

Tom Davies Square  
200 Brady St

Monday, January 20, 2025

**B0054/2024**

**ROGER CHIASSON**

Ward: 2

PIN 73373 0131, Surveys Plan 53R-12819 Part(s) 1 & Plan 53R-14998 Part(s) 1, 2, and 3 & Plan 53R-17344 Part(s) 1 & Plan 53R-21595 Part(s) 2 and 3, Lot Part 1, Concession 3, except LT39590, LT39591 (amended by LT132123), Township of Waters, 400 Moxam Landing Road, Lively, [2010-100Z, RU (Rural)]

Create a new lot on the west side of the subject property providing an approximate 175.0m lot frontage and 2.0 ha lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B129/21 (7 FEB 22), B93/21 (20 SEP 21), AND B92/94 TO B94/94 (MAY 16/94)

**B0097/2024**

**COLIN'S HAULAGE INC.**

Ward: 6

PINs 73508 1009 & 73508 1441 & 73508 1010, Parcel 9436 and 9323 SEC SES, Survey Plan SR-944 Part(s) except LT66540 and Part 2, Lot Part 12, Concession 3, as in LT51598, LT50828, LT66540 and LT59495 as confirmed by BA 48, Township of Capreol, 4548 Notre Dame Avenue, 4572 Notre Dame Avenue, 4574 Notre Dame Avenue, Hanmer, [2010-100Z, C2 (General Commercial)]

Create a new lot on the north side of the subject property providing an approximate 45.0m lot frontage, 58.0m lot depth and 4654.0 sq. m lot area.

PREVIOUSLY SUBJECT TO A72/75 (JUN 23/75)

ALSO SUBJECT TO REZONING 751-7/24-09

**B0101/2024**

**WILLIAM JOHN WATTERSON**

Ward: 2

PIN 73397 0180, Surveys Plan 53R-1909 Part(s) 2 & Plan 53R-20186 Part(s) except 1 and 2 & Plan SR-8234 Part(s) except 4 and 6, Lot Parts 4 and 5, Concession 2, Township of Louise, 1410 Panache Lake Road, Whitefish, [2010-100Z, RU (Rural)]

Create a new lot on the south side of the subject property providing an approximate 167.0m lot frontage and 24.0 ha lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B139/13 (OCT 10/13) AND B21/18 (APRIL 16/18)

**B0105/2024**

**LIVELY GOLF & COUNTRY CLUB**

Ward: 2

PIN 73376 0064, Parcel 26251 SEC SWS SRO, Surveys Plan 53R-7790 Part(s) 2 to 20 & Plan 53R-15295 Part(s) 4 to 7, Lot Part 6, Concession 6, Township of Waters, 305 Sixth Avenue, 335 Sixth Avenue, Lively, [2010-100Z, OSR (Open Space - Recreation)]

Grant an approximate 2093.0 sq.m easement/right-of-way for the construction and maintenance of a system to monitor water seepage from abutting Vale Canada Limited lands onto the subject lands.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B1/13 (FEB 7/13), B168/95 (JUN 26/95), B94/95 (MAY 8/95), B242/94 (SEP 26/94) AND B681/77 (OCT 11/77)

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED  
NO LATER THAN WEDNESDAY JANUARY 15, 2025 FOR CONSIDERATION**

Office Use Only 2023.01.01
B 054/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

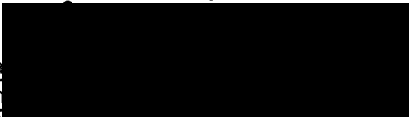
**City of Greater Sudbury**  
**APPLICATION FOR CONSENT**

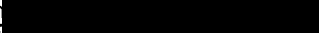
**APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)**  
 CASH, DEBIT OR ~~CHEQUE~~ MADE PAYABLE TO: **CITY OF GREATER SUDBURY**  
**Note:** An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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): Roger Chasson Email: 

Mailing Address: 400 Markham Landing Rd Home Phone: 

Lively, ON P3Y 1H9 Business Phone: \_\_\_\_\_

City: Lively Postal Code: P3Y 1H9 Fax Phone: \_\_\_\_\_

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

Name of Purchaser(s) or Chargee(s): \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

\_\_\_\_\_ Business Phone: \_\_\_\_\_

City: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Fax Phone: \_\_\_\_\_

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

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

Name of Agent: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

\_\_\_\_\_ Business Phone: \_\_\_\_\_

City: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Fax Phone: \_\_\_\_\_

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

4) Purpose of Transaction

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. Roger Chasson

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

Roll # \_\_\_\_\_ Township WATERS Lot No. 1 Concession No. 3

PIN(s): \_\_\_\_\_ Parcel(s) \_\_\_\_\_

Subdivision Plan No. \_\_\_\_\_ Lot \_\_\_\_\_ R-Plan No. 53R-21088 Part(s) 1

Municipal Address or Street(s): 400 Markham Landing Rd Ward: 2

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

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

8) Date of acquisition of subject land. August 2023

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 Residential Consent File No. B0129-2021

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 175.81 Depth 134.0 Area 2.06  
Existing Use VACANT Proposed Use Residential

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

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 664.5 Depth 442.35 Area 25.35  
Existing Use SFD Proposed Use SFD

Number and use of existing buildings and structures on the land to be retained?  
Existing 1 SFD - 4 ABC Structures Proposed N/A

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.

B00541/2024

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 checked="" type="radio"/> | <input checked="" type="radio"/> |
| Individual Well                                       | <input type="radio"/>            | <input type="radio"/>            |
| Communal Well   | <input checked="" type="radio"/> | <input checked="" 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.

*Ru*

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

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?   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

*B00571/0024*

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Roger Chrasson (please print all names), the registered owner(s) of the property described as 400 Norman Harding Rd. Lively. Ont. P3Y 1A9

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 \_\_\_\_\_ (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 10 day of July, 2024

(witness) [Signature]

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

Print Name: Roger Chrasson  
\*I have authority to bind the Corporation

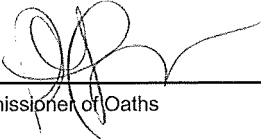
B0054/2024


**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

I/We, Roger Chasson (please print all names),  
the registered owner(s) or authorized agent of the property described as 400 Maxam  
Waring Rd. Lindy. Ct #34 1119  
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 10 day of July, 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.

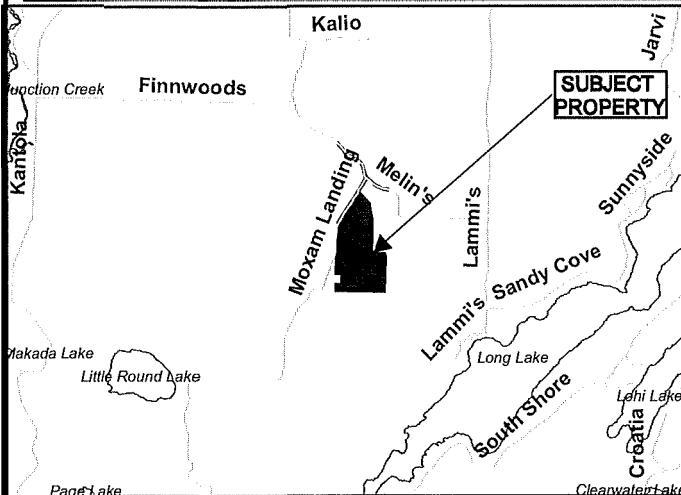
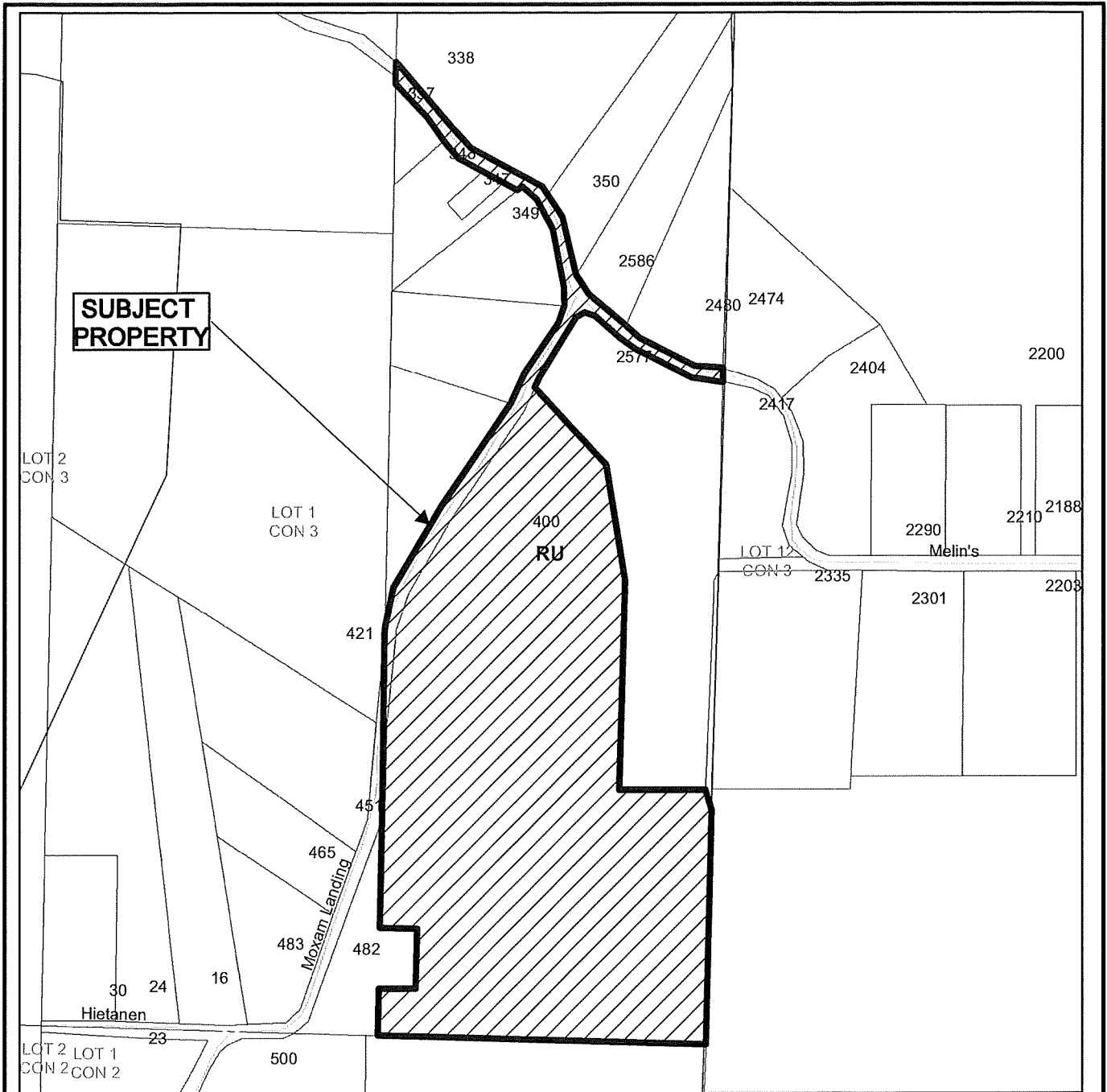
Print Name: Roger Chasson  
\*I have authority to bind the Corporation

