEEN POINTS A AND C IS 70.71 METERS.
 8. THE DISTANCE BETWEEN POINTS B AND D IS 70.71 METERS.
 9. THE DISTANCE BETWEEN POINTS A AND D IS 100.00 METERS.
 10. THE DISTANCE BETWEEN POINTS B AND A IS 50.00 METERS.
 11. THE DISTANCE BETWEEN POINTS C AND B IS 50.00 METERS.
 12. THE DISTANCE BETWEEN POINTS D AND C IS 50.00 METERS.
 13. THE DISTANCE BETWEEN POINTS D AND A IS 100.00 METERS.
 14. THE DISTANCE BETWEEN POINTS D AND B IS 100.00 METERS.
 15. THE DISTANCE BETWEEN POINTS D AND C IS 100.00 METERS.
 16. THE DISTANCE BETWEEN POINTS D AND D IS 0.00 METERS.
 17. THE DISTANCE BETWEEN POINTS D AND A IS 100.00 METERS.
 18. THE DISTANCE BETWEEN POINTS D AND B IS 100.00 METERS.
 19. THE DISTANCE BETWEEN POINTS D AND C IS 100.00 METERS.
 20. THE DISTANCE BETWEEN POINTS D AND D IS 0.00 METERS.

LEGEND:
 1. BOUNDARY LINE
 2. CENTER LINE
 3. RIGHT-OF-WAY LINE
 4. EASEMENT LINE
 5. CONVEYANCE LINE
 6. ENCUMBRANCE LINE
 7. ADJACENT PROPERTY
 8. PUBLIC HIGHWAY
 9. RAILROAD
 10. WATER COURSE
 11. UTILITY LINE
 12. FENCE
 13. TREES
 14. ROCKS
 15. SAND
 16. GRAVEL
 17. CLAY
 18. SILT
 19. LOESS
 20. SANDSTONE
 21. LIMESTONE
 22. GRANITE
 23. GNEISS
 24. SCHIST
 25. SLATE
 26. QUARTZITE
 27. MARBLE
 28. SOAPSTONE
 29. SLATE
 30. GRANITE
 31. GNEISS
 32. SCHIST
 33. SLATE
 34. QUARTZITE
 35. MARBLE
 36. SOAPSTONE
 37. SLATE
 38. GRANITE
 39. GNEISS
 40. SCHIST
 41. SLATE
 42. QUARTZITE
 43. MARBLE
 44. SOAPSTONE
 45. SLATE
 46. GRANITE
 47. GNEISS
 48. SCHIST
 49. SLATE
 50. QUARTZITE
 51. MARBLE
 52. SOAPSTONE
 53. SLATE
 54. GRANITE
 55. GNEISS
 56. SCHIST
 57. SLATE
 58. QUARTZITE
 59. MARBLE
 60. SOAPSTONE
 61. SLATE
 62. GRANITE
 63. GNEISS
 64. SCHIST
 65. SLATE
 66. QUARTZITE
 67. MARBLE
 68. SOAPSTONE
 69. SLATE
 70. GRANITE
 71. GNEISS
 72. SCHIST
 73. SLATE
 74. QUARTZITE
 75. MARBLE
 76. SOAPSTONE
 77. SLATE
 78. GRANITE
 79. GNEISS
 80. SCHIST
 81. SLATE
 82. QUARTZITE
 83. MARBLE
 84. SOAPSTONE
 85. SLATE
 86. GRANITE
 87. GNEISS
 88. SCHIST
 89. SLATE
 90. QUARTZITE
 91. MARBLE
 92. SOAPSTONE
 93. SLATE
 94. GRANITE
 95. GNEISS
 96. SCHIST
 97. SLATE
 98. QUARTZITE
 99. MARBLE
 100. SOAPSTONE
 101. SLATE
 102. GRANITE
 103. GNEISS
 104. SCHIST
 105. SLATE
 106. QUARTZITE
 107. MARBLE
 108. SOAPSTONE
 109. SLATE
 110. GRANITE
 111. GNEISS
 112. SCHIST
 113. SLATE
 114. QUARTZITE
 115. MARBLE
 116. SOAPSTONE
 117. SLATE
 118. GRANITE
 119. GNEISS
 120. SCHIST
 121. SLATE
 122. QUARTZITE
 123. MARBLE
