

Tom Davies Square
200 Brady St

Monday, December 16, 2024

B0065/2024

1000252971 ONTARIO LIMITED

Ward: 5

PIN 73504 2233, Parcel 20075A, Survey Plan 53R-14967 Part(s) except 1 and 2, Lot Part 6, Concession 1, Township of Hanmer, 0 Dominion Drive, Hanmer, [2010-100Z, RU (Rural)]

Create a new lot on the north west vacant side of the subject property providing an approximate 36.0m lot frontage, 39.0m lot depth and 1449.0 sq. m lot area, identified as Lot 1 on the Site Plan.

ALSO SUBJECT TO CONSENT APPLICATIONS B66/24 TO B68/24 AND REZONING 751-7/23-09

B0066/2024

1000252971 ONTARIO LIMITED

Ward: 5

PIN 73504 2233, Parcel 20075A, Survey Plan 53R-14967 Part(s) except 1 and 2, Lot Part 6, Concession 1, Township of Hanmer, 0 Dominion Drive, Hanmer, [2010-100Z, RU (Rural)]

Create a new lot on the north west vacant middle side of the subject property providing an approximate 33.0m lot frontage, 39.0m lot depth and 1328.0 sq. m lot area, identified as Lot 2 on the Site Plan.

ALSO SUBJECT TO CONSENT APPLICATIONS B65/24, B67/24 AND B68/24 AND REZONING 751-7/23-09

B0067/2024

1000252971 ONTARIO LIMITED

Ward: 5

PIN 73504 2233, Parcel 20075A, Survey Plan 53R-14967 Part(s) except 1 and 2, Lot Part 6, Concession 1, Township of Hanmer, Dominion Drive, Hanmer, [2010-100Z, RU (Rural)]

Create a new lot on the north east vacant middle side of the subject property providing an approximate 36.0m lot frontage, 39.0m lot depth and 1449.0 sq. m lot area, identified as Lot 3 on the Site Plan.

ALSO SUBJECT TO CONSENT APPLICATIONS B65/24, B66/24, AND B68/24 AND REZONING 751-7/23-09

B0068/2024

1000252971 ONTARIO LIMITED

Ward: 5

PIN 73504 2233, Parcel 20075A, Survey Plan 53R-14967 Part(s) except 1 and 2, Lot Part 6, Concession 1, Township of Hanmer, Dominion Drive, Hanmer, [2010-100Z, RU (Rural)]

Create a new lot on the north east vacant side of the subject property providing an approximate 33.0m lot frontage, 39.0m lot depth and 1328.0 sq. m lot area, identified as Lot 4 on the Site Plan.

ALSO SUBJECT TO CONSENT APPLICATIONS B65/24 TO B67/24 AND REZONING 751-7/23-09

B0093/2024

**JULIE BODSON
MARC BODSON**

Ward: 5

PINs 73505 1068 & 73505 1066, Surveys Plan 53R-15967 Part(s) except 1 to 4 & Plan 53R-16512 Part(s) 2 to 7 and 9 to 14 & Plan 53R-16878 Part(s) 1 to 12 & Plan 53R-16988 Part(s) 1 to 16 and 18 to 21 & Plan 53R-17173 Part(s) 1 and 2 & Plan 53R-17292 Part(s) 1 to 6 & Plan 53R-19685 Part(s) 1 and 2 & Plan 53R-20955 Part(s) 1, 2 and 5 & Plan 53R-21464 Part(s) 1, Lot Part 7, Concession 1, Township of Hanmer, 1836 Yorkshire Drive, Val Caron, [2010-100Z, RU (93) (Rural)]

A lot addition of an approximate 402.0 sq. m east portion of the subject property with abutting PIN 73505-0210, municipally known as 1739 Charles Court, and also, a lot addition of an approximate 1019.0 sq. m east portion of the subject property with abutting PIN 73505-0698, municipally known as 1745 Charles Court.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B95/19 (Oct 14/19), B27/12 (Jun 14/12), B12/03 to B16/03 (Feb 17/03), B30/02 (Jun 17/02), B75/02 & B76/02 (Jan 6/03), B19/01 to B22/01 (Jun 11/01), B16/00 (May 1/00), B25/99 & B26/99 (May 31/99), B51/99 & B52/99 (Dec 13/99), B70/98 (Mar 31/99), B22/97 to B24/97 (Mar 18/97) and B96/97 (Jul 7/97)

B0094/2024

**JULIE BODSON
MARC BODSON**

Ward: 5

PINs 73505 1068 & 73505 1066, Surveys Plan 53R-15967 Part(s) except 1 to 4 & Plan 53R-16512 Part(s) 2 to 7 and 9 to 14 & Plan 53R-16878 Part(s) 1 to 12 & Plan 53R-16988 Part(s) 1 to 16 and 18 to 21 & Plan 53R-17173 Part(s) 1 and 2 & Plan 53R-17292 Part(s) 1 to 6 & Plan 53R-19685 Part(s) 1 and 2 & Plan 53R-20955 Part(s) 1, 2 and 5 & Plan 53R-21464 Part(s) 1, Lot Part 7, Concession 1, Township of Hanmer, 1836 Yorkshire Drive, Val Caron, [2010-100Z, RU (93) (Rural)]

A lot addition of an approximate 1650.49 sq. m east portion of the subject property with abutting PIN 73505-0668, municipally known as 3661 Suzanne Street, and also, a lot addition of an approximate 2496.31 sq. m east portion of the subject property with abutting PIN 73505-0675, municipally known as 3683 Suzanne Street.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B95/19 (Oct 14/19), B27/12 (Jun 14/12), B12/03 to B16/03 (Feb 17/03), B30/02 (Jun 17/02), B75/02 & B76/02 (Jan 6/03), B19/01 to B22/01 (Jun 11/01), B16/00 (May 1/00), B25/99 & B26/99 (May 31/99), B51/99 & B52/99 (Dec 13/99), B70/98 (Mar 31/99), B22/97 to B24/97 (Mar 18/97) and B96/97 (Jul 7/97)

B0095/2024

1721006 ONTARIO LIMITED

Ward: 6

PIN 73504 3134, SRO, Lot(s) 177, Subdivision M-1115, Lot Part 5, Concession 2, Township of Hanmer, 4096 Bonaventure Drive, 4100 Bonaventure Drive, Hanmer, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0096/2024

**HOLLIE LAPLANTE
IVAN LAPLANTE**

Ward: 6

PIN 73504 1826, Parcel 27475 SEC SES, Lot(s) 132, Subdivision M-396, Lot Part 4, Concession 2, Township of Hanmer, 4478 Gerard Court, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

Create a new lot on the south side of the subject property providing an approximate 14.6m lot frontage, 40.2m lot depth and 586.9 sq. m lot area.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A92/24 (OCT 23/24)

B0098/2024

**KATE MAINVILLE
DANIEL CASTILLOUX**

Ward: 9

PIN 73481 0846, Survey Plan 53R-21696 Part(s) 1, Lots Part 2, Part 3, Concession 1, Township of Dryden, 58 Johnson Road, Wahnapiatae, [2010-100Z, RU (Rural)]

Create a new lot on the north west side of the subject property providing an approximate 90.0m lot frontage, 204.0m lot depth and 2.18 ha lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B10/22 (APR 4/22)

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY DECEMBER 11, 2024 FOR CONSIDERATION**

PREPARED LOT 1

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

Office Use Only 2024.01.01
B 0065/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

City of Greater Sudbury
APPLICATION FOR CONSENT

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): 1000252971 ONTARIO LIMITED	Email: [REDACTED]
Mailing Address: 2100 BRADY DRIVE	Home Phone: _____
City: SUDBURY	Business Phone: _____
Postal Code: N4E 2R5	Fax Phone: _____

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

Name of Purchaser(s) or Chargee(s): Not applicable	Email: _____
Mailing Address: _____	Home Phone: _____
City: _____	Business Phone: _____
Postal Code: _____	Fax Phone: _____

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

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

Name of Agent: TULLOCH	Email: [REDACTED]
Mailing Address: 131 Fielding Road	Home Phone: _____
City: Lively	Business Phone: _____
Postal Code: P3Y 1L7	Fax Phone: _____

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

4) Purpose of Transaction

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

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

N/A

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

Roll # _____	Township HANMER	Lot No. E 1/2 OF E 1/2 LTC	Concession No. 1
PIN(s): 735042233		Parcel(s) 20075A	
Subdivision Plan No. _____	Lot _____	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): 0 Dominion Drive, 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.

LT38060 Hydro easement

8) Date of acquisition of subject land. April 30, 2004

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

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

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

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

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

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

If "yes", indicate the file number(s). 751-7-23-09

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

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

<u>Frontage +- 36m</u>	<u>Depth +- 39m</u>	<u>Area +- 1449m2</u>
<u>Existing Use Vacant</u>	<u>Proposed Use Residential</u>	

Number and use of existing buildings and structures on the land to be severed?
Existing 0 Proposed 1

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

N/A

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

<u>Frontage +- 20m</u>	<u>Depth +- 1667m</u>	<u>Area 32.6 ha</u>
<u>Existing Use Vacant</u>	<u>Proposed Use Vacant & Residential</u>	

Number and use of existing buildings and structures on the land to be retained?
Existing 0 Proposed 0

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.

B0065/2024

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 type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" 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.

The application is consistent with policies in sections 2.3.2, 3.2, 17.2 as it is within the settlement area, where growth and development is to be focused. The site is suitable to accommodate the proposed built form, is consistent with the proposed neighbourhood character, and is an efficient use of land.

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

The application is consistent with policies in sections 1.1.1, 1.1.3, and 1.4.3 as it facilitates the development of housing in a compact form, contributing to the range and mix of housing options in the area. It is located on existing municipal servicing infrastructure, representing a development that efficiently uses land and resources.

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

The application conforms with the GPNO, policy 3.4.3 by providing the community with more diverse housing types.

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

If this application is approved, would any existing dwelling units be legalized? Yes No
If "yes", how many? _____

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

- Yes
- No

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

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

Schedule Attached Yes No

80065/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1000252971 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as PCL 20075A SEC SES SRO; E 1/2 OF E 1/2 LT 6 CON 1 HANMER EXCEPT PT 1 & 2
53R14967; S/T LT38060; GREATER SUDBURY
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;

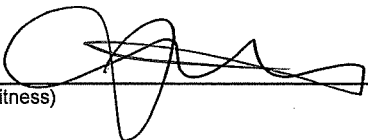
Authority to Enter Land and Photograph

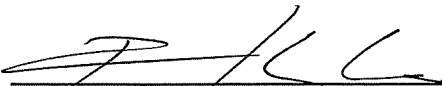
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

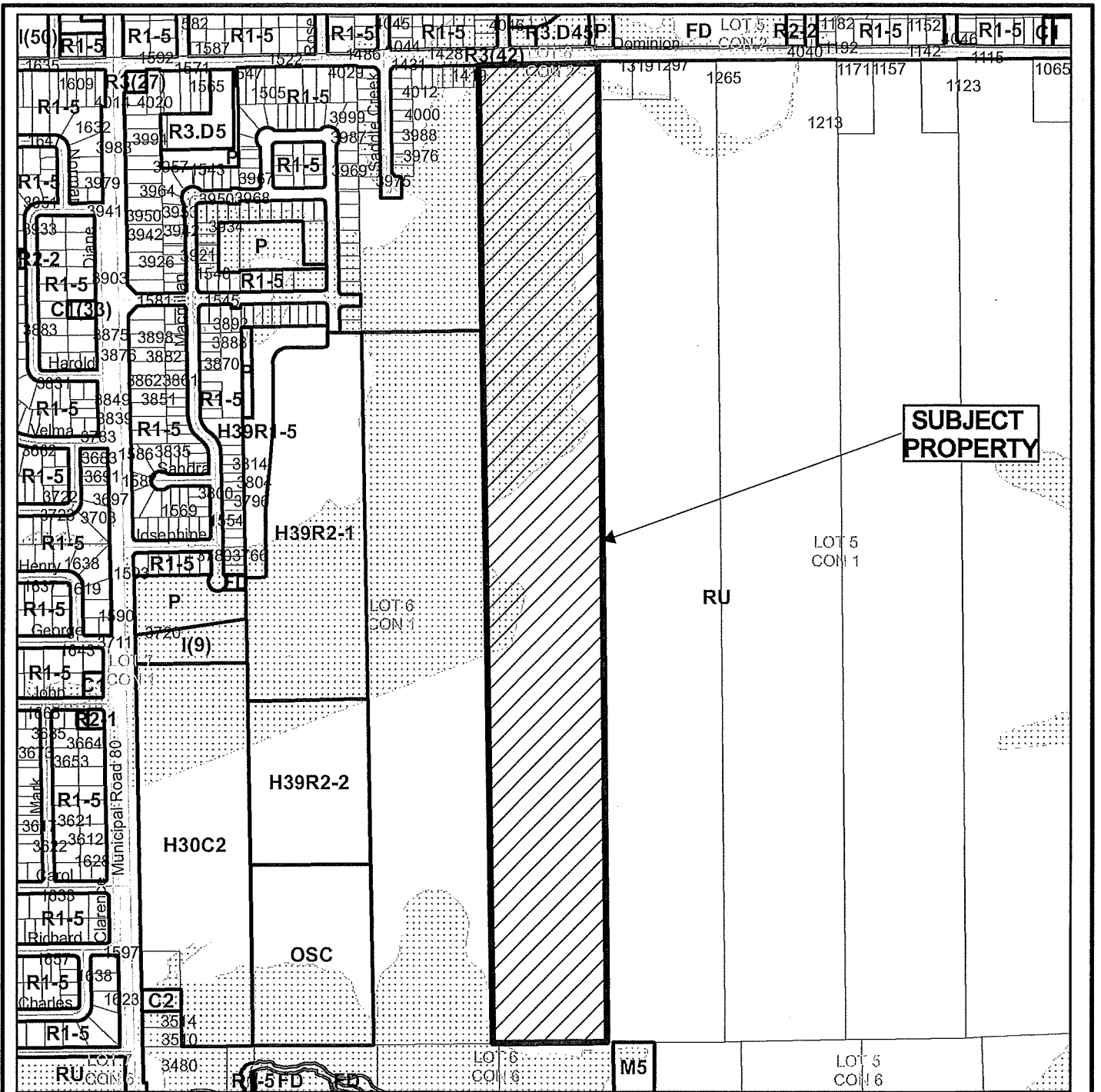
Dated this 14th day of August, 2024

(witness) 

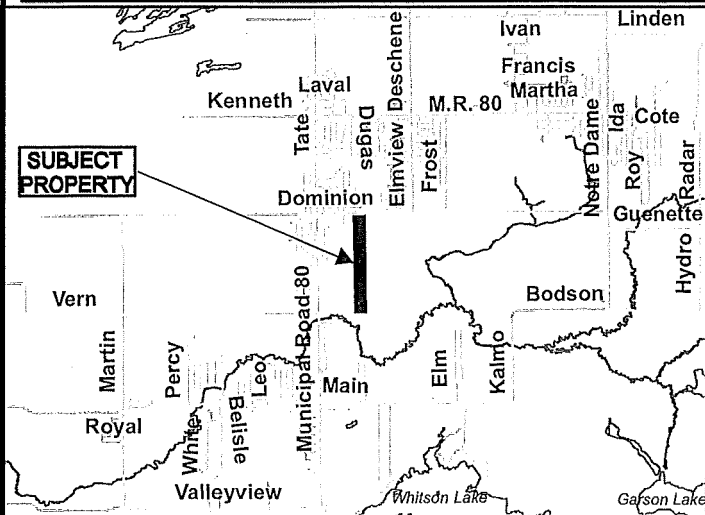

signature of Owner(s) or Agent or Signing Officer
(*where a Corporation)