\* 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>October 10, 2024</u>	Decision Date: <u>January 20, 2025</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>RV</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>See Below</u>	Previous Decision Date: <u>See Below</u>	
Referred to Planning: <u>Yes</u>	Received Approval from Planning: <u>December 9, 2024 ratified</u>	
Acknowledgement of Risk received: <input type="radio"/> Yes <input checked="" type="radio"/> No	<u>by Council on December 10/24</u>	
Notes: <u>B0093/2021</u>	<u>B0129/2021</u>	
<u>20 Sept '21</u>	<u>7 Feb '22</u>	
<u>LC - Part 2, 53R-21595</u>	<u>LA - Part 3, 53R-21595 consol w/ PIN 73373-0085</u>	
<u>B0092/1994 (May 16/94) - Part 1, Plan 53R-14998</u>		
<u>B0093/1994 (May 16/94) - Part 2, Plan 53R-14998</u>		
<u>B0094/1994 (May 16/94) - Part 3, Plan 53R-14998</u>		

B0054/2024



N

**Application for Consent**

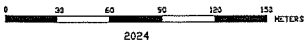
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Subject Property being PIN 73373-0131,  
 Part 1 on Plan 53R-21595,  
 Part Lot 1, Concession 3,  
 Township of Waters,  
 400 Moxam Landing Road, Lively,  
 City of Greater Sudbury

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NTS B0054/2024  
 Sketch 1 Date: 2024 07 17

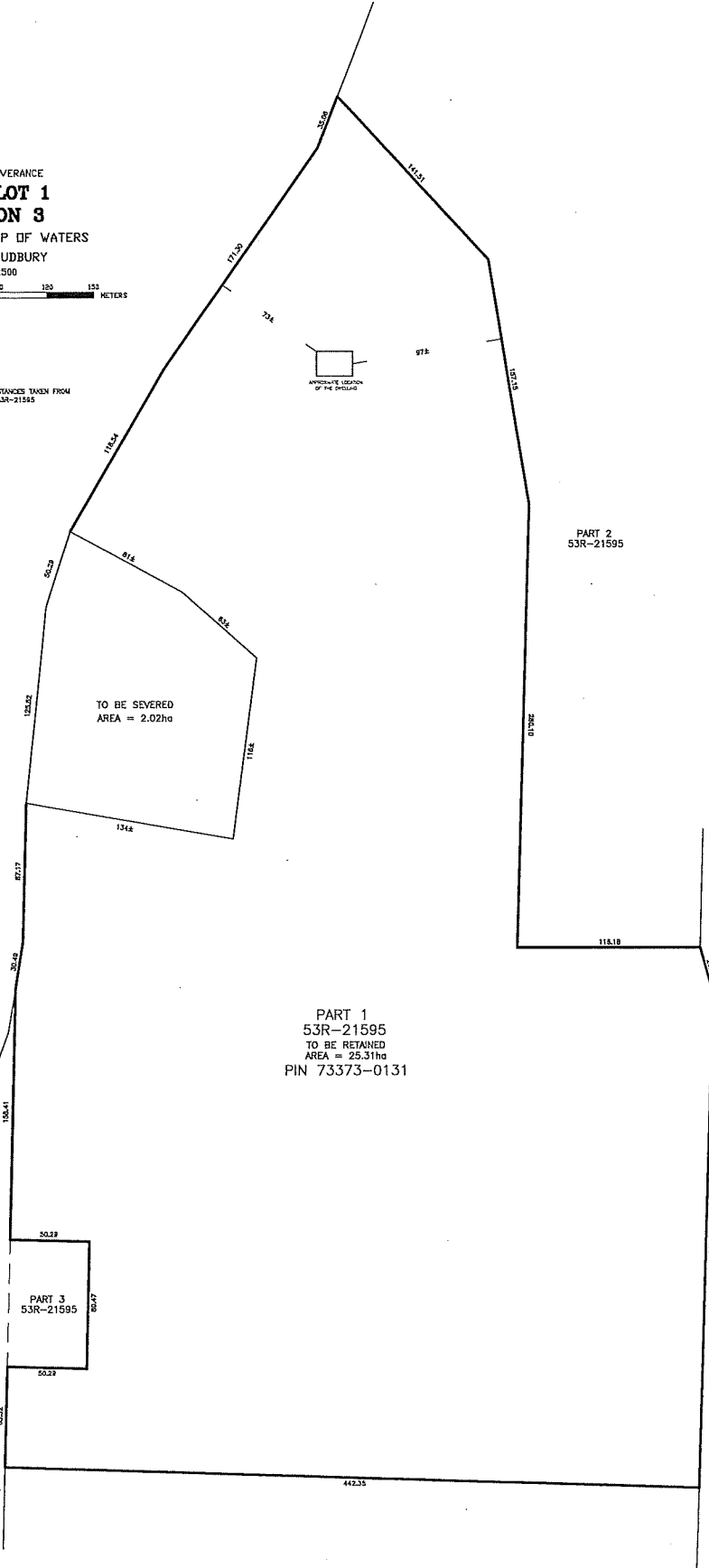
SKETCH FOR SEVERANCE  
**PART OF LOT 1  
 CONCESSION 3**  
 GEOGRAPHIC TOWNSHIP OF WATERS  
 DISTRICT OF SUDBURY  
 SCALE: 1 : 2500