 124. SOAPSTONE
 125. SLATE
 126. GRANITE
 127. GNEISS
 128. SCHIST
 129. SLATE
 130. QUARTZITE
 131. MARBLE
 132. SOAPSTONE
 133. SLATE
 134. GRANITE
 135. GNEISS
 136. SCHIST
 137. SLATE
 138. QUARTZITE
 139. MARBLE
 140. SOAPSTONE
 141. SLATE
 142. GRANITE
 143. GNEISS
 144. SCHIST
 145. SLATE
 146. QUARTZITE
 147. MARBLE
 148. SOAPSTONE
 149. SLATE
 150. GRANITE
 151. GNEISS
 152. SCHIST
 153. SLATE
 154. QUARTZITE
 155. MARBLE
 156. SOAPSTONE
 157. SLATE
 158. GRANITE
 159. GNEISS
 160. SCHIST
 161. SLATE
 162. QUARTZITE
 163. MARBLE
 164. SOAPSTONE
 165. SLATE
 166. GRANITE
 167. GNEISS
 168. SCHIST
 169. SLATE
 170. QUARTZITE
 171. MARBLE
 172. SOAPSTONE
 173. SLATE
 174. GRANITE
 175. GNEISS
 176. SCHIST
 177. SLATE
 178. QUARTZITE
 179. MARBLE
 180. SOAPSTONE
 181. SLATE
 182. GRANITE
 183. GNEISS
 184. SCHIST
 185. SLATE
 186. QUARTZITE
 187. MARBLE
 188. SOAPSTONE
 189. SLATE
 190. GRANITE
 191. GNEISS
 192. SCHIST
 193. SLATE
 194. QUARTZITE
 195. MARBLE
 196. SOAPSTONE
 197. SLATE
 198. GRANITE
 199. GNEISS
 200. SCHIST
 201. SLATE
 202. QUARTZITE
 203. MARBLE
 204. SOAPSTONE
 205. SLATE
 206. GRANITE
 207. GNEISS
 208. SCHIST
 209. SLATE
 210. QUARTZITE
 211. MARBLE
 212. SOAPSTONE
 213. SLATE
 214. GRANITE
 215. GNEISS
 216. SCHIST
 217. SLATE
 218. QUARTZITE
 219. MARBLE
 220. SOAPSTONE
 221. SLATE
 222. GRANITE
 223. GNEISS
 224. SCHIST
 225. SLATE
 226. QUARTZITE
 227. MARBLE
 228. SOAPSTONE
 229. SLATE
 230. GRANITE
 231. GNEISS
 232. SCHIST
 233. SLATE
 234. QUARTZITE
 235. MARBLE
 236. SOAPSTONE
 237. SLATE
 238. GRANITE
 239. GNEISS
 240. SCHIST
 241. SLATE
 242. QUARTZITE
 243. MARBLE
 244. SOAPSTONE
 245. SLATE
 246. GRANITE
 247. GNEISS
 248. SCHIST
 249. SLATE
 250. QUARTZITE
 251. MARBLE
 252. SOAPSTONE
 253. SLATE
 254. GRANITE
 255. GNEISS
 256. SCHIST
 257. SLATE
 258. QUARTZITE
 259. MARBLE
 260. SOAPSTONE
 261. SLATE
 262. GRANITE
 263. GNEISS
 264. SCHIST
 265. SLATE
 266. QUARTZITE
 267. MARBLE
 268. SOAPSTONE
 269. SLATE
 270. GRANITE
 271. GNEISS
 272. SCHIST
 273. SLATE
 274. QUARTZITE
 275. MARBLE
 276. SOAPSTONE
 277. SLATE
 278. GRANITE
 279. GNEISS
 280. SCHIST
 281. SLATE
 282. QUARTZITE
 283. MARBLE
 284. SOAPSTONE
 285. SLATE
 286. GRANITE
 287. GNEISS
 288. SCHIST
 289. SLATE
 290. QUARTZITE
 291. MARBLE
 292. SOAPSTONE
 293. SLATE
 294. GRANITE
 295. GNEISS
 296. SCHIST
 297. SLATE
 298. QUARTZITE
 299. MARBLE
 300. SOAPSTONE
 301. SLATE
 302. GRANITE