Print Name: PAOLO CASINARO
*I have authority to bind the Corporation

8006512024



SUBJECT PROPERTY



Application for Consent

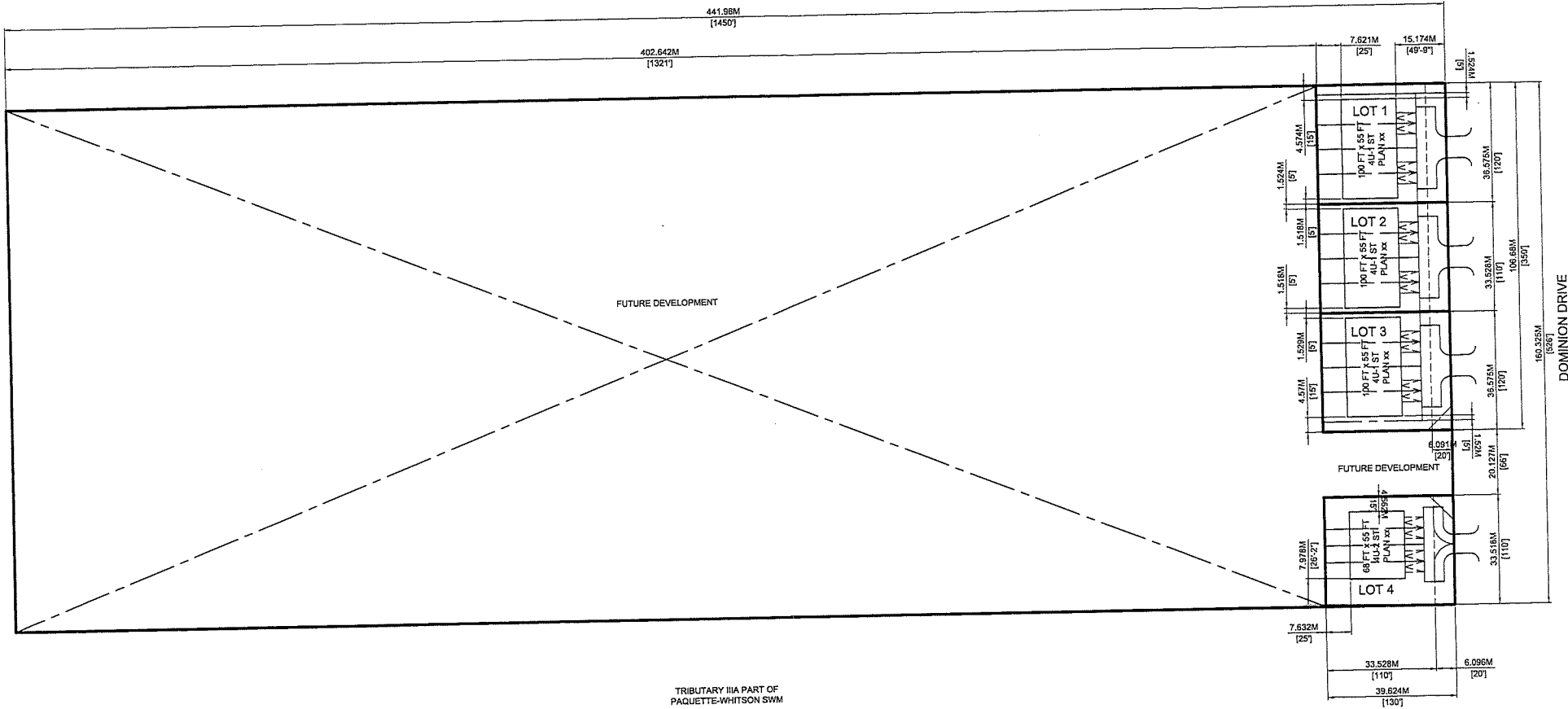


Subject Property being PIN 73504-2233,
 Parcel 20075A, except Parts 1-2, Plan 53R-14967,
 Part Lot 6, Concession 1,
 Township of Hanmer,
 0 Dominion Drive, Hanmer,
 City of Greater Sudbury

NTS
 Sketch 1

B0065/2024, B0066/2024,
 B0067/2024 & B0068/2024

Date: 2024 08 29



ENTIRE SITE LOT COVERAGE CALCULATION

	<u>AREA (SQ M)</u>
TOTAL LOT AREA:	70,857.24 (441.96x160.325)
FUTURE DEVELOPMENT LOT AREA:	65,305 (70,857.24 - (39.62x33.52) - (39.62x106.68))
BUILDING COVERAGE:	1881 ((511x3) +348)

LOT COVERAGE (%)

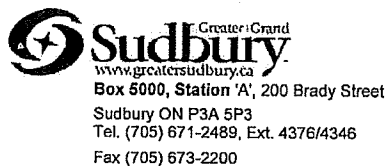
92% (65305/70857x100)
2.65% (1881/70857x100)

PHASE 1: BUILDING LOT COVERAGE CALCULATION

	<u>LOT AREA (SQ M)</u>	<u>BUILDING LOT COVERAGE (%)</u>
LOT 1	1449.25 (36.575x39.624)	35.26% (511/1449.25x100)
LOT 2	1328.51 (33.528x39.624)	38.46% (511/1328.51x100)
LOT 3	1449.25 (36.575x39.624)	35.26% (511/1449.25x100)
LOT 4	1328.12 (33.518x39.624)	26.2% (348/1328.12x100)

*Boo065/2024
Sketch 2*

RECEIVED LOT 2



Office Use Only 2024.01.0
B006612024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

City of Greater Sudbury APPLICATION FOR CONSENT

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): 1000252971 ONTARIO LIMITED	Email: [REDACTED]
Mailing Address: 2000 SEVEN OAK DRIVE	Home Phone:
City: Sudbury	Business Phone:
Postal Code: P3E 2K5	Fax Phone:

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

Name of Purchaser(s) or Chargee(s): Not applicable	Email:
Mailing Address:	Home Phone:
City:	Business Phone:
Postal Code:	Fax Phone:

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

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

Name of Agent: TULLOCH	Email: [REDACTED]
Mailing Address: 131 Fielding Road	Home Phone:
City: Lively	Business Phone:
Postal Code: P3Y 1L7	Fax Phone:

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

4) Purpose of Transaction

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

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

N/A

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

Roll #	Township HANMER	Lot No. E 1/2 OF E 1/2 LT	Concession No. 1
PIN(s): 735042233		Parcel(s) 20075A	
Subdivision Plan No.	Lot	R-Plan No.	Part(s)
Municipal Address or Street(s): 0 Dominion Drive, 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.

LT38060 Hydro easement _____

8) Date of acquisition of subject land. April 30, 2004

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

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

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

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

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

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

If "yes", indicate the file number(s). 751-7-23-09

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

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

<u>Frontage+- 33m</u>	<u>Depth+- 39m</u>	<u>Area+- 1328m2</u>
<u>Existing Use Vacant</u>	<u>Proposed Use Residential</u>	

Number and use of existing buildings and structures on the land to be severed?
Existing 0 Proposed 1

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

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

<u>Frontage+- 20m</u>	<u>Depth+- 1667m</u>	<u>Area +- 32.6 ha</u>
<u>Existing Use Vacant</u>	<u>Proposed Use Vacant & Residential</u>	

Number and use of existing buildings and structures on the land to be retained?
Existing 0 Proposed 0

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.

Boob6/2024

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 type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" 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.

The application is consistent with policies in sections 2.3.2, 3.2, 17.2 as it is within the settlement area, where growth and development is to be focused. The site is suitable to accommodate the proposed built form, is consistent with the proposed neighbourhood character, and is an efficient use of land.

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

The application is consistent with policies in sections 1.1.1, 1.1.3, and 1.4.3 as it facilitates the development of housing in a compact form, contributing to the range and mix of housing options in the area. It is located on existing municipal servicing infrastructure, representing a development that efficiently uses land and resources.

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

The application conforms with the GPNO, policy 3.4.3 by providing the community with more diverse housing types.

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

B0066/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1000252971 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as PCL 20075A SEC SES SRO; E 1/2 OF E 1/2 LT 6 CON 1 HANMER EXCEPT PT 1 & 2
53R14967; S/T LT38060; GREATER SUDBURY
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 TULLOCH (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 14th day of August, 2024

(witness) 


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

Print Name: PAOLO CUSINZIO
*I have authority to bind the Corporation

Boo06/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, TULLOCH (please print all names),

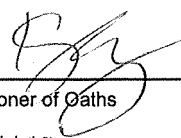
the registered owner(s) or authorized agent of the property described as PCL 20075A SEC SES SRO; E 1/2 OF

E 1/2 LT 6 CON 1 HANMER EXCEPT PT 1 & 2 53R14967; S/T LT38060; GREATER SUDBURY

in the City of Greater Sudbury:

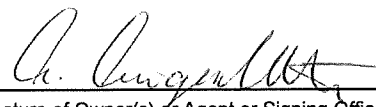
solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 15 day of August, 2024



Commissioner of Oaths

Karen Elisabeth 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)

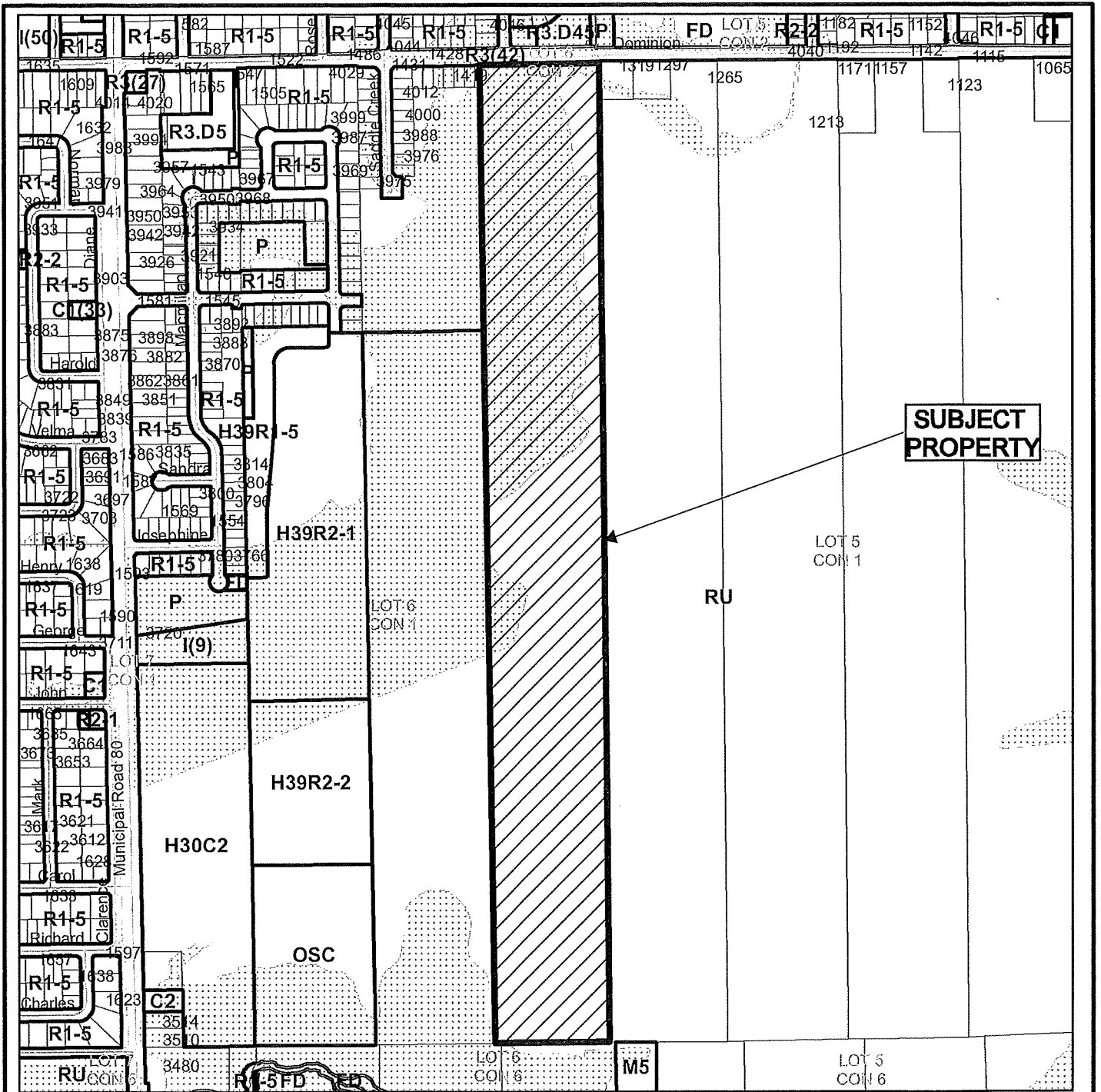
Print Name: Aaron Ariganello
*I have authority to bind the Corporation

* 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>27 Nov 24</u>	Decision Date: <u>16 Dec 24</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 Notes</u>	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Notes: <u>Also subject to Rezoning 751-7/23-09</u>		

800661/2024



SUBJECT PROPERTY

LOT 5
CON 1

RU

LOT 6
CON 1

H39R2-2

H30C2

OSC

I(9)