NOTES: ALL DISTANCES TAKEN FROM  
 PLAN 53R-21595



MIXAM LANDING ROAD



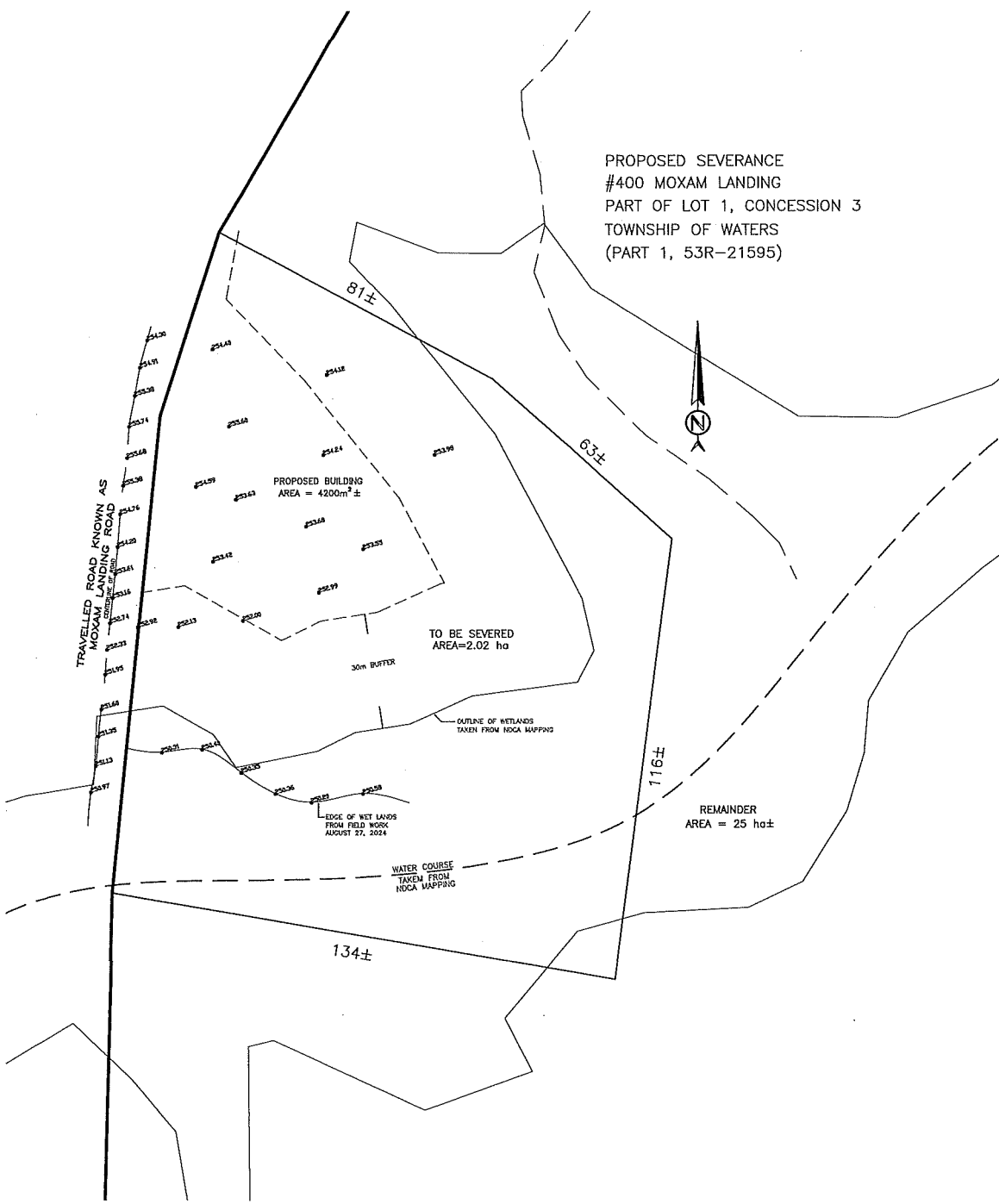
PART 1  
 53R-21595  
 TO BE RETAINED  
 AREA = 25.31ha  
 PIN 73373-0131

PART 2  
 53R-21595

PART 3  
 53R-21595

TO BE SEVERED  
 AREA = 2.02ha

B0054/2024  
 sketch 02



PROPOSED SEVERANCE  
#400 MOXAM LANDING  
PART OF LOT 1, CONCESSION 3  
TOWNSHIP OF WATERS  
(PART 1, 53R-21595)

B00541/2024  
Sketch 3

Office Use Only 2024.01.01	
B 0097/2024	
S.P.P. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
NDCA REG. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

## City of Greater Sudbury

### APPLICATION FOR CONSENT

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

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY**

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

Registered Owner(s): Colin's Haulage Inc. Sheldon Ellsworth, Colin Ellsworth	Email: [REDACTED]
Mailing Address: 2665 Radar Road	Home: [REDACTED]
	Business: [REDACTED]
City: Sudbury	Postal Code: P3P 1T3
	Fax Phone: [REDACTED]

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

Name of Purchaser(s) or Chargee(s): Colin Ellsworth	Email: [REDACTED]
Mailing Address: 2665 Radar Road	Home: [REDACTED]
	Business: [REDACTED]
City: Sudbury	Postal Code: P3P 1T3
	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: 3RDLINE STUDIO INC - Tim James	Email: [REDACTED]
Mailing Address: 289 Cedar Street - suite 300	Home: [REDACTED]
	Business: [REDACTED]
City: Sudbury	Postal Code: P3B 1M8
	Fax Phone: [REDACTED]

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

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

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

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

Roll #	Township Capreol	Lot No. <sup>12</sup>	Concession No. <sup>3</sup>
PIN(s): 73508-1009, 73508-1010, 73508-1441		Parcel(s)	
Subdivision Plan No.	Lot	R-Plan No.	Part(s)
Municipal Address or Street(s): 4548 Notre Dame Ave, Hanmer, ON P3P 1X5			Ward: <sup>6</sup>

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 number LT-386617, in favor of the Sudbury Airport.

8) Date of acquisition of subject land. south section-pin 73508-1010 - July 2021  
north section pin 73508-1009 + pin 73508-1441 - Oct 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).

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). to be determined \_\_\_\_\_

**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 45.86m Depth 58.61m Area 4,654.06m<sup>2</sup>  
Existing Use vacant land Proposed Use housing

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

**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.

~~pin 73508-1441, 73508-1009~~ \_\_\_\_\_

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 48.45m 48.17m Depth 146.02m 116.101m Area 5,594.41m<sup>2</sup>  
Existing Use welding shop Proposed Use rental shop

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

**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.

8009712024

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.

not applicable

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.

The current Official Plan designation is 'mixed use commercial' bordered closely by 'living area 1'. The proposed severance supports the development of the commercial use (rental shop) and denser residential uses on the properties in a manner consistent with the current zoning requirements. The proposed severance does not change or alter the guiding principles of the Official Plan.

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.

Refer to appendix A.

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

Refer to appendix A.

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.

The properties are located within a wellhead protection area having a WHPA- C Vulnerability 8 Scoring.

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

B0097/2024

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Colin's Haulage Inc - Sheldon Ellsworth / Colin Ellsworth (please print all names), the registered owner(s) of the property described as 4548 Notre Dame Ave, Hamner, 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 3RDLINE STUDIO INC - Tim James (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 13 day of November, 2024

BRINDA ELLSWORTH  
(witness)

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

Print Name: COLIN ELLSWORTH  
\*I have authority to bind the Corporation

8009712024



## Schedule A

(Existing Building and Structure Dimensions and Setbacks)

**Particulars of all buildings and structures on the subject lands:**

Type of Building/Structure:	existing welding shop	proposed rental shop
Ground Floor Area:	161.26m <sup>2</sup> (m <sup>2</sup> )	976.62m <sup>2</sup> (m <sup>2</sup> )
Gross Floor Area:	161.26m <sup>2</sup> (m <sup>2</sup> )	976.62m <sup>2</sup> (m <sup>2</sup> )
No. of storeys:	1	1
Width:	12.62m (m)	23.85m (m)
Length:	12.97m (m)	49.84m (m)
Height:	4.2m (m)	8.58m (m)

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

Type of Building/Structure:		
Ground Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
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:	existing welding shop	proposed rental shop
Front:	13.52m (m)	8.52m (m)
Rear:	89.91m (m)	53.04m (m)
Side:	18.35m (m)	15.24m (m)
Side:	13.37m (m)	9.00m (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)

B009712024

# Appendix A

to Application for Consent for 4548 Notre Dame Ave, Hanmer, ON

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.