 303. GNEISS
 304. SCHIST
 305. SLATE
 306. QUARTZITE
 307. MARBLE
 308. SOAPSTONE
 309. SLATE
 310. GRANITE
 311. GNEISS
 312. SCHIST
 313. SLATE
 314. QUARTZITE
 315. MARBLE
 316. SOAPSTONE
 317. SLATE
 318. GRANITE
 319. GNEISS
 320. SCHIST
 321. SLATE
 322. QUARTZITE
 323. MARBLE
 324. SOAPSTONE
 325. SLATE
 326. GRANITE
 327. GNEISS
 328. SCHIST
 329. SLATE
 330. QUARTZITE
 331. MARBLE
 332. SOAPSTONE
 333. SLATE
 334. GRANITE
 335. GNEISS
 336. SCHIST
 337. SLATE
 338. QUARTZITE
 339. MARBLE
 340. SOAPSTONE
 341. SLATE
 342. GRANITE
 343. GNEISS
 344. SCHIST
 345. SLATE
 346. QUARTZITE
 347. MARBLE
 348. SOAPSTONE
 349. SLATE
 350. GRANITE
 351. GNEISS
 352. SCHIST
 353. SLATE
 354. QUARTZITE
 355. MARBLE
 356. SOAPSTONE
 357. SLATE
 358. GRANITE
 359. GNEISS
 360. SCHIST
 361. SLATE
 362. QUARTZITE
 363. MARBLE
 364. SOAPSTONE
 365. SLATE
 366. GRANITE
 367. GNEISS
 368. SCHIST
 369. SLATE
 370. QUARTZITE
 371. MARBLE
 372. SOAPSTONE
 373. SLATE
 374. GRANITE
 375. GNEISS
 376. SCHIST
 377. SLATE
 378. QUARTZITE
 379. MARBLE
 380. SOAPSTONE
 381. SLATE
 382. GRANITE
 383. GNEISS
 384. SCHIST
 385. SLATE
 386. QUARTZITE
 387. MARBLE
 388. SOAPSTONE
 389. SLATE
 390. GRANITE
 391. GNEISS
 392. SCHIST
 393. SLATE
 394. QUARTZITE
 395. MARBLE
 396. SOAPSTONE
 397. SLATE
 398. GRANITE
 399. GNEISS
 400. SCHIST
 401. SLATE
 402. QUARTZITE
 403. MARBLE
 404. SOAPSTONE
 405. SLATE
 406. GRANITE
 407. GNEISS
 408. SCHIST
 409. SLATE
 410. QUARTZITE
 411. MARBLE
 412. SOAPSTONE
 413. SLATE
 414. GRANITE
 415. GNEISS
 416. SCHIST
 417. SLATE
 418. QUARTZITE
 419. MARBLE
 420. SOAPSTONE
 421. SLATE
 422. GRANITE
 423. GNEISS
 424. SCHIST
 425. SLATE
 426. QUARTZITE
 427. MARBLE
 428. SOAPSTONE
 429. SLATE
 430. GRANITE
 431. GNEISS
 432. SCHIST
 433. SLATE
 434. QUARTZITE
 435. MARBLE
 436. SOAPSTONE
 437. SLATE
 438. GRANITE
 439. GNEISS
 440. SCHIST
 441. SLATE
 442. QUARTZITE
 443. MARBLE
 444. SOAPSTONE
 445. SLATE
 446. GRANITE
 447. GNEISS
 448. SCHIST
 449. SLATE
 450. QUARTZITE
 451. MARBLE
 452. SOAPSTONE
 453. SLATE
 454. GRANITE
 455. GNEISS
 456. SCHIST
 457. SLATE
 458. QUARTZITE
 459. MARBLE
 460. SOAPSTONE
 461. SLATE
 462. GRANITE
 463. GNEISS
 464. SCHIST
 465. SLATE
 466. QUARTZITE
 467. MARBLE
 468. SOAPSTONE
 469. SLATE
 470. GRANITE
 471. GNEISS
 472. SCHIST
 473. SLATE
 474. QUARTZITE
 475. MARBLE
 476. SOAPSTONE
 477. SLATE
 478. GRANITE
 479. GNEISS
 480. SCHIST
 481. SLATE