R1-5

H39R-5

R1-5

R1-5

R1-5

R1-5

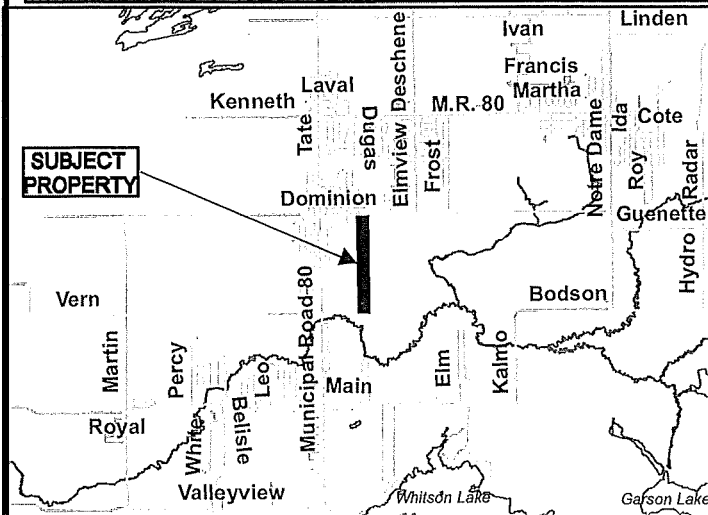
R1-5

M5

LOT 5
CON 6

RU

R1-5 FD



Application for Consent

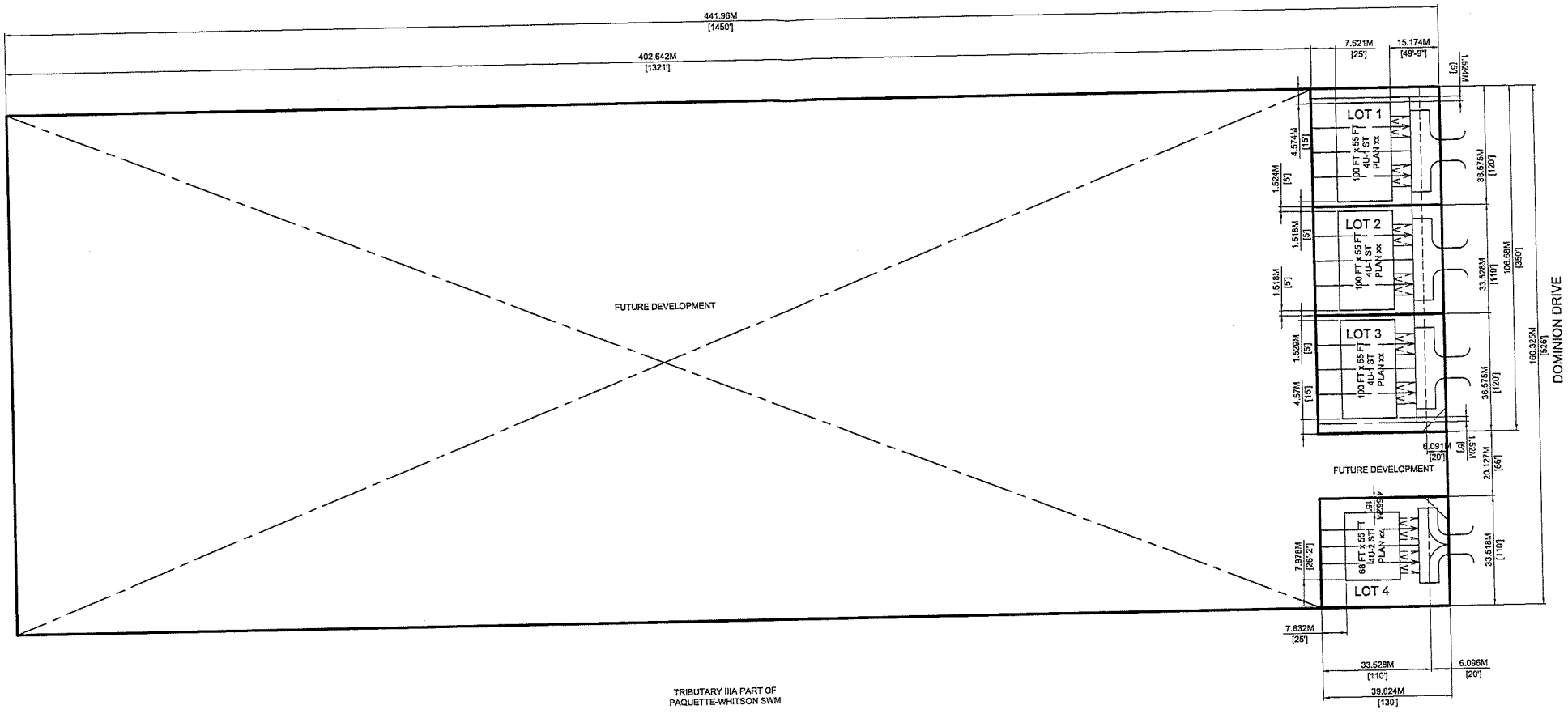


Subject Property being PIN 73504-2233,
Parcel 20075A, except Parts 1-2, Plan 53R-14967,
Part Lot 6, Concession 1,
Township of Hanmer,
0 Dominion Drive, Hanmer,
City of Greater Sudbury

NTS
Sketch 1

B0065/2024, B0066/2024,
B0067/2024 & B0068/2024

Date: 2024 08 29



ENTIRE SITE LOT COVERAGE CALCULATION

	AREA (SQ M)	LOT COVERAGE (%)
TOTAL LOT AREA:	70,857.24 (441.96x160.325)	
FUTURE DEVELOPMENT LOT AREA:	65,305 (70,857.24 - (39.62x33.52) - (39.62x106.68))	92% (65305/70857x100)
BUILDING COVERAGE:	1881 ((511x3) +348)	2.65% (1881/70857x100)

PHASE 1: BUILDING LOT COVERAGE CALCULATION

	LOT AREA (SQ M)	BUILDING LOT COVERAGE (%)
LOT 1	1449.25 (36.575x39.624)	35.26% (511/1449.25x100)
LOT 2	1328.51 (33.528x39.624)	38.46% (511/1328.51x100)
LOT 3	1449.25 (36.575x39.624)	35.26% (511/1449.25x100)
LOT 4	1328.12 (33.518x39.624)	28.2% (348/1328.12x100)

*Boodle/2024
Sketch 2*

PROPOSED LOT 3

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

Office Use Only 2024.01.01
B 0067/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

City of Greater Sudbury
APPLICATION FOR CONSENT

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): 1000252971 ONTARIO LIMITED	Email: [REDACTED]
Mailing Address: 7160 SERRAVALLO DRIVE	Home Phone: _____
City: SUDBURY	Business Phone: _____
Postal Code: P3E 2K8	Fax Phone: _____

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

Name of Purchaser(s) or Chargee(s): Not applicable	Email: _____
Mailing Address: _____	Home Phone: _____
City: _____	Business Phone: _____
Postal Code: _____	Fax Phone: _____

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

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

Name of Agent: TULLOCH	Email: [REDACTED]
Mailing Address: 131 Fielding Road	Home Phone: _____
City: Lively	Business Phone: _____
Postal Code: P3Y 1L7	Fax Phone: _____

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

4) Purpose of Transaction

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

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

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

Roll # _____	Township HANMER	Lot No. E 1/2 OF E 1/2 LT	Concession No. 1
PIN(s): 735042233		Parcel(s) 20075A	
Subdivision Plan No. _____	Lot _____	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): 0 Dominion Drive, 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.

LT38060 Hydro easement

8) Date of acquisition of subject land. April 30, 2004

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

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

Date of Transfer	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). 751-7123/009

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+- 36m	Depth+- 39m	Area+- 1449m2
Existing Use Vacant	Proposed Use Residential	

Number and use of existing buildings and structures on the land to be severed?
 Existing⁰ Proposed¹

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+- 20m	Depth +- 1667m	Area 32.6 ha
Existing Use Vacant	Proposed Use Vacant & Residential	

Number and use of existing buildings and structures on the land to be retained?
 Existing⁰ Proposed⁰

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.

B006712024

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 type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" 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.

The application is consistent with policies in sections 2.3.2, 3.2, 17.2 as it is within the settlement area, where growth and development is to be focused. The site is suitable to accommodate the proposed built form, is consistent with the proposed neighbourhood character, and is an efficient use of land.

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

The application is consistent with policies in sections 1.1.1, 1.1.3, and 1.4.3 as it facilitates the development of housing in a compact form, contributing to the range and mix of housing options in the area. It is located on existing municipal servicing infrastructure, representing a development that efficiently uses land and resources.

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

The application conforms with the GPNO, policy 3.4.3 by providing the community with more diverse housing types.

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

B006712024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1000252971 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as PCL 20075A SEC SES SRO; E 1/2 OF E 1/2 LT 6 CON 1 HANMER EXCEPT PT 1 & 2
53R14967; S/T LT38060; GREATER SUDBURY
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;

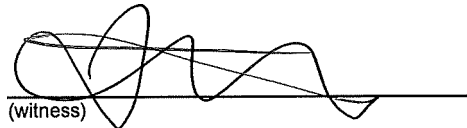
Authority to Enter Land and Photograph

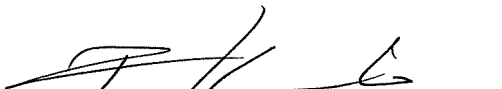
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

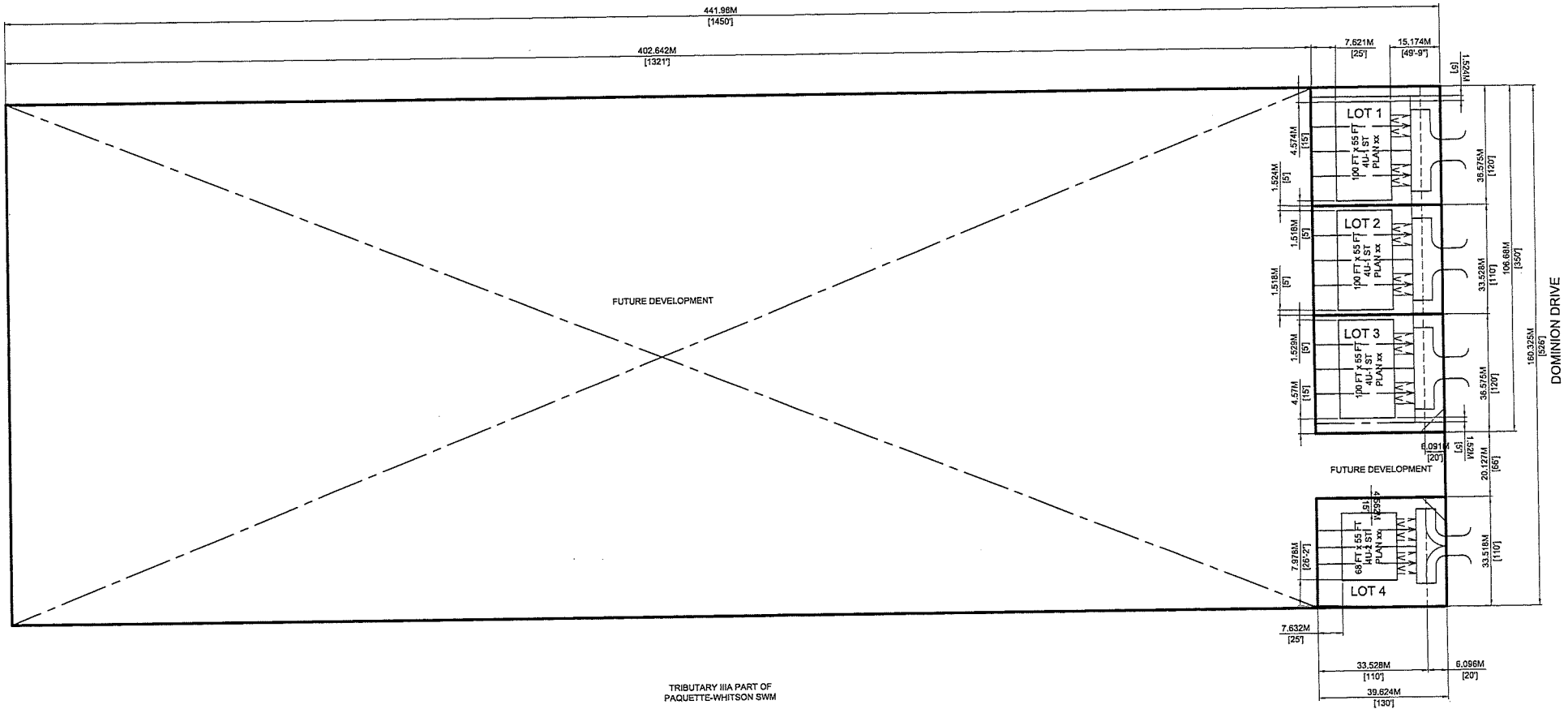
Dated this 14th day of August, 20 24


(witness)


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

Print Name: Fabio Lusinato
*I have authority to bind the Corporation

B0067/2024



ENTIRE SITE LOT COVERAGE CALCULATION

	AREA (SQ M)
TOTAL LOT AREA:	70,857.24 (441.96x160.325)
FUTURE DEVELOPMENT LOT AREA:	65,305 (70,857.24 - (39.62x106.68))
BUILDING COVERAGE:	1881 ((511x3) +348)

LOT COVERAGE (%)

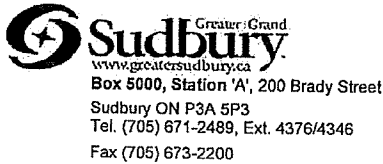
92% (65305/70857x100)
2.65% (1881/70857x100)

PHASE 1: BUILDING LOT COVERAGE CALCULATION

	LOT AREA (SQ M)	BUILDING LOT COVERAGE (%)
LOT 1	1449.25 (36.575x39.624)	35.26% (511/1449.25x100)
LOT 2	1328.51 (33.528x39.624)	38.46% (511/1328.51x100)
LOT 3	1449.25 (36.575x39.624)	35.26% (511/1449.25x100)
LOT 4	1328.12 (33.518x39.624)	26.2% (348/1328.12x100)

300672024
Sketch 2

PROPOSED LOT 4



Office Use Only 2024.01.01	
Book 8/2024	
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>	
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___	

City of Greater Sudbury APPLICATION FOR CONSENT

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): 1000252971 ONTARIO LIMITED	Email: [REDACTED]
Mailing Address: 2140 STEWART DRIVE	Home Phone: _____
City: [REDACTED]	Business Phone: _____
Postal Code: P3E 2R7	Fax Phone: _____

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

Name of Purchaser(s) or Chargee(s): Not applicable	Email: _____
Mailing Address: _____	Home Phone: _____
City: _____	Business Phone: _____
Postal Code: _____	Fax Phone: _____

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

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

Name of Agent: TULLOCH	Email: [REDACTED]
Mailing Address: 131 Fielding Road	Home Phone: _____
City: Lively	Business Phone: _____
Postal Code: P3Y 1L7	Fax Phone: _____

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

4) Purpose of Transaction

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

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

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

Roll # _____	Township HANMER	Lot No. E 1/2 OF E 1/2 LT Concession No. 1
Pin(s): 735042233		Parcel(s) 20075A
Subdivision Plan No. _____	Lot _____	R-Plan No. _____
Municipal Address or Street(s): 0 Dominion Drive, Hanmer		Part(s) _____
		Ward: _____

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

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

LT38060 Hydro easement _____

8) Date of acquisition of subject land. April 30, 2004

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

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

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

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

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

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

If "yes", indicate the file number(s). 751-7-23-09

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

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

<u>Frontage+- 33m</u>	<u>Depth+- 39m</u>	<u>Area+- 1328m2</u>
<u>Existing Use Vacant</u>	<u>Proposed Use Residential</u>	

Number and use of existing buildings and structures on the land to be severed?
Existing⁰ Proposed¹

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

N/A

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

<u>Frontage+- 20m</u>	<u>Depth +- 1667m</u>	<u>Area 32.6 ha</u>
<u>Existing Use Vacant</u>	<u>Proposed Use Vacant & Residential</u>	

Number and use of existing buildings and structures on the land to be retained?
Existing⁰ Proposed⁰

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.

B0068/2024

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 type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" 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.

The application is consistent with policies in sections 2.3.2, 3.2, 17.2 as it is within the settlement area, where growth and development is to be focused. The site is suitable to accommodate the proposed built form, is consistent with the proposed neighbourhood character, and is an efficient use of land.

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

The application is consistent with policies in sections 1.1.1, 1.1.3, and 1.4.3 as it facilitates the development of housing in a compact form, contributing to the range and mix of housing options in the area. It is located on existing municipal servicing infrastructure, representing a development that efficiently uses land and resources.