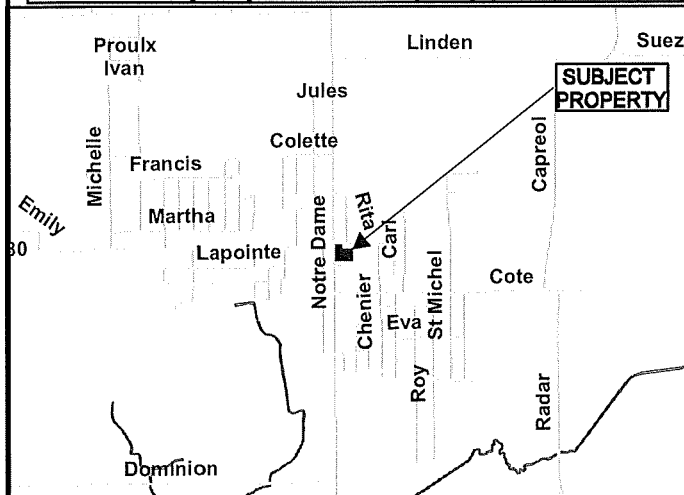
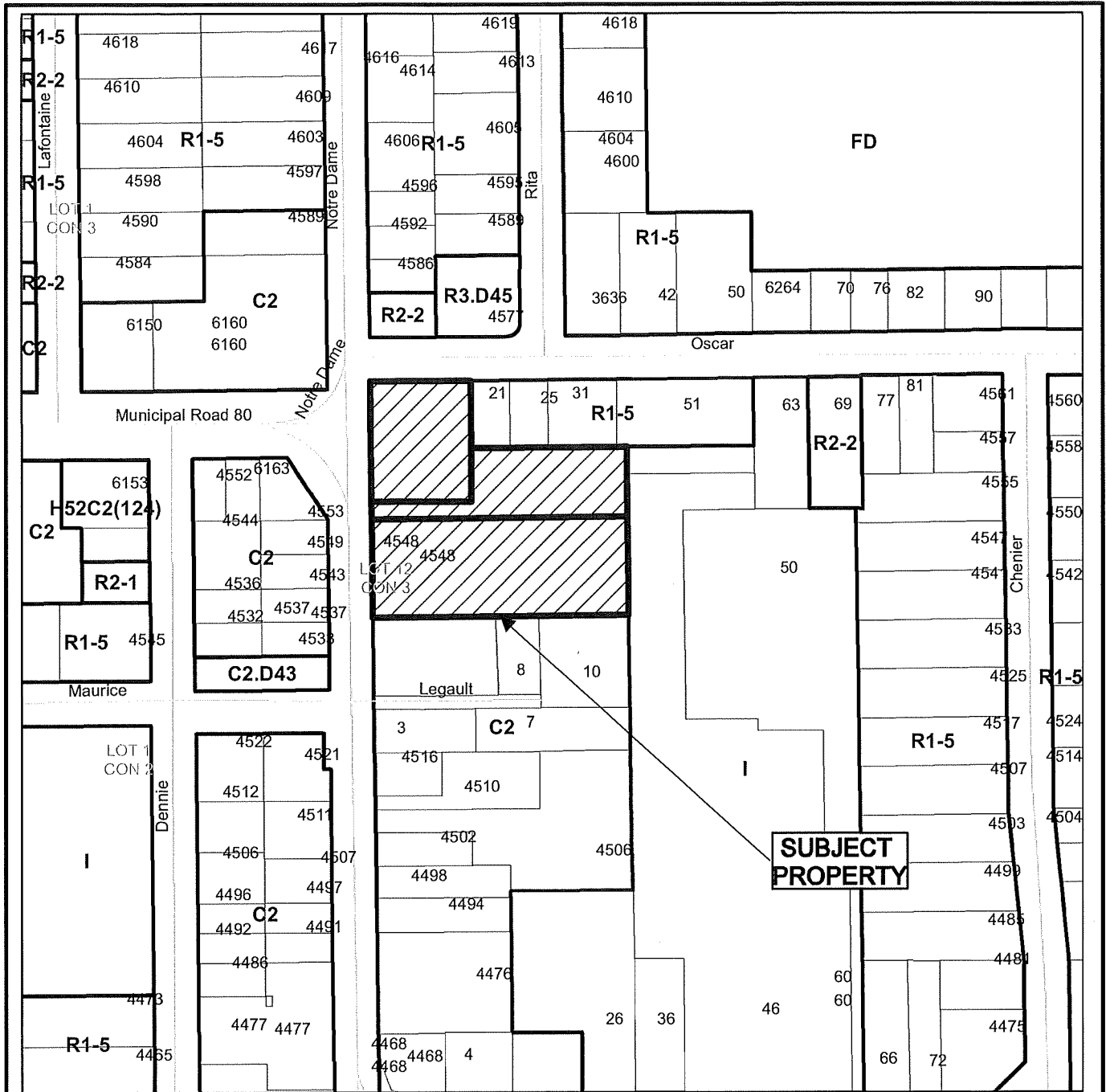
**This application for consent is consistent with the Provincial Planning Statements, 2024. The application supports the development of new commercial uses on the south section of the property (creating opportunities of economic development and growth) and will support the development of housing on the north section of the property.**

**All proposed uses support the source water protection plan for the community.**

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 for consent supports the Growth Plan for Northern Ontario. Proposed uses are generally consistent with Greater Sudbury's Official Plan. This application supports the immediate development of the site and creation of economic growth and job creation; supporting the growth of an 'economic and service hub' in Greater Sudbury consistent with 4.3 of the Growth Plan for Northern Ontario.**

B009712024



## Application for Consent



Subject Property being PINs 73508-1009, 73508-1010 and 73508-1441, Parcels 9436 and 9323 SEC SES, Part Lot 12, Concession 3, as in LT51598, LT50828, LT66540 and LT59495 as confirmed by BA 48, except LT66540 and Part 2, SR-944, Township of Capreol, 4572, 4574 and 4548 Notre Dame Ave, Hanmer City of Greater Sudbury

NTS  
Sketch 1

B0097/2024  
Date: 2024 11 21



BOO9712024  
sketch 3

**LEGAL INFORMATION:**

PART OF LOT 12, ZONE C2  
TO DISTRICT PLAN 14-11919 AND LOT 18  
TOWNSHIP OF CAMPO,  
APPLICABLE OF PAR 309  
INFORMATION ON THIS DRAWING WAS TAKEN FROM  
DISTRICT PLAN BY JAMES E. KIRKLAND LTD.  
PIN 72245-1013  
CASEMENT NO. LT108811 IN FAVOR OF SUGRUPT AIRPORT

**PROJECT DATA:**

CURRENT ZONE: C2 PROPOSED ZONE: C2.3  
LOT AREA: 141,322 sq. ft. ACTUAL: 320,826 sq. ft.  
LOT FRONTAGE: 102.00 m. ACTUAL: 231.00 m.  
LOT DEPTH: 862.00 m. ACTUAL: 1,111.00 m.  
FRONT YARD SETBACK: 1.8 m. MINIMUM REQUIRED: 1.8 m. (MINIMUM REQUIRED)  
SIDE YARD SETBACK: 3.0 m. MINIMUM REQUIRED: 3.0 m.  
REAR YARD SETBACK: 3.0 m.  
MAX. COVERAGE: 20% MAX. ACTUAL: 17.5%  
LANDSCAPE OPEN SPACE: 25% MIN. ACTUAL: 27.8% (1050m<sup>2</sup>)  
LANDSCAPE STRIP REQUIRED: 2m PROPOSED: 2.6m  
BUILDING CLASSIFICATION: BLDG. E  
MAX. HEIGHT: 15m ACTUAL: 15m  
MAX. GROSS FLOOR AREA: 2,887,262 ACTUAL: 972m<sup>2</sup>  
EXISTING BUILDING GROSS FLOOR AREA = 150 m<sup>2</sup>  
BUILDING ADDITION GROSS FLOOR AREA = 817 m<sup>2</sup>

**PARKING REQUIREMENTS:**

PARKING REQUIREMENTS BASED ON WAREHOUSE USE. MINIMUM PARKING  
REQUIRED IS 1 SPACE / 100 SF OF GROSS FLOOR AREA AND 1 SPACE / 100 SF OF  
WAREHOUSE NET FLOOR AREA  
RENTAL SHOP = 13m<sup>2</sup> / 132m<sup>2</sup> = 27 SPACES  
WAREHOUSE = 78m<sup>2</sup> / 95m<sup>2</sup> = 87 SPACES  
TOTAL REQUIRED PARKING SPACES = 33 SPACES INCLUDING 1 BARRIER  
CYCLE SPACE.  
TOTAL PARKING SPACES PROVIDED = 38 SPACES.  
BICYCLE PARKING REQUIREMENTS BASED ON RETAIL STORE USE. 2  
SPACES OF ALUM. CLASS 1 SPACE / 100 SF GROSS FLOOR AREA TO A  
MINIMUM REQUIREMENT OF 240 SF  
BICYCLE PARKING REQUIRED: 4  
BICYCLE PARKING PROVIDED: 4

**SITE LEGEND**

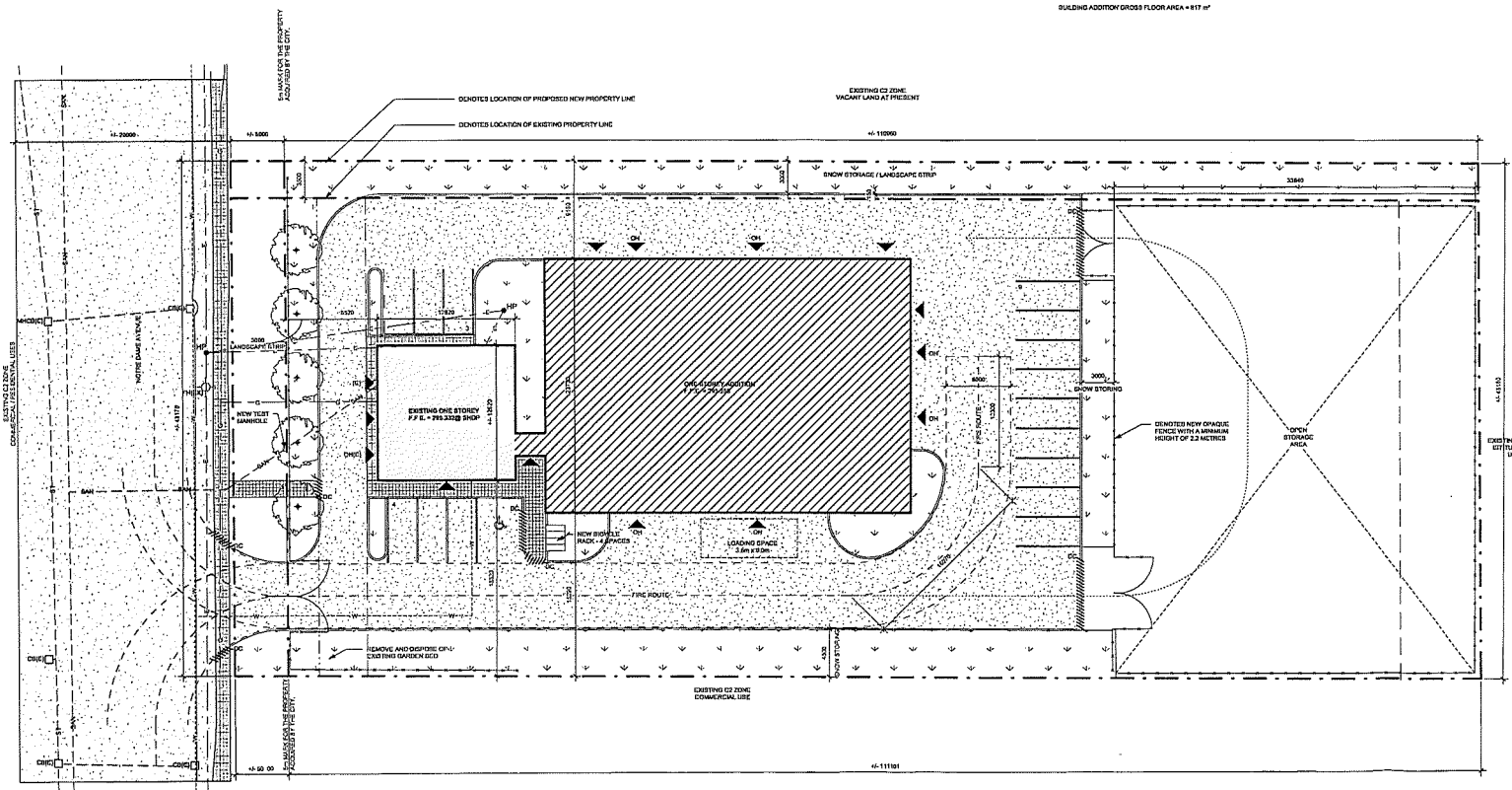
- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
- DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
- DENOTES FENCE REFER TO DETAILS AND SPEC.
- DENOTES NEW CURB WATER DENOTES DROP CURB
- DENOTES NEW CONCRETE WALKWAY
- DENOTES NEW EXISTING 500 OR LAWN SLOPING
- DENOTES EXISTING ASPHALT
- DENOTES NEW ASPHALT
- DENOTES EXISTING BUILDING
- DENOTES FUTURE BUILDING
- HP DENOTES EXISTING HYDRO POLE
- FM(X) DENOTES EXISTING FIRE HYDRANT
- CB(X) DENOTES EXISTING CATCH BASIN
- MH(X) DENOTES EXISTING MANHOLE / CATCH BASIN
- DENOTES NEW TREE
- DENOTES TYPICAL PARKING SPACE 9'6" x 20'0"
- DENOTES BUILDING ENTRANCE. DO NOT TO BE WALK DENOTE OVERHEAD DOOR
- (E) DENOTES EXISTING ITEM
- W --- DENOTES WATER LINE SERVICE
- SAN --- DENOTES SANITARY LINE SERVICE
- G --- DENOTES GAS LINE SERVICE
- E --- DENOTES OVERHEAD ELECTRICAL SERVICE
- ST --- DENOTES STEAM LINE - REFER TO SURVEY