 482. QUARTZITE
 483. MARBLE
 484. SOAPSTONE
 485. SLATE
 486. GRANITE
 487. GNEISS
 488. SCHIST
 489. SLATE
 490. QUARTZITE
 491. MARBLE
 492. SOAPSTONE
 493. SLATE
 494. GRANITE
 495. GNEISS
 496. SCHIST
 497. SLATE
 498. QUARTZITE
 499. MARBLE
 500. SOAPSTONE
 501. SLATE
 502. GRANITE
 503. GNEISS
 504. SCHIST
 505. SLATE
 506. QUARTZITE
 507. MARBLE
 508. SOAPSTONE
 509. SLATE
 510. GRANITE
 511. GNEISS
 512. SCHIST
 513. SLATE
 514. QUARTZITE
 515. MARBLE
 516. SOAPSTONE
 517. SLATE
 518. GRANITE
 519. GNEISS
 520. SCHIST
 521. SLATE
 522. QUARTZITE
 523. MARBLE
 524. SOAPSTONE
 525. SLATE
 526. GRANITE
 527. GNEISS
 528. SCHIST
 529. SLATE
 530. QUARTZITE
 531. MARBLE
 532. SOAPSTONE
 533. SLATE
 534. GRANITE
 535. GNEISS
 536. SCHIST
 537. SLATE
 538. QUARTZITE
 539. MARBLE
 540. SOAPSTONE
 541. SLATE
 542. GRANITE
 543. GNEISS
 544. SCHIST
 545. SLATE
 546. QUARTZITE
 547. MARBLE
 548. SOAPSTONE
 549. SLATE
 550. GRANITE
 551. GNEISS
 552. SCHIST
 553. SLATE
 554. QUARTZITE
 555. MARBLE
 556. SOAPSTONE
 557. SLATE
 558. GRANITE
 559. GNEISS
 560. SCHIST
 561. SLATE
 562. QUARTZITE
 563. MARBLE
 564. SOAPSTONE
 565. SLATE
 566. GRANITE
 567. GNEISS
 568. SCHIST
 569. SLATE
 570. QUARTZITE
 571. MARBLE
 572. SOAPSTONE
 573. SLATE
 574. GRANITE
 575. GNEISS
 576. SCHIST
 577. SLATE
 578. QUARTZITE
 579. MARBLE
 580. SOAPSTONE
 581. SLATE
 582. GRANITE
 583. GNEISS
 584. SCHIST
 585. SLATE
 586. QUARTZITE
 587. MARBLE
 588. SOAPSTONE
 589. SLATE
 590. GRANITE
 591. GNEISS
 592. SCHIST
 593. SLATE
 594. QUARTZITE
 595. MARBLE
 596. SOAPSTONE
 597. SLATE
 598. GRANITE
 599. GNEISS
 600. SCHIST
 601. SLATE
 602. QUARTZITE
 603. MARBLE
 604. SOAPSTONE
 605. SLATE
 606. GRANITE
 607. GNEISS
 608. SCHIST
 609. SLATE
 610. QUARTZITE
 611. MARBLE
 612. SOAPSTONE
 613. SLATE
 614. GRANITE
 615. GNEISS
 616. SCHIST
 617. SLATE
 618. QUARTZITE
 619. MARBLE
 620. SOAPSTONE
 621. SLATE
 622. GRANITE
 623. GNEISS
 624. SCHIST
 625. SLATE
 626. QUARTZITE
 627. MARBLE
 628. SOAPSTONE
 629. SLATE
 630. GRANITE
 631. GNEISS
 632. SCHIST
 633. SLATE
 634. QUARTZITE
 635. MARBLE
 636. SOAPSTONE
 637. SLATE
 638. GRANITE
 639. GNEISS
 640. SCHIST
 641. SLATE
 642. QUARTZITE
 643. MARBLE
 644. SOAPSTONE
 645. SLATE
 646. GRANITE
 647. GNEISS
 648. SCHIST
 649. SLATE
 650. QUARTZITE
 651. MARBLE
 652. SOAPSTONE
 653. SLATE
 654. GRANITE
 655. GNEISS
 656. SCHIST
 657. SLATE
 658. QUARTZITE
 659. MARBLE