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

The application conforms with the GPNO, policy 3.4.3 by providing the community with more diverse housing types.

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

If this application is approved, would any existing dwelling units be legalized? Yes No
If "yes", how many? _____

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

- Yes
- No

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

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

Schedule Attached Yes No

B006812024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1000252971 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as PCL 20075A SEC SES SRO; E 1/2 OF E 1/2 LT 6 CON 1 HANMER EXCEPT PT 1 & 2
53R14967; S/T LT38060; GREATER SUDBURY
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;

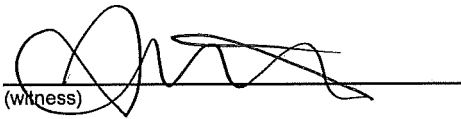
Authority to Enter Land and Photograph


- 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 TULLOCH (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.

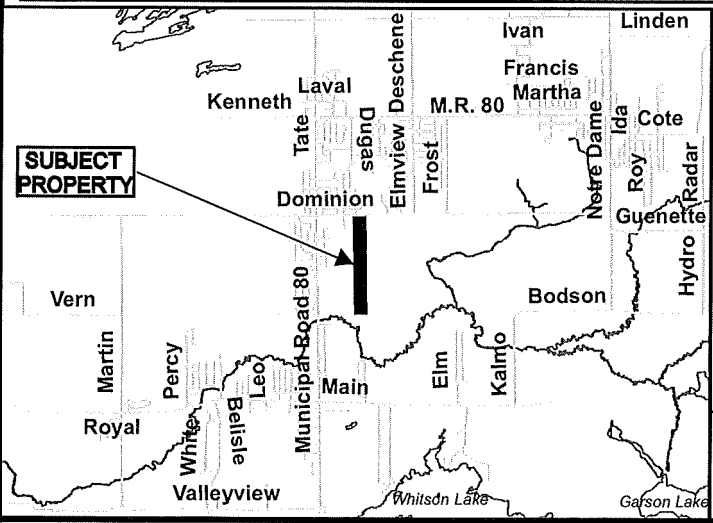
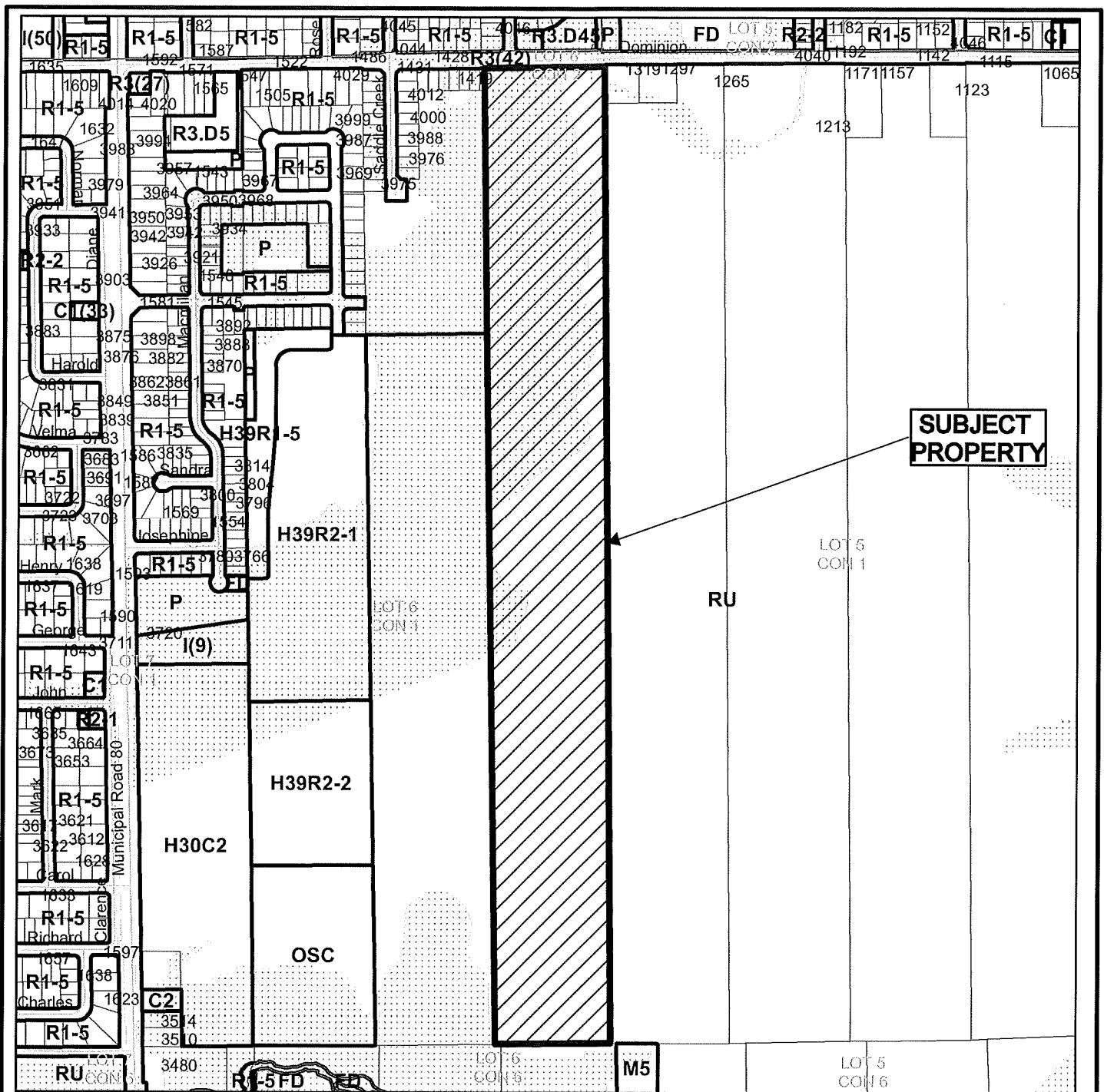
Dated this 14th day of August, 2024

(witness) 


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

Print Name: Pablo Casanova
*I have authority to bind the Corporation

B0068/2024



Application for Consent

N

Subject Property being PIN 73504-2233,
Parcel 20075A, except Parts 1-2, Plan 53R-14967,
Part Lot 6, Concession 1,
Township of Hanmer,
0 Dominion Drive, Hanmer,
City of Greater Sudbury

NTS
Sketch 1

B0065/2024, B0066/2024,
B0067/2024 & B0068/2024
Date: 2024 08 29

Office Use Only 2024.01.01
BOC 93/2024
S.P.P. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
INDUSTRIAL 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): Marc Bodson Julie Bodson Email: [REDACTED]
 Mailing Address: 1836 Yorkshire Dr. Home: [REDACTED]
 City: Val Caron Postal Code: P3N 1A9 Fax Phone: [REDACTED]

- 2) Name of Purchaser(s) or Chargee(s): (2) Warrick + Velma Patey

Name of Purchaser(s) or Chargee(s): Nancy Dubreuil (1) Email: _____
 Mailing Address: 1739 Charles Cr. Home Phone: _____
2-1745 Charles Cr. Business Phone: _____
 City: Val Caron Postal Code: P3N 1A9 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: _____ Postal Code: _____ Fax Phone: _____

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

- 4) Purpose of Transaction
- | | | |
|---|--|------------------------------|
| <input type="radio"/> Creation of a new lot | <input type="radio"/> Easement/Right-of-way | <input type="radio"/> Lease |
| <input checked="" type="radio"/> Addition to a lot | <input type="radio"/> Creation of lot(s) for | <input type="radio"/> Other; |
| <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. Nancy Dubreuil (1)
Warrick + Velma Patey (2)

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

Roll # _____ Township Hammer Lot No. 7 Concession No. 1
 PIN(s): 73505-1066 Parcel(s) _____
 Subdivision Plan No. _____ Lot _____ R-Plan No. 53816512 Part(s) 6, 7, 13 & 14 - Parts 1 to 12
 Municipal Address or Street(s): 1836 Yorkshire Dr. 53816828 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. JAN 31 / 2004

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

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

Date of Transfer 2023 Name of Transferee PAR GODIN
Use of severed land residential 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

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

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

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

Frontage 18.8 mtrs Depth 45.72 mtrs Area 402.342 mtrs.
222.3 mtrs 45.72 mtrs 2 - 1,018.56 mtrs.
Existing Use Residential/Vacant Proposed Use Same

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

Existing N/A Proposed N/A

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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.

1) 1739 Charles Cr. (PIN 73505-0810)
2) 1745 Charles Cr. (PIN 73505-0698)

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 2438 mtrs Depth 788 mtrs Area 311,674.10 mtrs.
Existing Use RU Proposed Use SAME

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

Existing Residential - 1 structure Proposed SAME

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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.

B009372024

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 type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input checked="" type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input checked="" 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
Current designation is Rural and this application is land addition to adjacent land owners.

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.

Also simply land addition.

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.

Also simply land addition to existing lots.

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

3009312024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

Dated this 22 day of October, 2024

Reisha Spooner
(witness)

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

Print Name: Julie Bodson Marc Bodson
*I have authority to bind the Corporation

B0093/2024

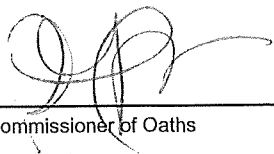
PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Marc Bodson (please print all names),
the registered owner(s) or authorized agent of the property described as 1836 Yorkshire Dr.
Val Caron

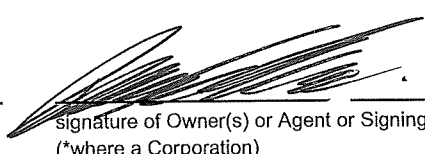
in the City of Greater Sudbury:

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 22nd day of Oct., 2024



Commissioner of Oaths



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

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

Print Name: Marc Bodson
*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>Nov 15, 2024</u>	Decision Date: <u>Dec 16, 2024</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>Ru(93)</u>	Resubmission <input type="radio"/> Yes <input type="radio"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

- B95/19 (Oct 14/19) LC- Pts 1,2 & 5, 53R-20955
- B27/12 (Jun 14/12) LC- Pts 1&2, 53R-19685
- B12/03 (Feb 17/03) LA- Pt 1, 53R-17292 with Parcel 53228
- B13/03 (Feb 17/03) LA- Pt 2, 53R-17292 with Parcel 53238
- B14/03 (Feb 17/03) LA- Pt 3, 53R-17292 with Parcel 53098
- B15/03 (Feb 17/03) LA- Pt 4 & 5, 53R-17292 with Parcel 53499
- B16/03 (Feb 17/03) LA- Pt 6, 53R-17292 with Parcel 53454
- B30/02 (Jun 17/02) LC - Pts 1 & 2, 53R-17173
- B75/02 (Jan 6/03) LC- Pts 2 & 3, 53R-17298
- B76/02 (Jan 2/03) LC- Pt 4, 53R-17298
- B19/01 (Jun 11/01) LC- Pts 11-14, 53R-16988
- B20/01 (Jun 11/01) LC- Pts 9, 10, 15, 16, 53R-16988
- B21/01 (Jun 11/01) LC- Pts 1, 2, 18, 19, 53R-16988
- B22/01 (Jun 11/01) LC- Pts 3, 4, 20, 21, 53R-16988

- B16/00 (May 1/00) Lapsed
- B25/99 (May 31/99) LC- Pts 3 & 10, 53R-16512
- B26/99 (May 31/99) LC- Pts 4 & 11, 53R-16512
- B51/99 (Dec 13/99) LC- Pts 5, 6, 12 & 13, 53R-16512
- B52/99 (Dec 13/99) LC- Pts 7 & 14, 53R-16512
- B70/98 (Mar 31/99) LC- Pts 2 & 9, 53R-16512
- B22/97 (Mar 18/97) LC- Pt 1, 53R-15967
- B23/97 (Mar 18/97) LC- Pt 2, 53R-15967
- B24/97 (Mar 18/97) LC- Pt 3, 53R-15967
- B96/97 (Jul 7/97) LC- Pt 4, 53R-15967

B009312024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure: Residential - single family dwelling
 Ground Floor Area: 141.21 (m²) (m²)
 Gross Floor Area: 282.42 (m²) (m²)
 No. of storeys: 2
 Width: 12.19 (m) (m)
 Length: 11.58 (m) (m)
 Height: 6.09 (m) (m)

Type of Building/Structure: _____
 Ground Floor Area: _____ (m²) (m²)
 Gross Floor Area: _____ (m²) (m²)
 No. of storeys: _____
 Width: _____ (m) (m)
 Length: _____ (m) (m)
 Height: _____ (m) (m)

Type of Building/Structure: _____
 Ground Floor Area: _____ (m²) (m²)
 Gross Floor Area: _____ (m²) (m²)
 No. of storeys: _____
 Width: _____ (m) (m)
 Length: _____ (m) (m)
 Height: _____ (m) (m)