**GENERAL NOTES:**

1. REFER TO SURVEY DRAWING PREPARED BY JAMES E. KIRKLAND LTD. FOR GENERAL INFORMATION.
2. REFER TO MECHANICAL REPORT PREPARED BY CIP. FOR ADDITIONAL INFORMATION.
3. PROVIDE NEW 3" WIDE WHITE LINE PAINTING ON ALL NEW ASPHALT.
4. ALL SIDEWALKS & PATHWAYS TO BE 5" MIN. WIDE UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

**SITE NOTE:**

- 4.24 - OUTDOOR STORAGE: OUTDOOR STORAGE SHALL BE SCREENED BY OPACIC FENCING WITH A MINIMUM HEIGHT OF 2.2 METRES



SITE PLAN  
1-1200

DRAWINGS ARE NOT TO BE SCALED  
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO ARCHITECTS BEFORE PROCEEDING WITH THE WORK  
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED BY COPYRIGHT.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SCALED.

No.	Revision / Version:	Date:
1	ISSUED FOR PERMIT APPLICATION	NOV 21 2024
2	REVISED FOR REZONING APPLICATION	NOV 11 2024



**3RDLINE.STUDIO**  
3RD FLOOR 3RD FLOOR  
2525 HWY 7 EAST  
SCARBOROUGH, ONTARIO M1S 1A8  
770.241.2200

**COLIN'S HAULAGE**  
4548 Notre Dame Avenue, Hammer  
SITE PLAN

NORTH

Date:	2024 08 13
Scale:	1:1200
Drawn By:	M. Chhabard / T.J.
Project No:	2478
Drawing No:	Rev. 2

**SP-1.0**

Office Use Only 2024.01.01
B 01012024
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): William John Watterson	Email: [REDACTED]
Mailing Address: 1410 Regional Road 10	Home: [REDACTED]
	Business Phone: [REDACTED]
City: Whitefish ON	Postal Code: P0M 3E0
	Fax Phone: [REDACTED]

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

Name of Purchaser(s) or Chargee(s): Steve Byers Stacy Durham	Email: [REDACTED]
Mailing Address: 3141 Elm Street	Home: [REDACTED]
	Business Phone: [REDACTED]
City: Val Caron ON	Postal Code: P3N 1E9
	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: Steve Byers	Email: [REDACTED]
Mailing Address: 3141 Elm Street	Home: [REDACTED]
	Business Phone: [REDACTED]
City: Val Caron ON	Postal Code: P3N 1E9
	Fax Phone: [REDACTED]

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

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

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

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

Roll # _____	Township Louise	Lot No. PT Lots 4 & 5	Concession No. 2
PIN(s): 73397-0037		Parcel(s)	
Subdivision Plan No. _____	Lot _____	R-Plan No. SR 1909	Part(s) <sup>PT or PT2</sup> _____
Municipal Address or Street(s): 1410 Regional Road 10 Whitefish, ON P0M 3E0			Ward: 2

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

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

8) Date of acquisition of subject land. 1989

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 Wooded	Consent File No. B0139/2013

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 167.26m	Depth 468.78m	Area 248455.63m <sup>2</sup>
Existing Use Wooded	Proposed Use Wooded	

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

Existing none	Proposed none
---------------	---------------

**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).

Frontage 308.20m	Depth 468.78m	Area 112029.61m <sup>2</sup>
Existing Use Residential	Proposed Use Residential	

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

Existing 1	Proposed 1
------------	------------

**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.

B010112024

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

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

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

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

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

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

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan.  
Rural - No Conflict  
\_\_\_\_\_  
\_\_\_\_\_

19) Explain how the application is consistent with the Provincial Policy Statements issued under subsection 3 (1) of the *Planning Act*. Please provide an explanation below, or attach a Schedule outlining the particulars of same.  
No Conflict  
\_\_\_\_\_  
\_\_\_\_\_

20) Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario. Please provide explanation below or attach a Schedule outlining the particulars of same.  
No Conflict  
\_\_\_\_\_  
\_\_\_\_\_

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

*B010112024*

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, William John Watterson (please print all names), the registered owner(s) of the property described as 1410 Regional Road 10 Whitefish, ON P0M 3E0

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 Steve Byers (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 1<sup>st</sup> day of December, 2024

[Signature]  
(witness)

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

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

B0101/2024



# Schedule A

(Existing Building and Structure Dimensions and Setbacks)

## Particulars of all buildings and structures on the subject lands:

Type of Building/Structure: House		
Ground Floor Area: 90.28m <sup>2</sup>	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys: 1		
Width: 8.23m	(m)	(m)
Length: 10.97m	(m)	(m)
Height: 4m	(m)	(m)

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

Type of Building/Structure:		
Ground Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
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: House		
Front: 24.8m	(m)	(m)
Rear: 256.29m	(m)	(m)
Side: 56.05m	(m)	(m)
Side: 238.97m	(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)

B0101/2024

## Schedule A

(Existing Building and Structure Dimensions and Setbacks)

**Particulars of all buildings and structures on the subject lands:**

Type of Building/Structure:	Woodshed #1		
Ground Floor Area:	7.2m	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:		(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1		
Width:	2.4m	(m)	(m)
Length:	3m	(m)	(m)
Height:	2.2m	(m)	(m)

Type of Building/Structure:	Woodshed #2		
Ground Floor Area:	9m2	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:		(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1		
Width:	3m	(m)	(m)
Length:	3m	(m)	(m)
Height:	2.2m	(m)	(m)

Type of Building/Structure:	Woodshed #3		
Ground Floor Area:	9m2	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:		(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1		
Width:	3m	(m)	(m)
Length:	3m	(m)	(m)
Height:	2.2m	(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:	Woodshed #1		
Front:	67m	(m)	(m)
Rear:	235m	(m)	(m)
Side:	21m	(m)	(m)
Side:	268m	(m)	(m)

Type of Building/Structure:	Woodshed #2		
Front:	67m	(m)	(m)
Rear:	235m	(m)	(m)
Side:	18m	(m)	(m)
Side:	271m	(m)	(m)

Type of Building/Structure:	Woodshed #3		
Front:	67m	(m)	(m)
Rear:	235m	(m)	(m)
Side:	15m	(m)	(m)
Side:	274m	(m)	(m)

B0101/2024

# Schedule A

(Existing Building and Structure Dimensions and Setbacks)

## Particulars of all buildings and structures on the subject lands:

Type of Building/Structure:	Woodshed #4		
Ground Floor Area:	7.2m	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:		(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1		
Width:	2.4m	(m)	(m)
Length:	3m	(m)	(m)
Height:	2.2m	(m)	(m)