 660. SOAPSTONE
 661. SLATE
 662. GRANITE
 663. GNEISS
 664. SCHIST
 665. SLATE
 666. QUARTZITE
 667. MARBLE
 668. SOAPSTONE
 669. SLATE
 670. GRANITE
 671. GNEISS
 672. SCHIST
 673. SLATE
 674. QUARTZITE
 675. MARBLE
 676. SOAPSTONE
 677. SLATE
 678. GRANITE
 679. GNEISS
 680. SCHIST
 681. SLATE
 682. QUARTZITE
 683. MARBLE
 684. SOAPSTONE
 685. SLATE
 686. GRANITE
 687. GNEISS
 688. SCHIST
 689. SLATE
 690. QUARTZITE
 691. MARBLE
 692. SOAPSTONE
 693. SLATE
 694. GRANITE
 695. GNEISS
 696. SCHIST
 697. SLATE
 698. QUARTZITE
 699. MARBLE
 700. SOAPSTONE
 701. SLATE
 702. GRANITE
 703. GNEISS
 704. SCHIST
 705. SLATE
 706. QUARTZITE
 707. MARBLE
 708. SOAPSTONE
 709. SLATE
 710. GRANITE
 711. GNEISS
 712. SCHIST
 713. SLATE
 714. QUARTZITE
 715. MARBLE
 716. SOAPSTONE
 717. SLATE
 718. GRANITE
 719. GNEISS
 720. SCHIST
 721. SLATE
 722. QUARTZITE
 723. MARBLE
 724. SOAPSTONE
 725. SLATE
 726. GRANITE
 727. GNEISS
 728. SCHIST
 729. SLATE
 730. QUARTZITE
 731. MARBLE
 732. SOAPSTONE
 733. SLATE
 734. GRANITE
 735. GNEISS
 736. SCHIST
 737. SLATE
 738. QUARTZITE
 739. MARBLE
 740. SOAPSTONE
 741. SLATE
 742. GRANITE
 743. GNEISS
 744. SCHIST
 745. SLATE
 746. QUARTZITE
 747. MARBLE
 748. SOAPSTONE
 749. SLATE
 750. GRANITE
 751. GNEISS
 752. SCHIST
 753. SLATE
 754. QUARTZITE
 755. MARBLE
 756. SOAPSTONE
 757. SLATE
 758. GRANITE
 759. GNEISS
 760. SCHIST
 761. SLATE
 762. QUARTZITE
 763. MARBLE
 764. SOAPSTONE
 765. SLATE
 766. GRANITE
 767. GNEISS
 768. SCHIST
 769. SLATE
 770. QUARTZITE
 771. MARBLE
 772. SOAPSTONE
 773. SLATE
 774. GRANITE
 775. GNEISS
 776. SCHIST
 777. SLATE
 778. QUARTZITE
 779. MARBLE
 780. SOAPSTONE
 781. SLATE
 782. GRANITE
 783. GNEISS
 784. SCHIST
 785. SLATE
 786. QUARTZITE
 787. MARBLE
 788. SOAPSTONE
 789. SLATE
 790. GRANITE
 791. GNEISS
 792. SCHIST
 793. SLATE
 794. QUARTZITE
 795. MARBLE
 796. SOAPSTONE
 797. SLATE
 798. GRANITE
 799. GNEISS
 800. SCHIST
 801. SLATE
 802. QUARTZITE
 803. MARBLE
 804. SOAPSTONE
 805. SLATE
 806. GRANITE
 807. GNEISS
 808. SCHIST
 809. SLATE
 810. QUARTZITE
 811. MARBLE
 812. SOAPSTONE
 813. SLATE
 814. GRANITE
 815. GNEISS
 816. SCHIST
 817. SLATE
 818. QUARTZITE
 819. MARBLE
 820. SOAPSTONE
 821. SLATE
 822. GRANITE
 823. GNEISS
 824. SCHIST
 825. SLATE
 826. QUARTZITE
 827. MARBLE
 828. SOAPSTONE
 829. SLATE
 830. GRANITE
 831. GNEISS
 832. SCHIST
 833. SLATE
 834. QUARTZITE
 835. MARBLE
 836. SOAPSTONE
 837. SLATE
 838. GRANITE