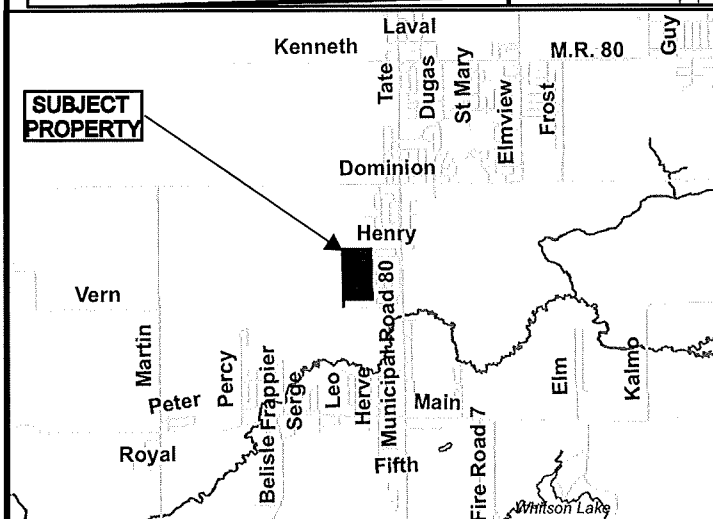
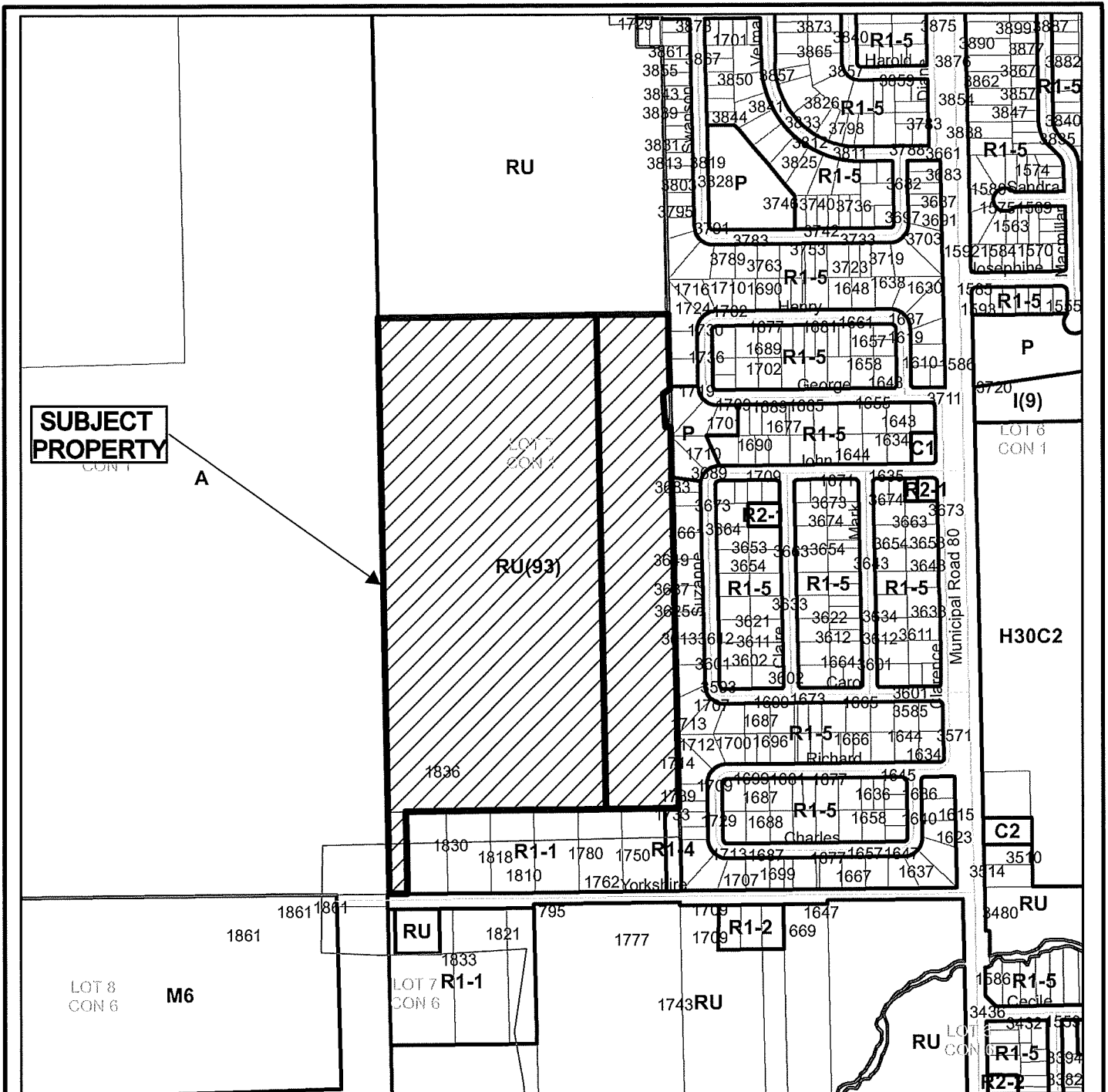
Location of all buildings and structures on the subject lands in relation to new lot lines being proposed herein (specify distances from side, rear and front lot lines):

Type of Building/Structure: Single Family
 Front: 274.32 (m) (m)
 Rear: 502.10 (m) (m)
 Side: 21.36 (m) (m)
 Side: 359.05 (m) (m)


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

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

B0093/2024



Application for Consent



Subject Property being PINs 73505-1066 and 73505-1068, Part Lot 7, Concession 1, except Parts 1-4, Plan 53R-15967, Parts 2-7, 9-14, Plan 53R-16512, Parts 1-12, Plan 53R-16878, Parts 1-16, 18-21, Plan 53R-16988, Parts 1 & 2, Plan 53R-17173, Parts 1-6, Plan 53R-17292, Parts 1 & 2, Plan 53R-19685, Parts 1, 2 & 5, Plan 53R-20955, and Part 1, Plan 53R-21464, Township of Hanmer, 1836 Yorkshire Drive, Val Caron, City of Greater Sudbury

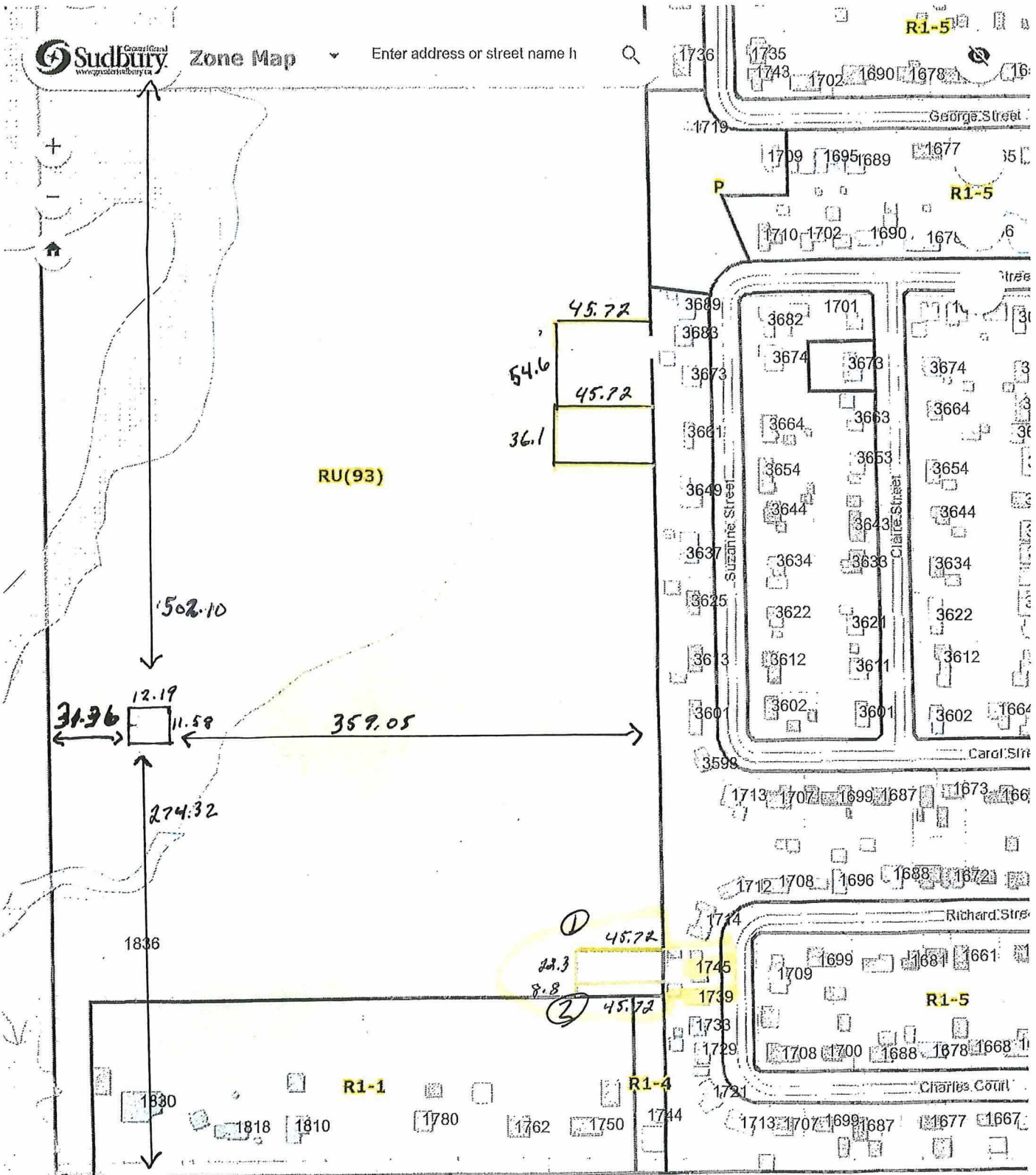
NTS
Sketch 1

B0093/2024 & B0094/2024
Date: 2024 10 30



Zone Map

Enter address or street name h



80FT = 24.38 METRS

this would be your frontage

* Subject Property 401 METRS WIDE X 788 METERS DEEP.

100m

B0093/2024
Sketch 2

Office Use Only
 2024.01.01
B 009412024
 S.P.P. AREA
 Yes No
 NDCA REG. AGENT
 Yes No

City of Greater Sudbury
APPLICATION FOR CONSENT

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): Marc Bodson Julie Bodson Email: [REDACTED]
 Mailing Address: 1836 Yorkshire Dr. Home Phone: [REDACTED]
 City: Val Caron Postal Code: P3N-1A9 Fax Phone: [REDACTED]

- 2) Name of Purchaser(s) or Chargee(s): 1 - Catherine + David Hill

Name of Purchaser(s) or Chargee(s): 2 - Gary + Valerie Desormeaux Email: _____
 Mailing Address: (1) 3661 Suzanne St. Home Phone: _____
(2) 3683 Suzanne St. Business Phone: _____
 City: Val Caron Postal Code: P3N1R9 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: _____ Postal Code: _____ Business Phone: _____
 Fax Phone: _____

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

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

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. (1) Catherine + David Hill
(2) Gary + Valerie Desormeaux

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

Roll # _____ Township Hanmer Lot No. 7 Concession No. 1
 PIN(s): 73505-1066 Parcel(s) _____
 Subdivision Plan No. _____ Lot _____ R-Plan No. 53R-16512 Part(s) 6, 7, 13 + 14 - Parts 1 to 12
 Municipal Address or Street(s): 53A-1687R 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. JAN 31/2004

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

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

Date of Transfer 2023 Name of Transferee PAT GODIN
Use of severed land Residential 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). UNKNOWN

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)?

①- 36.1 mtrs ①- 45.72 mtrs ①- 1,650.49 sq mtrs
Frontage ②- 54.6 mtrs Depth ②- 45.72 mtrs Area ②- 2,496.31 sq mtrs
Existing Use Vacant Proposed Use SAME

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

Existing N/A. Proposed N/A.

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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.

① 3661 Suzanne St. (PIN 73505-0668)
② 3683 Suzanne St. (PIN 73505-0675)

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 24.38 mtrs Depth 788.7 mtrs Area 311,674.10 sq mtrs.
Existing Use RU Proposed Use SAME

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

Existing 1-Structure- Residential Proposed SAME

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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

B0094/2024

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 type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input checked="" type="radio"/>
Communal Well	<input type="radio"/>	<input checked="" type="radio"/>
Individual Septic System	<input 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 Rural, this application is land addition to adjacent land owners.

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.
Also simply land addition.

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.
Also land addition to existing lots.

21) What is the number of dwelling units on the property? One
If this application is approved, would any existing dwelling units be legalized? Yes No
If "yes", how many? _____

22) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?
 Yes No
If "yes", provide details on how the property is designated in the Source Protection Plan. _____

23) If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.
Schedule Attached Yes No

30094/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Marc Bodson Julie Bodson (please print all names), the registered owner(s) of the property described as 1236 Yorkshire Dr., Val Caron

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

Dated this 22 day of October, 2024

Aleasha Spooner
(witness)

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

Print Name: Marc Julie Bodson
*I have authority to bind the Corporation

B0094/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Marc Bodson (please print all names), the registered owner(s) or authorized agent of the property described as 1836 Yorkshire Dr. Val Caron,

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 23 day of Oct., 20 24

Commissioner of Oaths [Signature]

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

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

Print Name: Marc Bodson *I have authority to bind the Corporation

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

FOR OFFICE USE

Form with fields: Date of Receipt: Nov 15, 2024; Decision Date: Dec 16, 2024; Received by: N. Lewis; Zoning Designation: RU(93); Resubmission: Yes/No; Previous File Number(s): below; Previous Decision Date; Referred to Planning; Received Approval from Planning; Acknowledgement of Risk received: Yes/No

- B95/19 (Oct 14/19) LC- Pts 1,2 & 5, 53R-20955
B27/12 (Jun 14/12) LC- Pts 1&2, 53R-19685
B12/03 (Feb 17/03) LA- Pt 1, 53R-17292 with Parcel 53228
B13/03 (Feb 17/03) LA- Pt 2, 53R-17292 with Parcel 53238
B14/03 (Feb 17/03) LA- Pt 3, 53R-17292 with Parcel 53098
B15/03 (Feb 17/03) LA- Pt 4 & 5, 53R-17292 with Parcel 53499
B16/03 (Feb 17/03) LA- Pt 6, 53R-17292 with Parcel 53454
B30/02 (Jun 17/02) LC - Pts 1 & 2, 53R-17173
B75/02 (Jan 6/03) LC- Pts 2 & 3, 53R-17298
B76/02 (Jan 2/03) LC- Pt 4, 53R-17298
B19/01 (Jun 11/01) LC- Pts 11-14, 53R-16988
B20/01 (Jun 11/01) LC- Pts 9, 10, 15, 16, 53R-16988
B21/01 (Jun 11/01) LC- Pts 1, 2, 18, 19, 53R-16988
B22/01 (Jun 11/01) LC- Pts 3, 4, 20, 21, 53R-16988

- B16/00 (May 1/00) Lapsed
B25/99 (May 31/99) LC- Pts 3 & 10, 53R-16512
B26/99 (May 31/99) LC- Pts 4 & 11, 53R-16512
B51/99 (Dec 13/99) LC- Pts 5, 6, 12 & 13, 53R-16512
B52/99 (Dec 13/99) LC- Pts 7 & 14, 53R-16512
B70/98 (Mar 31/99) LC- Pts 2 & 9, 53R-16512
B22/97 (Mar 18/97) LC- Pt 1, 53R-15967
B23/97 (Mar 18/97) LC- Pt 2, 53R-15967
B24/97 (Mar 18/97) LC- Pt 3, 53R-15967
B96/97 (Jul 7/97) LC- Pt 4, 53R-15967

800941/2024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure: Single family dwelling
Ground Floor Area: 141.21 (m²)
Gross Floor Area: 282.42 (m²)
No. of storeys: 2
Width: 12.19 (m)
Length: 11.58 (m)
Height: 6.09 (m)

Type of Building/Structure: _____
Ground Floor Area: _____ (m²)
Gross Floor Area: _____ (m²)
No. of storeys: _____
Width: _____ (m)
Length: _____ (m)
Height: _____ (m)

Type of Building/Structure: _____
Ground Floor Area: _____ (m²)
Gross Floor Area: _____ (m²)
No. of storeys: _____
Width: _____ (m)
Length: _____ (m)
Height: _____ (m)