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

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

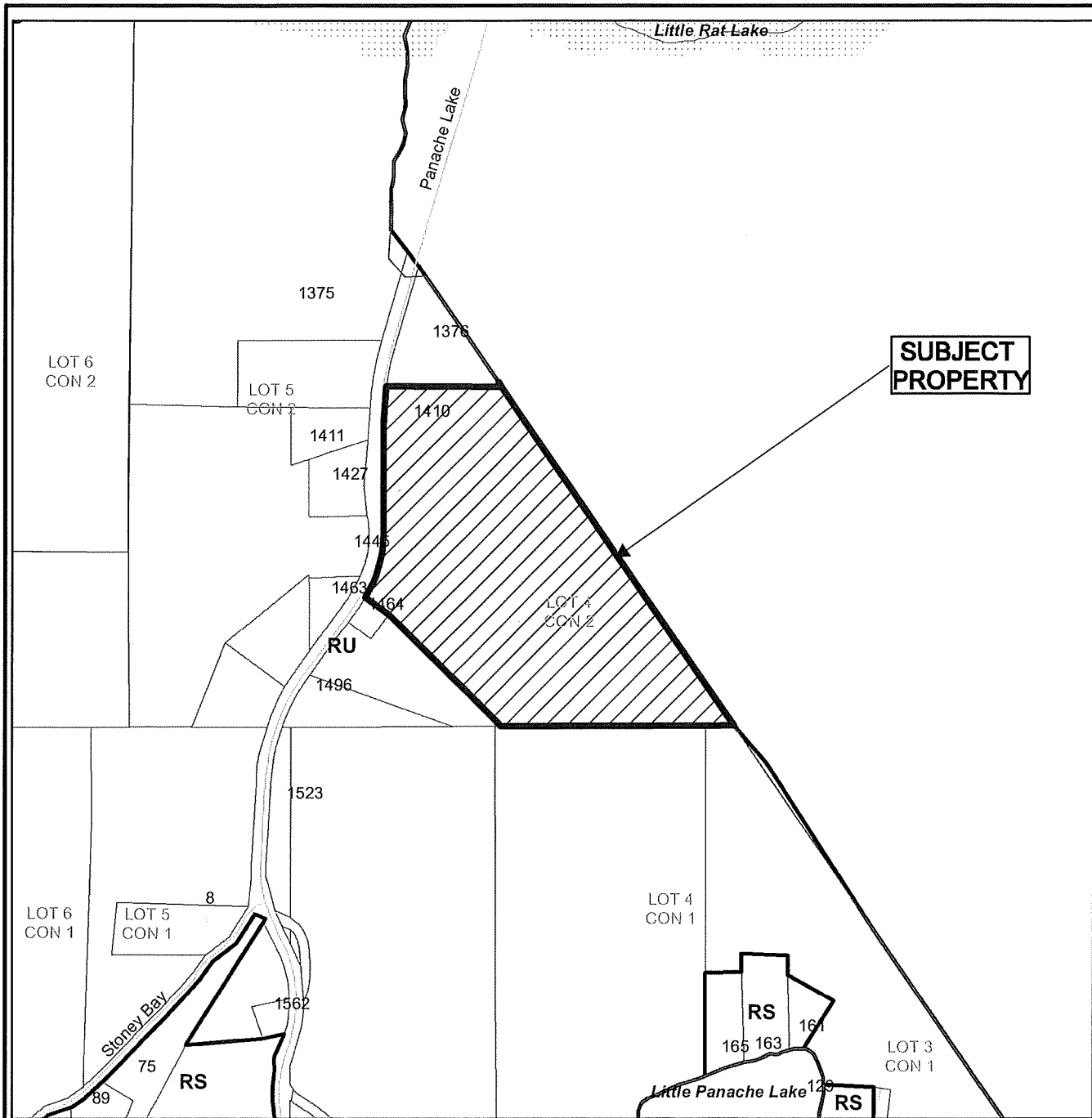
## Location of all buildings and structures on the subject lands in relation to new lot lines being proposed herein (specify distances from side, rear and front lot lines):

Type of Building/Structure:	Woodshed #4		
Front:	67m	(m)	(m)
Rear:	235m	(m)	(m)
Side:	12m	(m)	(m)
Side:	277m	(m)	(m)

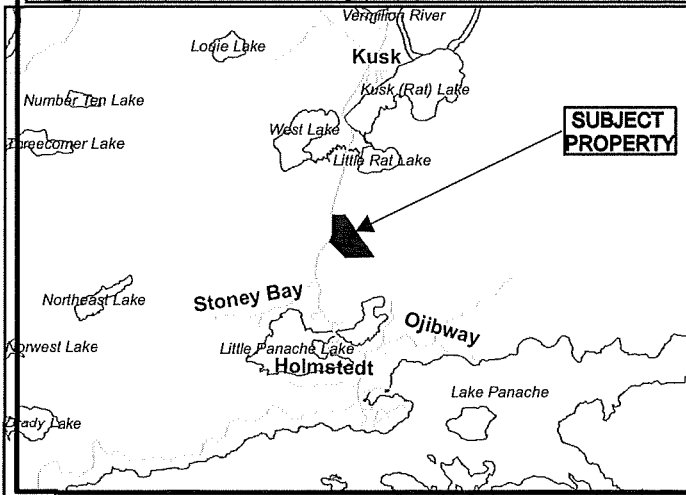
Type of Building/Structure:			
Front:		(m)	(m)
Rear:		(m)	(m)
Side:		(m)	(m)
Side:		(m)	(m)

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

B0101/2024



**SUBJECT PROPERTY**



**SUBJECT PROPERTY**

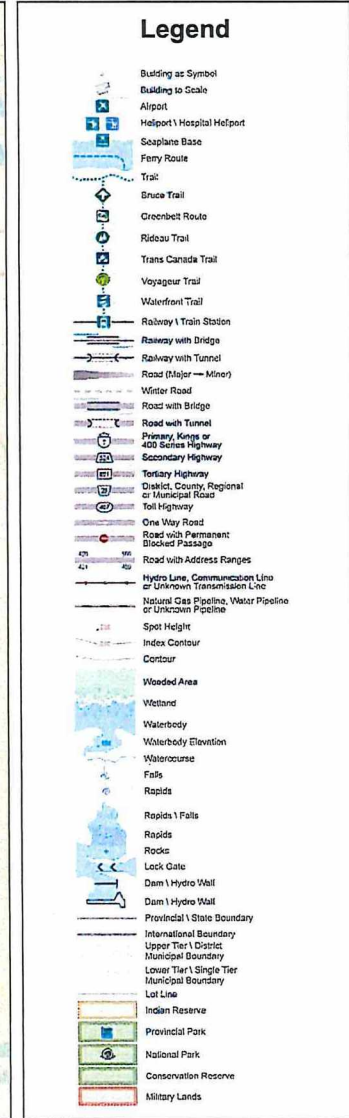
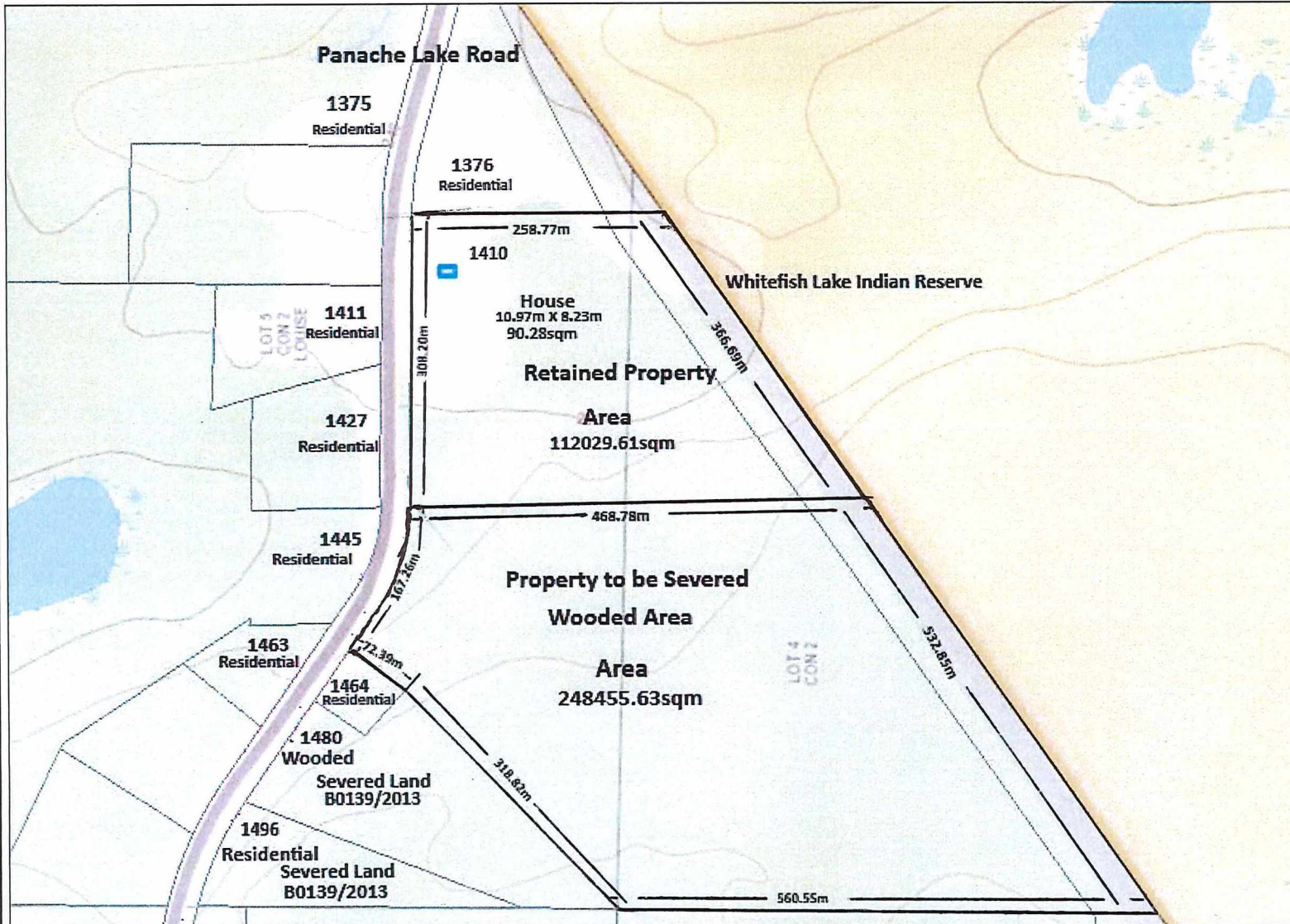
## Application for Consent