 839. GNEISS
 840. SCHIST
 841. SLATE
 842. QUARTZITE
 843. MARBLE
 844. SOAPSTONE
 845. SLATE
 846. GRANITE
 847. GNEISS
 848. SCHIST
 849. SLATE
 850. QUARTZITE
 851. MARBLE
 852. SOAPSTONE
 853. SLATE
 854. GRANITE
 855. GNEISS
 856. SCHIST
 857. SLATE
 858. QUARTZITE
 859. MARBLE
 860. SOAPSTONE
 861. SLATE
 862. GRANITE
 863. GNEISS
 864. SCHIST
 865. SLATE
 866. QUARTZITE
 867. MARBLE
 868. SOAPSTONE
 869. SLATE
 870. GRANITE
 871. GNEISS
 872. SCHIST
 873. SLATE
 874. QUARTZITE
 875. MARBLE
 876. SOAPSTONE
 877. SLATE
 878. GRANITE
 879. GNEISS
 880. SCHIST
 881. SLATE
 882. QUARTZITE
 883. MARBLE
 884. SOAPSTONE
 885. SLATE
 886. GRANITE
 887. GNEISS
 888. SCHIST
 889. SLATE
 890. QUARTZITE
 891. MARBLE
 892. SOAPSTONE
 893. SLATE
 894. GRANITE
 895. GNEISS
 896. SCHIST
 897. SLATE
 898. QUARTZITE
 899. MARBLE
 900. SOAPSTONE
 901. SLATE
 902. GRANITE
 903. GNEISS
 904. SCHIST
 905. SLATE
 906. QUARTZITE
 907. MARBLE
 908. SOAPSTONE
 909. SLATE
 910. GRANITE
 911. GNEISS
 912. SCHIST
 913. SLATE
 914. QUARTZITE
 915. MARBLE
 916. SOAPSTONE
 917. SLATE
 918. GRANITE
 919. GNEISS
 920. SCHIST
 921. SLATE
 922. QUARTZITE
 923. MARBLE
 924. SOAPSTONE
 925. SLATE
 926. GRANITE
 927. GNEISS
 928. SCHIST
 929. SLATE
 930. QUARTZITE
 931. MARBLE
 932. SOAPSTONE
 933. SLATE
 934. GRANITE
 935. GNEISS
 936. SCHIST
 937. SLATE
 938. QUARTZITE
 939. MARBLE
 940. SOAPSTONE
 941. SLATE
 942. GRANITE
 943. GNEISS
 944. SCHIST
 945. SLATE
 946. QUARTZITE
 947. MARBLE
 948. SOAPSTONE
 949. SLATE
 950. GRANITE
 951. GNEISS
 952. SCHIST
 953. SLATE
 954. QUARTZITE
 955. MARBLE
 956. SOAPSTONE
 957. SLATE
 958. GRANITE
 959. GNEISS
 960. SCHIST
 961. SLATE
 962. QUARTZITE
 963. MARBLE
 964. SOAPSTONE
 965. SLATE
 966. GRANITE
 967. GNEISS
 968. SCHIST
 969. SLATE
 970. QUARTZITE
 971. MARBLE
 972. SOAPSTONE
 973. SLATE
 974. GRANITE
 975. GNEISS
 976. SCHIST
 977. SLATE
 978. QUARTZITE
 979. MARBLE
 980. SOAPSTONE
 981. SLATE
 982. GRANITE
 983. GNEISS
 984. SCHIST
 985. SLATE
 986. QUARTZITE
 987. MARBLE
 988. SOAPSTONE
 989. SLATE
 990. GRANITE
 991. GNEISS
 992. SCHIST
 993. SLATE
 994. QUARTZITE
 995. MARBLE
 996. SOAPSTONE
 997. SLATE
 998. GRANITE
 999. GNEISS
 1000. SCHIST
 1001. SLATE
 1002. QUARTZITE
 1003. MARBLE
 1004. SOAPSTONE
 1005. SLATE
 1006. GRANITE
 1007. GNEISS
 1008. SCHIST
 1009. SLATE
 1010. QUARTZITE
 1011. MARBLE
 1012. SOAPSTONE
 1013. SLATE
 1014. GRANITE
 1015. GNEISS
 1016.