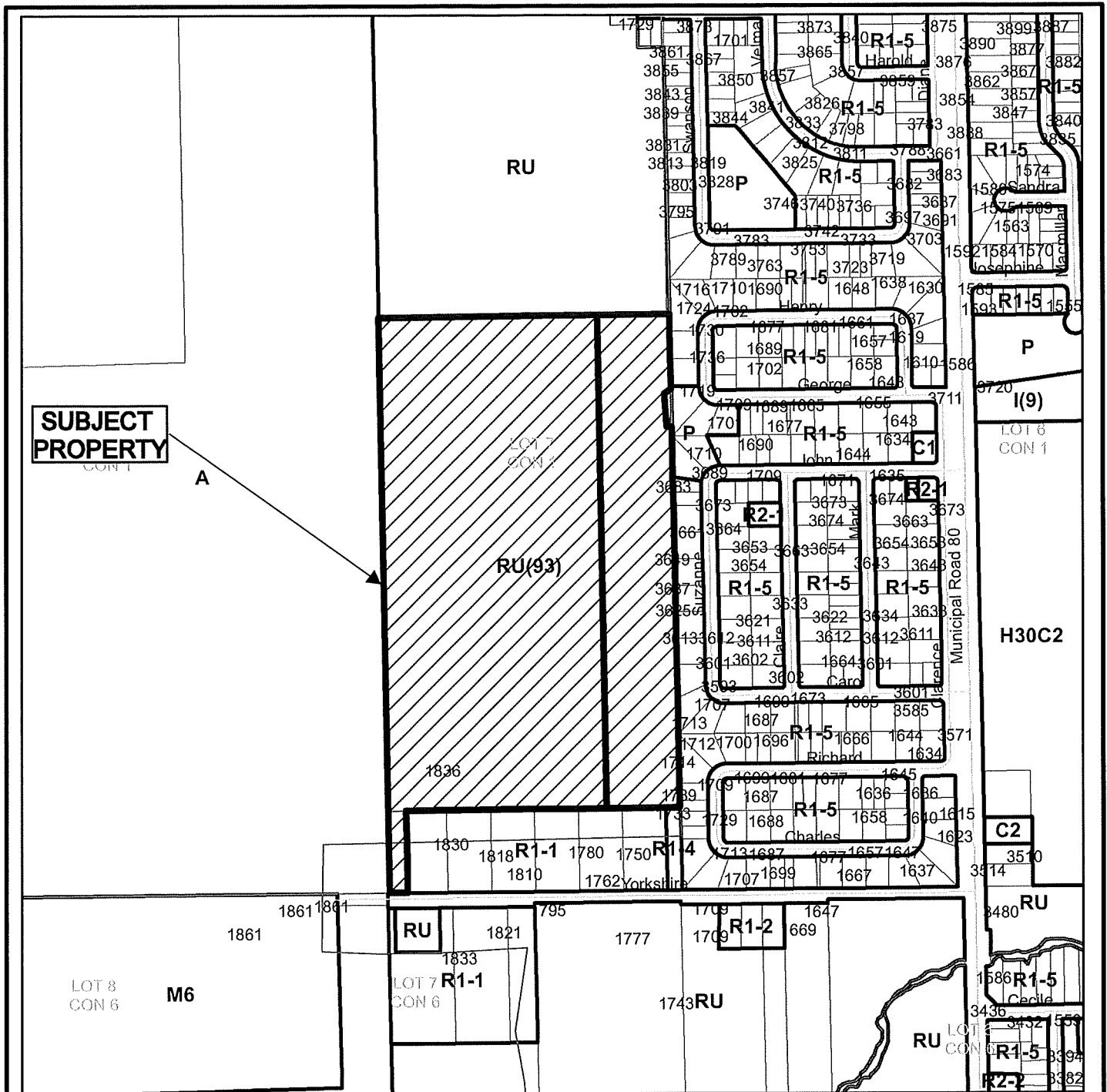
Location of all buildings and structures on the subject lands in relation to new lot lines being proposed herein (specify distances from side, rear and front lot lines):

Type of Building/Structure: Single Family
Front: 274.32 (m)
Rear: 502.10 (m)
Side: 31.36 (m)
Side: 359.05 (m)

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

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

B00941/2024



SUBJECT PROPERTY

A

RU

RU(93)

R1-1

RU

R1-1

CON 6

RU

R1-2

RU

R1-5

R1-5

R1-5

R1-5

R1-5

R1-5

R1-5

R1-5

R1-5

R1-5

R1-5

R1-5

Application for Consent

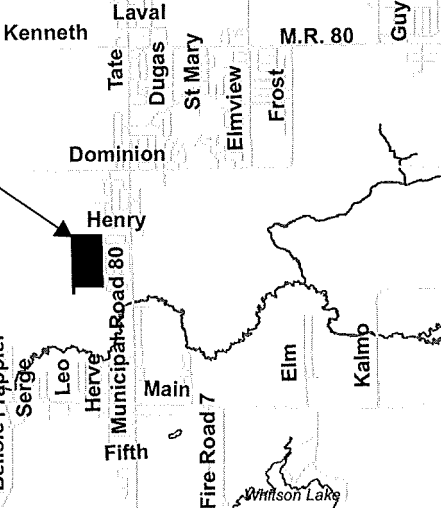


Subject Property being PINs 73505-1066 and 73505-1068, Part Lot 7, Concession 1, except Parts 1-4, Plan 53R-15967, Parts 2-7, 9-14, Plan 53R-16512, Parts 1-12, Plan 53R-16878, Parts 1-16, 18-21, Plan 53R-16988, Parts 1 & 2, Plan 53R-17173, Parts 1-6, Plan 53R-17292, Parts 1 & 2, Plan 53R-19685, Parts 1, 2 & 5, Plan 53R-20955, and Part 1, Plan 53R-21464, Township of Hanmer, 1836 Yorkshire Drive, Val Caron, City of Greater Sudbury

NTS
Sketch 1

B0093/2024 & B0094/2024
Date: 2024 10 30

SUBJECT PROPERTY



LOT 8 CON 6
M6

LOT 7 CON 6
R1-1

C2
3510

RU
3480

R1-5
Cecile
3436

LOT 5 CON 6
R1-5
3432

R2-2
3382

RU
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

R1-5
3394

</



Zone Map

Enter address or street name h



Meters

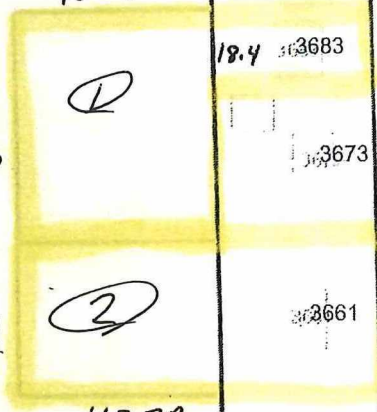
45.72

54.6

36.1

45.72

18.4



1709 1701 1695 161689
1710 1690
1710 1702 161696 1690

36389

36383

36373

36361

36349

3637

3637 R1-5

3625

36313

36382 171709 1701 36385

36374

36373

36364

36363

36354

36353

36344

R1-5

36343

3634

36333

36322

3621

36312

3611

SUZANNE STREET

CLAIRE STREET

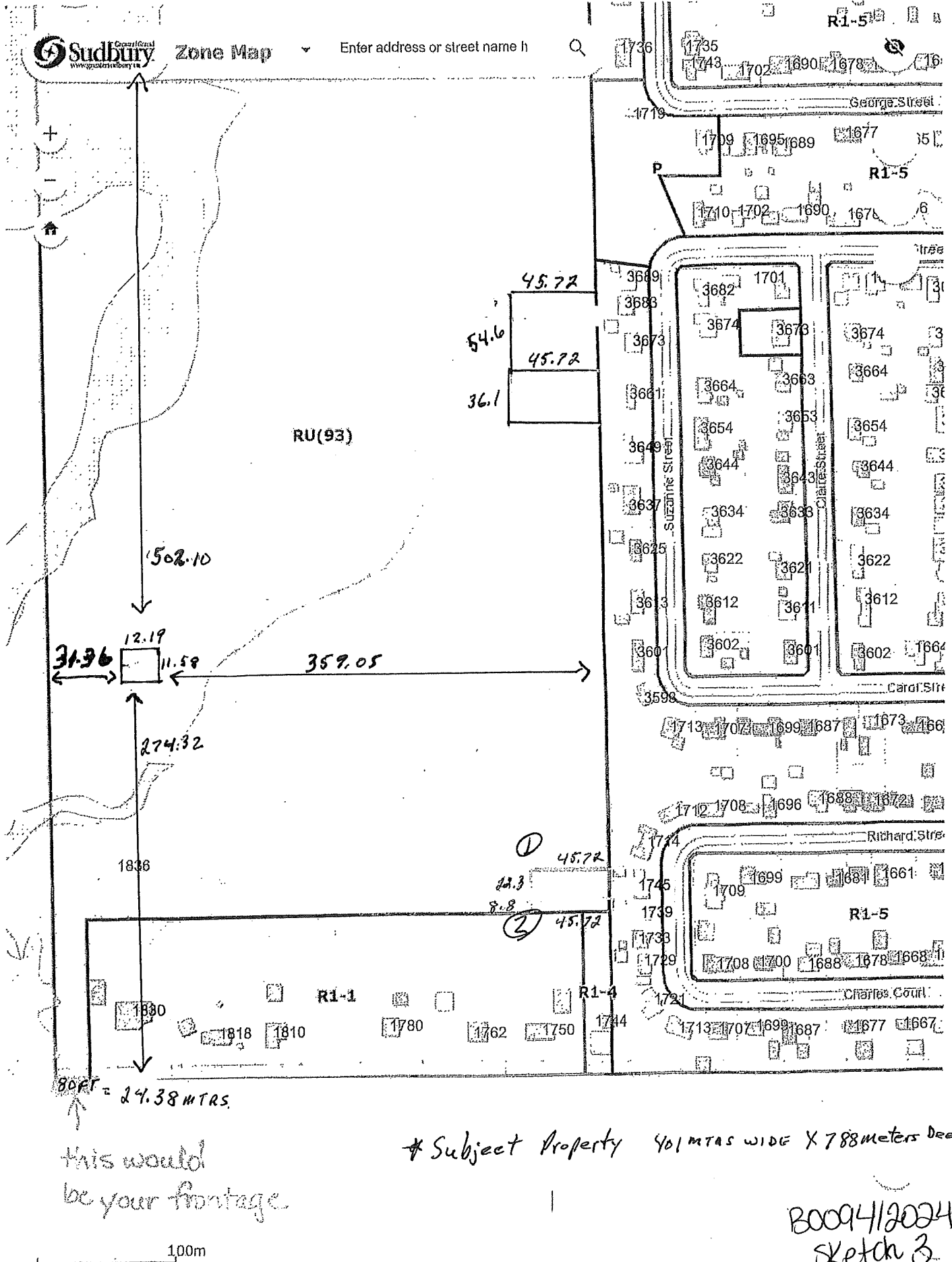


BO094/2024
Sketch 02
<



Zone Map

Enter address or street name h



this would be your frontage

* Subject Property 401 MTRS WIDE X 788 meters Deep.

20094/2024 sketch 3

Office Use Only 2024.01.01
B0095/2024
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): 1721006 Ontario Limited	Email: [REDACTED]
Mailing Address: 2834 Belisle Drive	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Val Caron, ON	Postal Code: P3N 1B3
	Fax Phone: [REDACTED]

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

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

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

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

Name of Agent: TRAVIS ANTOINE	Email: [REDACTED]
Mailing Address: % 2834 BELISLE DR.	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: VAL CARON	Postal Code: P3N 1B3
	Fax Phone: [REDACTED]

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

- 4) Purpose of Transaction
- | | | |
|---|---|------------------------------|
| <input type="radio"/> Creation of a new lot | <input 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 #170-016-58311-0000 Township	Lot No. _____	Concession No. _____
PIN(s): 73504 -3129	Parcel(s) _____	
Subdivision Plan No. 53M1115 Lot 177	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): 4096 / 4100 Bonaventure Drive, 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.

Easement over Part 34 53R20734 as in SD325795; as in SD325799; as in SD325803; as in SD325807; as in LT119692-See LRO #53 Transfer

8) Date of acquisition of subject land. February 17, 2021

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

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

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

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

Yes No

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

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

Yes No

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

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

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

<u>Frontage</u> 10.7 meters	<u>Depth</u> 35 meters	<u>Area</u> 374.5 sq. meters
<u>Existing Use</u> Residential semi-detached	<u>Proposed Use</u> Residential semi-detached	

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

<u>Existing</u> Residential semi-detached	<u>Proposed</u> Residential semi-detached
---	---

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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

<u>Frontage</u> 10.7 meters	<u>Depth</u> 35 meters	<u>Area</u> 374.5 sq. meters
<u>Existing Use</u> Residential semi-detached	<u>Proposed Use</u> Residential semi-detached	

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

<u>Existing</u> Residential semi-detached	<u>Proposed</u> Residential semi-detached
---	---

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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

B0099/2024

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

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

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

16) What types of water supply and sewage disposal are proposed?	Proposed Lot	Retained Lot
Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

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

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

LIVING AREA 1 - NO CONFLICTS

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

NO CONFLICTS

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

NO CONFLICTS

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

B0095/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1721006 Ontario Limited (please print all names), the registered owner(s) of the property described as 4096 / 4100 Bonaventure Drive, Hanmer, ON

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;

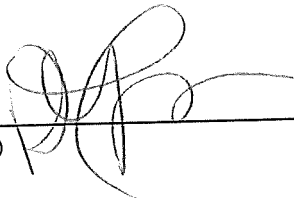
Authority to Enter Land and Photograph


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

Dated this 15th day of NOVEMBER, 2024

(witness) 


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

Print Name: JEFFERY ANTOINE
*I have authority to bind the Corporation

B0095/2024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure: Attached Dwelling -Side A Retained Portion

Ground Floor Area: 145.08	(m ²)	(m ²)
Gross Floor Area: 145.08	(m ²)	(m ²)
No. of storeys: one		
Width: 8.3	(m)	(m)
Length: 17.48	(m)	(m)
Height: 5.84	(m)	(m)

Type of Building/Structure: Attached Dwelling-Side B Severed Portion

Ground Floor Area: 145.08	(m ²)	(m ²)
Gross Floor Area: 145.08	(m ²)	(m ²)
No. of storeys: one		
Width: 8.3	(m)	(m)
Length: 17.48	(m)	(m)
Height: 5.84	(m)	(m)

Type of Building/Structure: _____

Ground Floor Area: _____	(m ²)	(m ²)
Gross Floor Area: _____	(m ²)	(m ²)
No. of storeys: _____		
Width: _____	(m)	(m)
Length: _____	(m)	(m)
Height: _____	(m)	(m)

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

Type of Building/Structure: Attached dwelling-Side A retained portion

Front: 6.1	(m)	(m)
Rear: 11.42	(m)	(m)
Side: North Side 2.4	(m)	(m)
Side: South Side 0.0	(m)	(m)