Subject Property being PIN 73397-0180, Part 2, Plan SR-1909, except Parts 4 & 6, Plan 53R-8234 and Parts 1 & 2, Plan 53R-20186, Part Lots 4 & 5, Concession 2, Township of Louise, 1410 Panache Lake Road (Regional Road 10), Whitefish City of Greater Sudbury

NTS  
Sketch 1

B0101/2024  
Date: 2024 12 13



Projection: Web Mercator



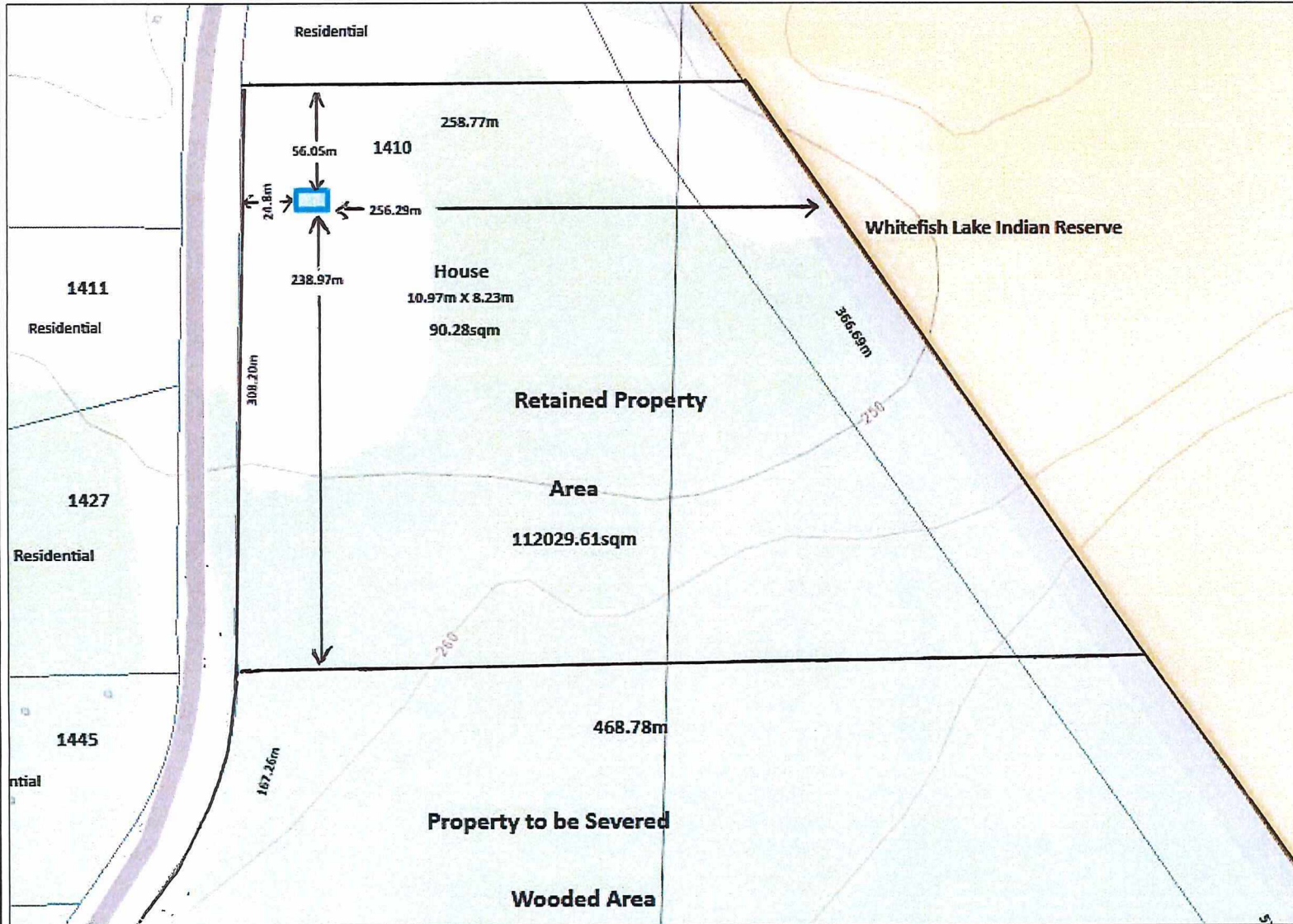
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B01012024 sketch 2



**Legend**

-  Building as Symbol
-  Building to Scale
-  Airport
-  Helipad / Hospital Helipad
-  Seaplane Base
-  Ferry Route
-  Trail
-  Bruce Trail
-  Greenbelt Route
-  Rideau Trail
-  Trans Canada Trail
-  Voyageur Trail
-  Waterfront Trail
-  Railway / Train Station
-  Railway with Bridge
-  Railway with Tunnel
-  Road (Major - Minor)
-  Water Road
-  Road with Bridge
-  Road with Tunnel
-  Primary, Kees or 400 Series Highway
-  Secondary Highway
-  Tertiary Highway
-  District, County, Regional or Municipal Road
-  Toll Highway
-  One Way Road
-  Road with Permanent Blockage
-  Road with Address Plunges
-  Hydro Line, Communication Line or Unknown Transmission Line
-  Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
-  Spot Height
-  Index Contour
-  Contour
-  Wooded Area
-  Wetland
-  Waterbody
-  Waterbody Elevation
-  Watercourse
-  Fats
-  Rapids
-  Rapids / Falls
-  Rapids
-  Rock
-  Lock / Gate
-  Dam / Hydro Wall
-  Dam / Hydro Wall
-  Provincial / State Boundary
-  International Boundary
-  Upper Tier / District
-  Municipal Boundary
-  Lower Tier / Single Tier
-  Municipal Boundary
-  Lot Line
-  Indian Reserve
-  Provincial Park
-  National Park
-  Conservation Reserve
-  Historic Lands



Projection: Web Mercator



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Bolol/2024 sketch 3



Office Use Only 2024.01.01
B0105/2024
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): LIVELY GOLF & COUNTRY CLUB	Email:
Mailing Address: 305 - A 6TH AVENUE	Home Phone:
	Business Phone: SEE AGENT
City: LIVELY, ONTARIO	Postal Code: P3Y 1N1
	Fax Phone:

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

Name of Purchaser(s) or Chargee(s): VALE CANADA LIMITED	Email:
Mailing Address: ATTN: LEGAL DEPARTMENT	Home Phone:
337 POWER STREET	Business Phone: SEE AGENT
City: COPPER CLIFF	Postal Code: P0M 1N0
	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: M.D. SINCLAIR, K.C. SINCLAIR & SINCLAIR	Email:
Mailing Address: 214 ALDER STREET	Home Phone:
	Business Phone:
City: SUDBURY, ONTARIO	Postal Code: P3C 4J2
	Fax Phone:

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

- 4) Purpose of Transaction
- |   |  |                              |
|---|--|------------------------------|
| <input type="radio"/> Creation of a new lot         | <input checked="" type="radio"/> Easement/Right-of-way | <input type="radio"/> Lease  |
| <input type="radio"/> Addition to a lot             | <input type="radio"/> Creation of lot(s) for           | <input type="radio"/> Other; |
| <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. (EASEMENT) VALE CANADA LIMITED - See Page 1A
- (EASEMENT) VALE CANADA LIMITED - See Page 1A

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

Roll #	Township WATERS	Lot No. <sup>6</sup>	Concession No. <sup>6</sup>
PIN(s): 73376-0064		Parcel(s) FORMERLY 26251 S.W.S. (S.R.O.)	
Subdivision Plan No.	Lot	R-Plan No.	Part(s)
Municipal Address or Street(s): 305 SIXTH AVENUE, LIVELY			Ward:

**LIVELY GOLF & COUNTRY CLUB**  
**APPLICATION FOR CONSENT TO TRANSFER OF EASEMENT**

- 5) The lands are subject to the following registrations as set out in PIN 73376-0064(LT)
- Transfer of Easement No. LT233737
    - registered July 8, 1966
    - in favour of Northern and Central Company Limited.
  