Office Use Only 2024.01.01
B0053/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR CONSENT

APPLICATION FEE: \$2,170.00 (includes \$320.00 Legal Notice Fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s):	Timestone Corp	Email:	
Mailing Address:	1730 Regent st	Home Phone:	
		Business Phone:	
City:	Sudbury	Postal Code:	P3E 3Z8
		Fax Phone:	

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

Name of Purchaser(s) or Chargee(s):	Zulich Construction Corp	Email:	
Mailing Address:	1730 Regent St	Home Phone:	
		Business Phone:	
City:	Sudbury	Postal Code:	P3E 3Z8
		Fax Phone:	

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

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

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

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

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

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

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

Roll #	Township	Lot No.	Concession No.
PIN(s):		Parcel(s)	
Subdivision Plan No. M-1003	Lot 91	R-Plan No. 53R-21454	Part(s) 76-79 72-79
Municipal Address or Street(s):	134 Covington Cr	Ward:	

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

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

8) Date of acquisition of subject land, 2012

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

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

Date of Transfer June 7th, 2024 Name of Transferee Timestone Corp
Use of severed land Semi detached dwelling Consent File No. B0060/2023

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

If "yes", indicate the file number and status of the application. Registered M-1003

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

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

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

12) Dimensions of land to be severed **in metric units** (describe **only** the portion of the land which is to be transferred, leased or mortgaged)? parts 76-79

Frontage 16.255 Depth 30.48 Area 495.45
Existing Use Proposed Use

Number and use of existing buildings and structures on the land to be severed?
Existing 1 residential dwelling Proposed 1 residential dwelling

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). parts 92-75

Frontage 11.543 Depth 30.48 Area 351.83
Existing Use Proposed Use

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

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.

B0053/2024

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 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		

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

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

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

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

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

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

If "yes", how many? _____

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

- Yes
- No

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

B0053/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

_____ in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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


Authority to Enter Land and Photograph

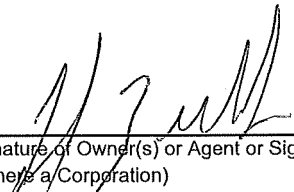
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