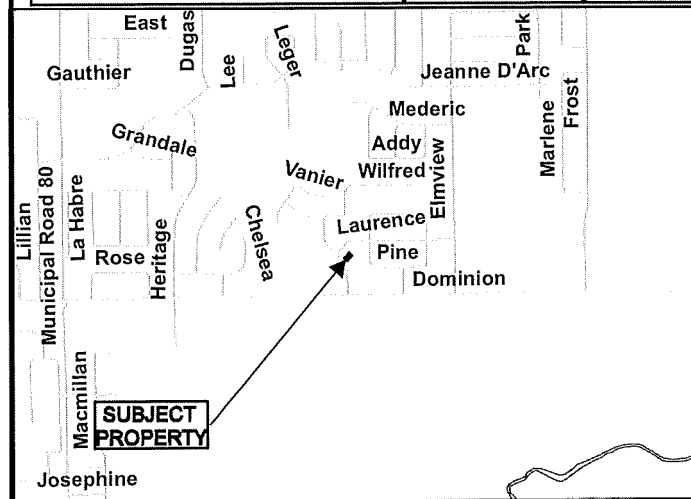
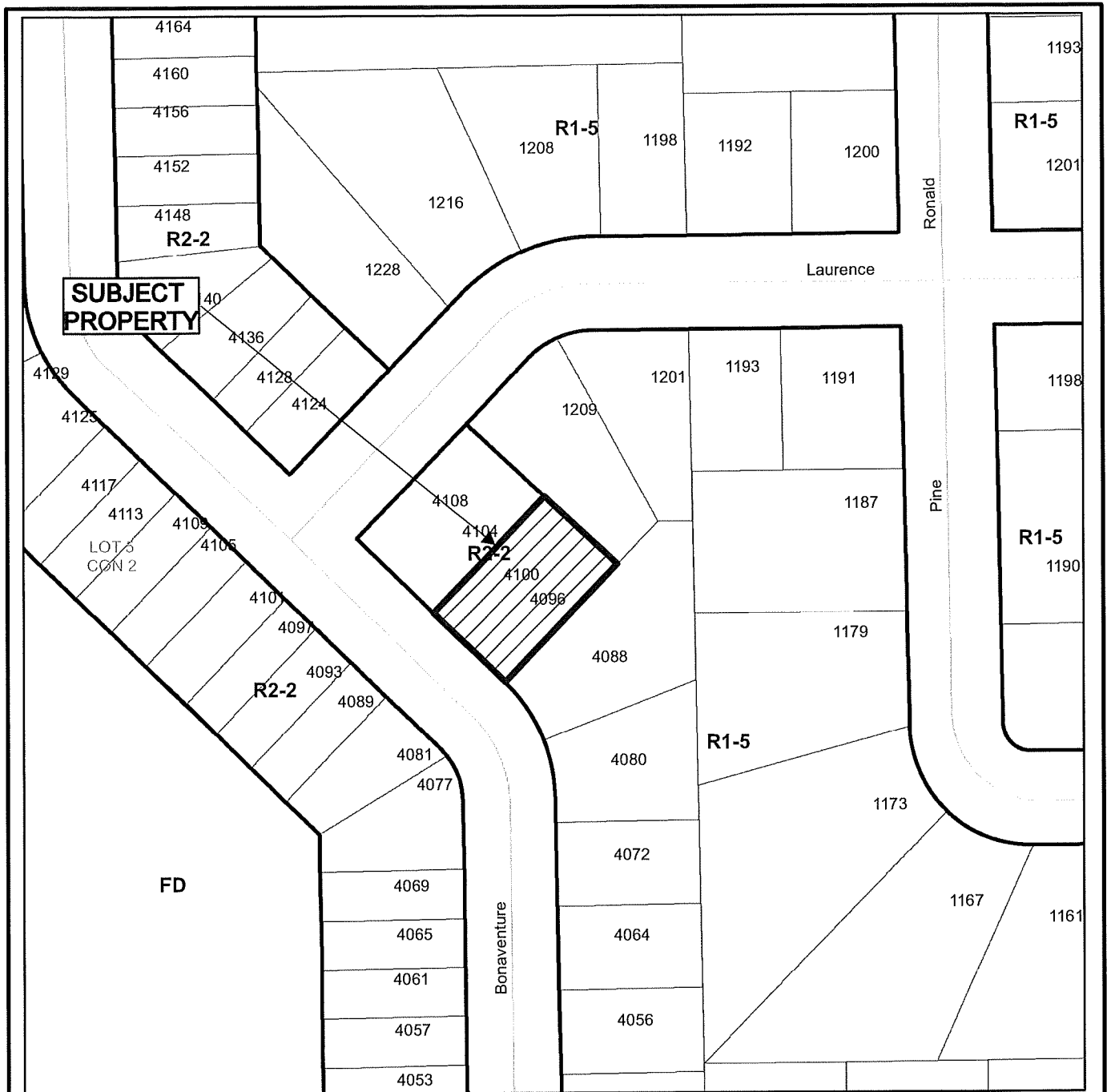
Type of Building/Structure: Attached dwelling-Side B severed portion

Front: 6.1	(m)	(m)
Rear: 11.42	(m)	(m)
Side: South side 2.4	(m)	(m)
Side: North side 0.0	(m)	(m)

Type of Building/Structure: _____

Front: _____	(m)	(m)
Rear: _____	(m)	(m)
Side: _____	(m)	(m)
Side: _____	(m)	(m)

B0095/2024



Application for Consent

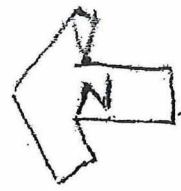


Subject Property being PIN 73504-3134, SRO. Lot 177, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 4096 & 4100 Bonaventure Drive, Hanmer, City of Greater Sudbury

NTS
Sketch 1

B0095/2024
Date: 2024 11 06

ADJACENT LANDS
RESIDENTIAL



Scale 1:200

21.4 M

10.7 M

10.7 M

PROPOSED
SEVERANCE
2 SEPARATE
PROPERTIES

EXISTING
SEMI-DETACHED
UNITS

A- RETAINED
PORTION

B- SEVERED
PORTION

TOTAL BLDG
WIDTH 16.6 M

A
TOTAL BLDG
DEPTH - 17.48 M

B

GROSS FLOOR
AREA - 133.04 M²

GROSS FLOOR
AREA - 133.04 M²

8.3 M

8.3 M

4100 BONAVENTURE
DRIVE

4096 BONAVENTURE
DRIVE

EXISTING
DRIVEWAY

EXISTING
DRIVEWAY

6.1 M

6.1 M

35 M

21.4 M

FRONT PROPERTY LINE
SUBJECT PROPERTY

BONAVENTURE DRIVE

80095/2024
Sketch 2

Office Use Only 2004 01 31
B0096/20024
S P P AREA Yes ___ No <input checked="" type="checkbox"/>
NCCA 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, CREDIT 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 10.1 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) Evan and Hellic Laplante Email: [REDACTED]
 Mailing Address: 230 Middle Lake Rd. Home Phone: _____
 _____ Business Phone: _____
 City: Sudbury ON Postal Code: N1E4M9 Fax Phone: _____

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

Name of Purchaser(s) or Chargee(s): not applicable
 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: not applicable 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
 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: not applicable

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

Roll # _____ Township Hammer Lot No. AMER 4 Concession No. 2
 PIN(s) 73504-1826 (LT) Parcel(s) 27475 5E3
 Subdivision Plan No. M-396 Lot 132 R-Plan No. Plan M-396 Part(s) _____
 Municipal Address or Street(s) 4478 Gerard st Hammer ON Ward
PSP127

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

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

8) Date of acquisition of subject land. March 21, 2014

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

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

Date of Transfer	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). A0092/2024 - approved

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks 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 14.6m Depth 40.2m Area 586.92m²
 Existing Use single family dwelling Proposed Use build a single family home

Number and use of existing buildings and structures on the land to be severed?
 Existing garage, mudroom, shed to be Demo Proposed single family home

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

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

Frontage 20.12m Depth 40.2m Area 809.8m²
 Existing Use residential Proposed Use residential

Number and use of existing buildings and structures on the land to be retained?
 Existing House and shed 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.

B0096/2024

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
to remain as residential, no conflict

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

no conflict

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

conforms with increased housing

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

B0096/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Ivan Laplante Hollic Laplante (please print all names), the registered owner(s) of the property described as 4478 Gerard crt. Hammer ON P3P1C7

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 Ivan Laplante (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 3 day of November, 2024

[Signature]
(witness)

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

Print Name: Ivan Laplante Hollic Laplante
*I have authority to bind the Corporation

B0096/2024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure:	Single family home		
Ground Floor Area:	127.42	(m ²)	(m ²)
Gross Floor Area:		(m ²)	(m ²)
No. of storeys:	1		
Width:	12.4	(m)	(m)
Length:	11.8	(m)	(m)
Height:	4.9	(m)	(m)

Type of Building/Structure:	garage	Shed #1 to be removed	
Ground Floor Area:		(m ²)	(m ²)
Gross Floor Area:	54.76	(m ²)	5.76 (m ²)
No. of storeys:	1		1
Width:	7.4	(m)	2.4 (m)
Length:	7.4	(m)	2.4 (m)
Height:	3.96	(m)	2.74 (m)

Type of Building/Structure:	Mud room to be removed	Shed # 2 to be removed	
Ground Floor Area:		(m ²)	(m ²)
Gross Floor Area:	14.57	(m ²)	19.8 (m ²)
No. of storeys:	1		1
Width:	3.1	(m)	5.1 (m)
Length:	4.7	(m)	3.9 (m)
Height:	2.74	(m)	2.74 (m)

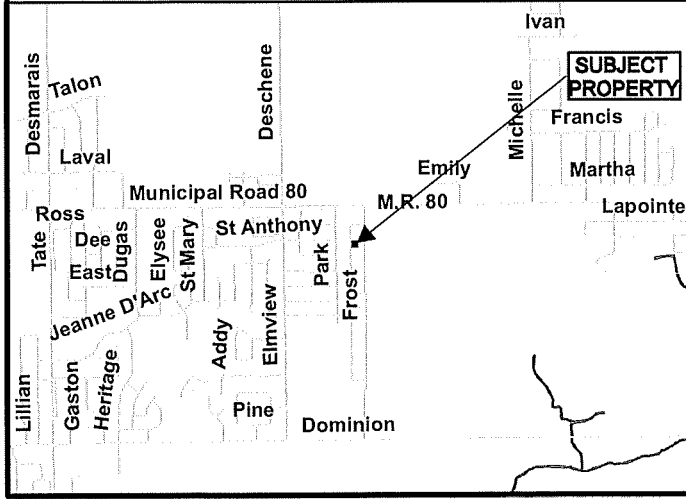
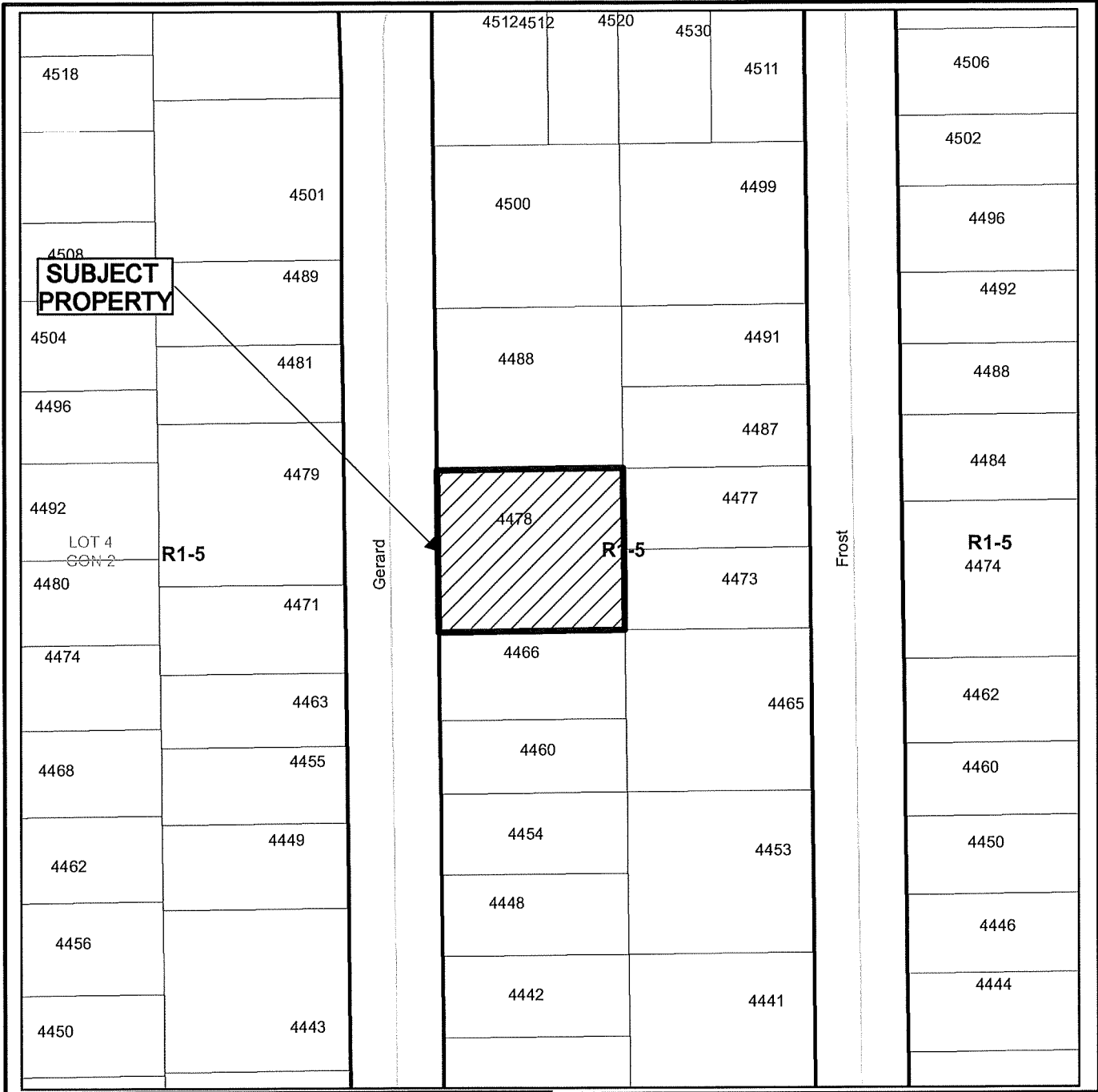
Location of all buildings and structures on the subject lands in relation to new lot lines being proposed herein (specify distances from side, rear and front lot lines):

Type of Building/Structure:	Family Home		
Front:	9.6	(m)	(m)
Rear:	18.7	(m)	(m)
Side:	6.4	(m)	(m)
Side:	1.21	(m)	(m)