Appointment of Authorized Agent

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

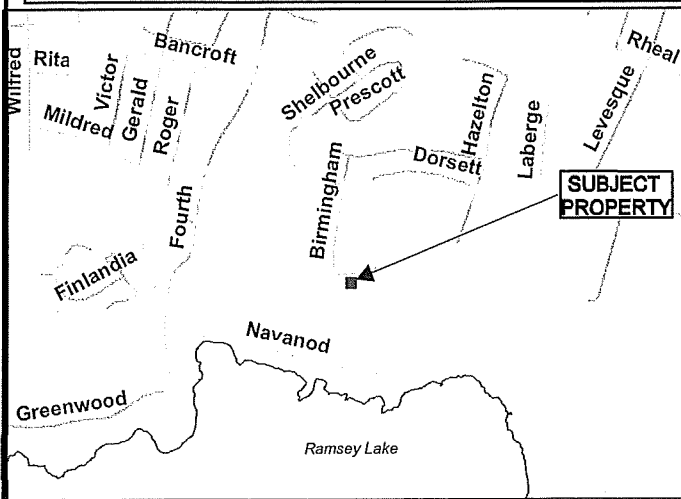
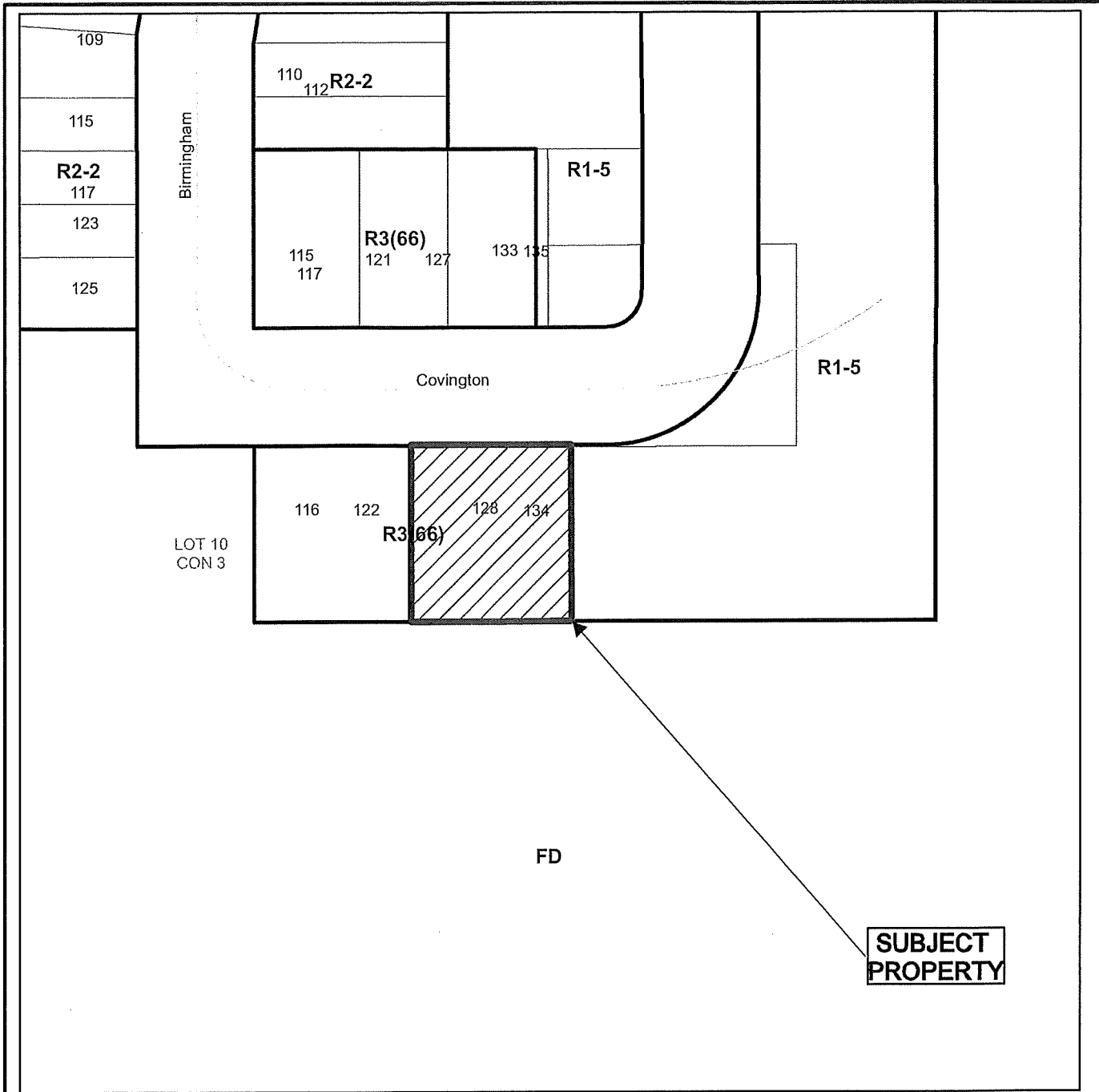
Dated this 5th day of July, 2024

(witness) 


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

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

B0053/2024



Application for Consent



Subject Property being PIN 73576-0534,
 Lot 91 and part Lot 92, Plan M-1003,
 Parts 13, 14, and 15 on Plan 53R-21924,
 Part Lot 10, Concession 3,
 Township of Neelon,
 134 Covington Court, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

B0053/2024
 Date: 2024 07 17