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

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

B0096/2024



Application for Consent

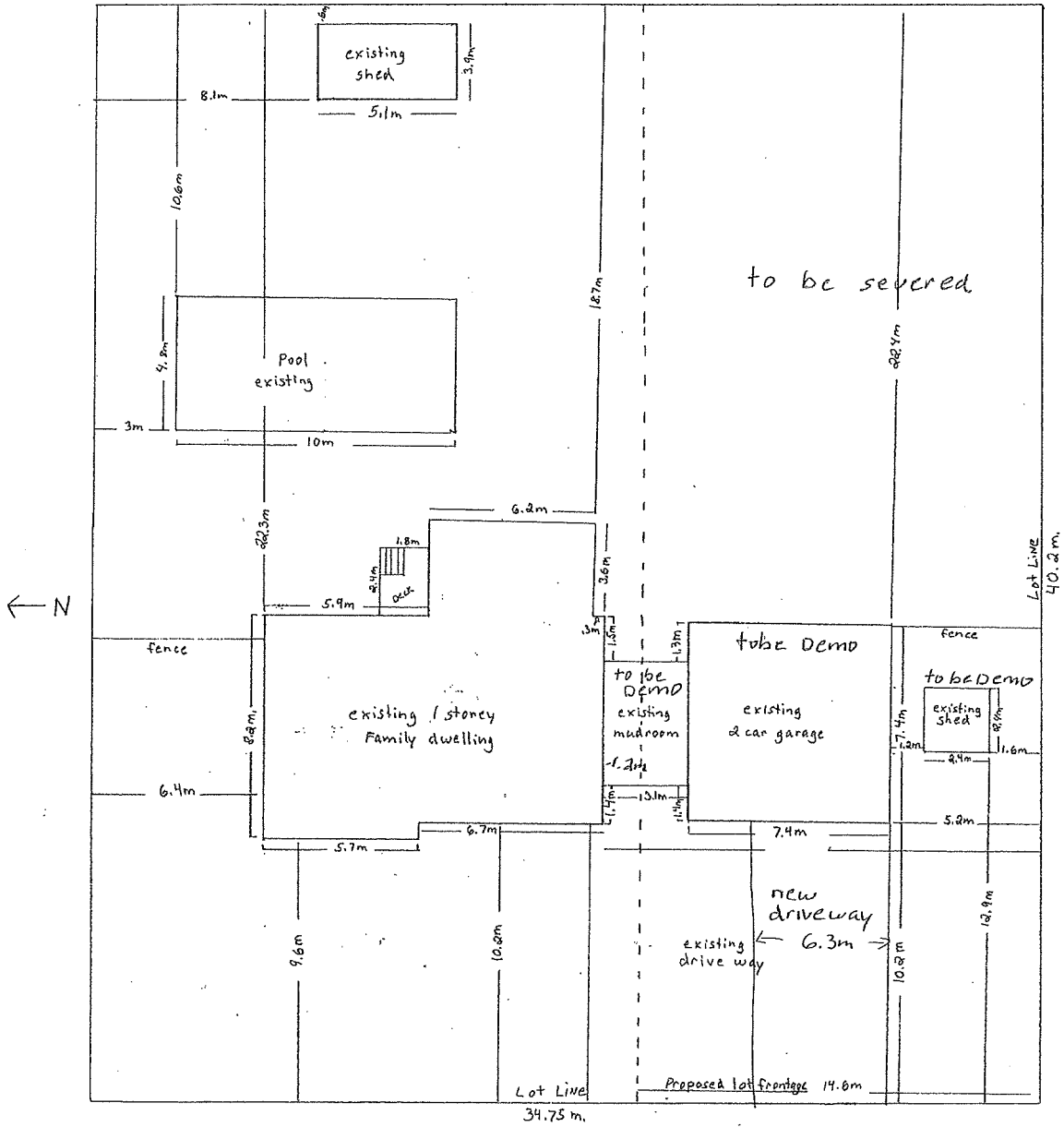


Subject Property being PIN 73504-1826,
 Parcel 27475 SEC SES, Lot 132, Plan M-396,
 Part Lot 4, Concession 2, Township of Hanmer,
 4478 Gerard Court, Hanmer,
 City of Greater Sudbury

NTS
 Sketch 1

B0096/2024
 Date: 2024 11 12

4478 Gerard crt. Hammer ON. 1/8 scale



Gerard Court

BOO96/2024
Sketch 2

Office Use Only 2024.01.01
B 009812024
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): Mainville, Kate & Castilloux, Daniel Email: [REDACTED]
 Mailing Address: 58 Johnson Road Home Phone: [REDACTED]
 City: Wahnapiatae, ON Postal Code: P0M 3C0 Fax Phone: [REDACTED]

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

Name of Purchaser(s) or Chargee(s): Caisse Desjardins Ontario Email: [REDACTED]
 Mailing Address: 29 Main St., East Home Phone: [REDACTED]
 City: Chelmsford, ON Postal Code: P0M 1L0 Fax Phone: [REDACTED]

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

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

Name of Agent: D. S. Dorland Limited Email: [REDACTED]
 Mailing Address: 298 Larch St. Home Phone: [REDACTED]
 City: Sudbury, ON 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

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. _____
 Severed lands are intended to be conveyed to family member of previous owner. _____

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

Roll # _____ Township Dryden Lot No. Pt. & 3 Concession No. 1
 PIN(s): 73481-0846 Parcel(s) N/A
 Subdivision Plan No. N/A Lot N/A R-Plan No. 53R-21696 Part(s) 1
 Municipal Address or Street(s): 58 Johnson Road, Wahnapiatae, ON Ward: 9

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

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

8) Date of acquisition of subject land. 2022-10-14

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

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

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

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

Yes No

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

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

Yes No

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

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

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

Frontage 90.7m +/-	Depth 204.6m +/-	Area 2.18 ha +/-
Existing Use Rural	Proposed Use Same	

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

Existing None	Proposed One
---------------	--------------

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 188.8m +/-	Depth 803.5m +/-	Area 31.27 ha +/-
Existing Use Rural	Proposed Use Same	

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

Existing Three	Proposed Same
----------------	---------------

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

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

B0098/2024

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	<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.

Current OP designation is Rural as per Schedule 1(a) - Land Use Overview. The application conforms to the OP as it will create one new lot in full compliance with existing zoning by-laws.

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

The application is consistent with Provincial Policy Statement, 2020 with respect to Rural Lands in Municipalities in particular S 1.1.5.2 (c) (lot creation); S 1.1.5.4 (compatible with the rural landscape) and S 1.1.5.5 (avoiding the need for uneconomical expansion of infrastructure)

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 to the Plan, more specifically by supporting the goal of optimised use of existing infrastructure (4.2.1(c)) as well as respecting environmental protection concerns related to water quality (6.3.5) by having an OWES certified practitioner establish the wetlands limit & incorporating a 30m buffer setback in placing the proposed building envelope placement

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

B0098/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Kate Mainville & Daniel Castilloux (please print all names), the registered owner(s) of the property described as PIN 73481-0846, 58 Johnson Road

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 16th day of NOVEMBER, 2024

[Handwritten Signature]
(witness)

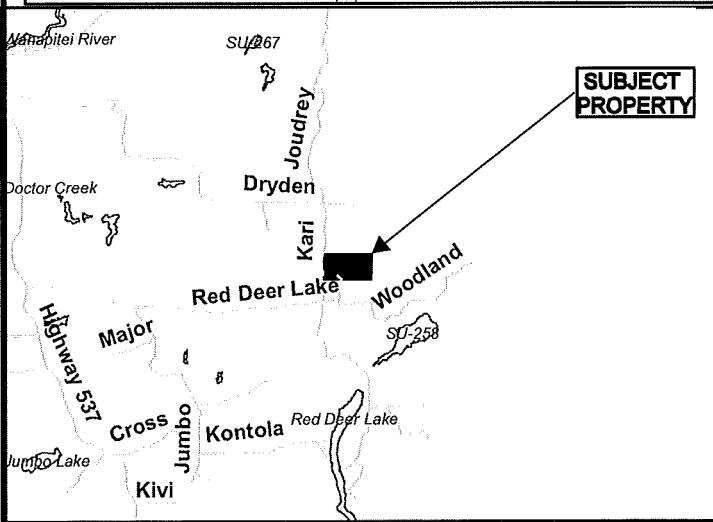
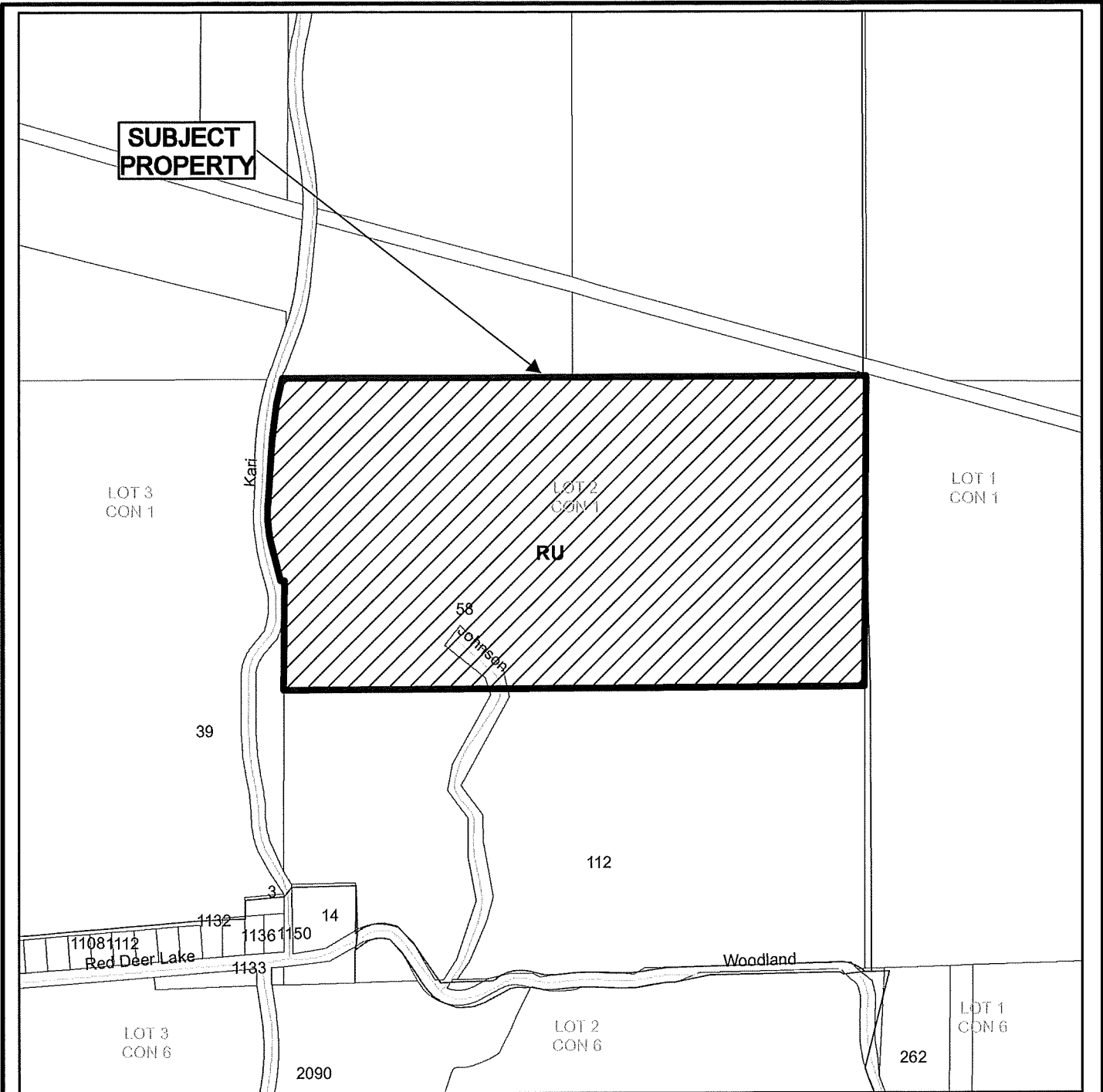
X K. Mainville
X [Handwritten Signature]

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

KATE MAINVILLE
DANIEL CASTILLOUX
Print Name:

*I have authority to bind the Corporation

BO098/2024



Application for Consent

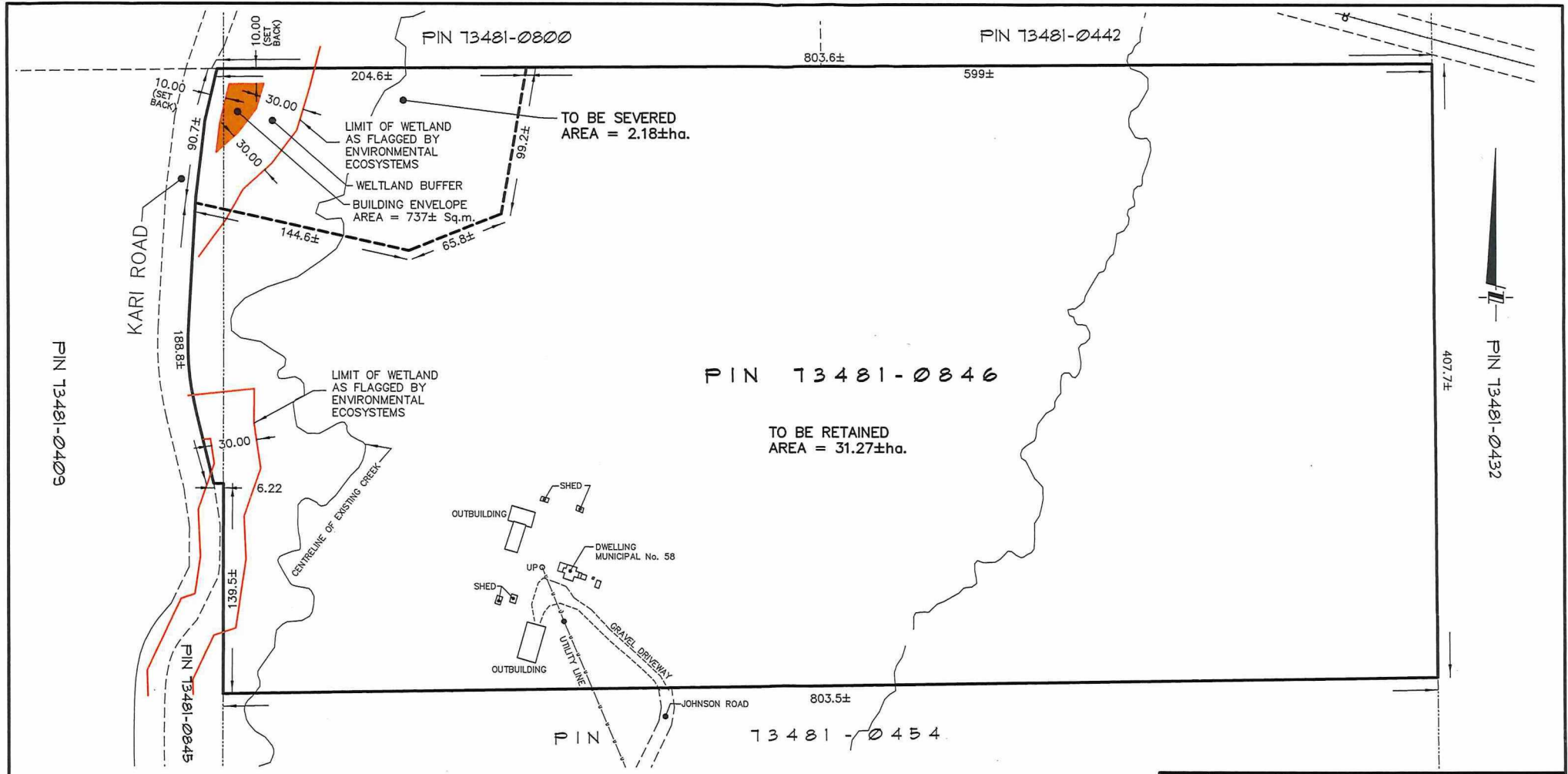


Subject Property being PIN 73481-0846,
 Firstly: Part Lot 2, Concession 1, as in LT287914;
 Secondly: Part Lot 3, Concession 1,
 Part 1, Plan 53R-21696,
 Township of Dryden,
 58 Johnson Road, Wahnapitae,
 City of Greater Sudbury

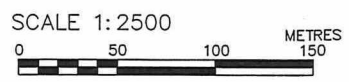
NTS
 Sketch 1

B0098/2024
 Date: 2024 11 27

30098/2024
Sketch 2



SKETCH FOR PLANNING ACT APPLICATION
PROPOSED SEVERANCE OF
PIN 73481-0846
 GEOGRAPHIC TOWNSHIP OF DRYDEN
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



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

D.S.		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
DORLAND			
LIMITED			
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA			
PREPARED BY :	WJM	SCALE :	1:2500 METRIC
CHECKED :	SJG	CAD FILE :	18714 SKETCH.dwg
DATE :	NOVEMBER 15, 2024	P. SPACE TAB :	CONSENT SKETCH