  - Transfer of Easement No. LT297776
    - registered March 31, 1971
    - in favour of The Bell Telephone Company of Canada.
  
  - Application to Annex Restrictive Covenant LT309306 Z
  
  - Transfer of Easement No. LT437109
    - registered January 27<sup>th</sup>, 1978 in favour of Inco Limited.
  
  - Transfer of Easement No. LT804236AE
    - registered May 2, 1995 in favour of Inco Limited.
    - Application to Annex Restrictive Covenant LT804236AZ

Also, subject to Charges LT886597 and LT894125 in favour of Sudbury Regional Credit Limited.

30/05/2024

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.

SEE SCHEDULE ATTACHED - PAGE 2A

8) Date of acquisition of subject land. 1995 - TRANSFER NO. LT804236

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> NONE - SEE SKETCH	<u>Depth</u> _____	<u>Area</u> 2,093 SQ. M.
<u>Existing Use</u> GOLF COURSE	<u>Proposed Use</u> GOLF COURSE TO CONTINUE-SUBJECT TO PROPOSED EASEMENT.	

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

<u>Existing</u> NONE	<u>Proposed</u> NONE	SEE AERIAL PHOTOGRAPHS
----------------------	----------------------	------------------------

**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> NO CHANGE IN BOUNDARIES OF	<u>Depth</u> OF LAND TO BE RETAINED	<u>Area</u>
<u>Existing Use</u> GOLF COURSE	<u>Proposed Use</u> CONTINUE AS GOLF COURSE	

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

<u>Existing</u> NONE	<u>Proposed</u> NONE
----------------------	----------------------

**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.

BO/05/2024

**LIVELY GOLF & COUNTRY CLUB**  
**APPLICATION FOR CONSENT – TO TRANSFER OF EASEMENT**

- A) See Service Ontario Property Index Map dated December 16<sup>th</sup>, 2024, attached.
- B) LIVELY GOLF & COUNTRY CLUB (“Lively Golf”) is the owner of the Surface Rights Only to PIN 73376-0064(LT) as shown on the enclosed PIN.
- C) Immediately to the east of the lands of Lively Golf & Country Club are PINS 73376-0153 and 73376-0169 both owned by Vale Canada Limited (“Vale”). Copies of both PINS are attached.
- D) There is seepage of water from the Vale property which causes staining on the Lively Golf property.
- E) To address this situation Lively Golf has agreed to transfer to Vale an easement for construction and for maintenance going forward to enable Vale to monitor any future seepage and to enter on to the Lively Golf property to maintain the area in the event of any seepage.
- F) Trees and underlying vegetation will be removed for the purpose of construction and once construction is completed new trees will be planted; these trees will assist in reinstating the privacy barrier which has grown up over time.
- G) Maintenance of the new system will include regular monitoring on the water check basins. The system will rely on gravity to redirect water to the existing Vale pond – no dumping required and from where Vale will direct the water to treatment prior to release.

B6105/2024

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.

ACCESS WILL BE FROM ABUTTING LAND TO THE EAST OWNED BY VALE CANADA LIMITED - PIN 73376-0169(LT)

16) What types of water supply and sewage disposal are proposed?	Proposed Lot	Retained Lot
Municipally owned and operated piped water system	<input type="radio"/>	<input type="radio"/>
Municipally owned and operated sanitary sewage system	<input type="radio"/>	<input type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other NEITHER-PURCHASE OF EASEMENT IS TO COMPLEMENT DRAINAGE FROM THE LANDS OF VALE CANADA LIMITED TO THE EAST.		

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.

Designated Parks & Open Space - Golf course shall continue on subject property.

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.

Reduces the impact of abutting industrial property on the lands of the golf course in a manner acceptable to the Lively Golf and Country Club.

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 Growth Plan for Northern Ontario inasmuch as it exhibits a process to manage the environment on to golf course property adjacent to industrial lands..

21) What is the number of dwelling units on the property? NONE

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

If "yes", how many? \_\_\_\_\_

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

Yes  No

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

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

Schedule Attached  Yes  No

*BO105/2024*

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, LIVELY GOLF & COUNTRY CLUB (please print all names), the registered owner(s) of the property described as PIN 73376-0064(LT)

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 M.D. SINCLAIR, K.C. (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 13<sup>th</sup> day of DECEMBER, 20 24

[Signature]  
(witness)

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

Print Name: GREG PURO, PRESIDENT  
\*I have authority to bind the Corporation

BO105/2024

**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

I/We, LIVELY GOLF & COUNTRY CLUB (please print all names),

the registered owner(s) or authorized agent of the property described as PIN 73376-0064, SURFACE RIGHTS ONLY,

PART OF LOT 6, CONC. 6, WATERS TOWNSHIP

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 18th day of DECEMBER, 2024

W. Sinclair  
Commissioner of Oaths  
MacGREGOR D. SINCLAIR, K.C.  
214 ALDER STREET  
SUDBURY, ONTARIO P3C 4J2

PER: [Signature]  
signature of Owner(s) or Agent or Signing Officer  
(\*where a Corporation)  
Print Name: GREG PURO, PRESIDENT  
\*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>Dec 20, 2024</u>	Decision Date: <u>Jan 20/25</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>OSR</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>below</u>	Previous Decision Date: <u>below</u>	
Referred to Planning: <u>Not Required</u>	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="radio"/> Yes <input type="radio"/> No		
Notes: <u>B01681/1977 (Oct 11/77) LC - Pts 2-20, Plan 53R-7790</u>		
<u>B0242/1994 (Sep 26/94) LA - Pts 1-6 + 17, Plan 53R-15295 w/ Pel 226251</u>		
<u>B0094/1995 (May 8/95) LA - Pts 1 + 2, Plan 53R-15295 w/ Pel 23107</u>		
<u>B0168/1995 (Jun 26/95) LA - Pt 3, Plan 53R-15295 w/ Pel 22820</u>		
<u>B0001/2013 (Feb 7/13) LA - Pt 2, Plan 53R-15295 w/ Lot 578, Plan M-924</u>		

B0105/2024

# SINCLAIR & SINCLAIR

BARRISTERS & SOLICITORS

M.D. SINCLAIR, K.C. IAN M.G. SINCLAIR  
DIANE M. RIOUX

J.S. HINDS, Q.C. (1958-2006)

214 Alder Street  
Sudbury, Ontario, P3C 4J2  
TELEPHONE: (705) 674-7597  
FACSIMILE: (705) 674-4916  
EMAIL ADDRESS:  
[thefirm@sinclairandsinclair.ca](mailto:thefirm@sinclairandsinclair.ca)

December 17, 2024

## **DELIVERED**

Ms. Nia Lewis  
Consent Official/  
Secretary-Treasurer of  
the Committee of Adjustment  
City of Greater Sudbury  
200 Brady Street  
SUDBURY, Ontario  
P3A 5P3

Dear Ms. Lewis:

**Re: CONSENT APPLICATION  
Lively Golf & Country Club  
Lively, Ontario**

---

We are solicitors acting on behalf of Lively Golf & Country Club, having its office at 305-A 6<sup>th</sup> Avenue, Lively, Ontario, and on its behalf we are enclosing an Application For Consent to an easement to be transferred to Vale Canada Limited in order to address legacy water seepage that has caused staining downstream from Vale's Whissel Dam, near the golf course and the Meatbird Creek.

Please find attached the following:

- (a) Application for Consent, including:
- (b) - Service Ontario Property Index Map showing the location of the Golf Club and the Vale properties;
- (c) - PIN 73376-0064(LT) - Golf Club property;
- (d) - PIN 73376-0153(LT) - Vale property;
- (e) - PIN 73376-0169(LT) - Vale property;
- (f) - Aerial photo showing location of drains on both properties; and
- (g) - Aerial photo showing the location of the drainage pipes on the Golf Club property alone.

Also we enclose our firm trust cheque payable to City of Greater Sudbury in the amount of \$2,170.00 on representing the Application fee.

B0105/2024

If there is anything more which you might require would you kindly advise.

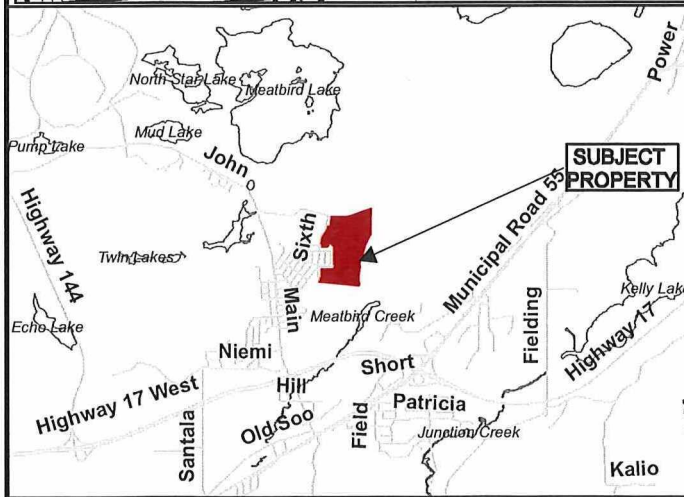
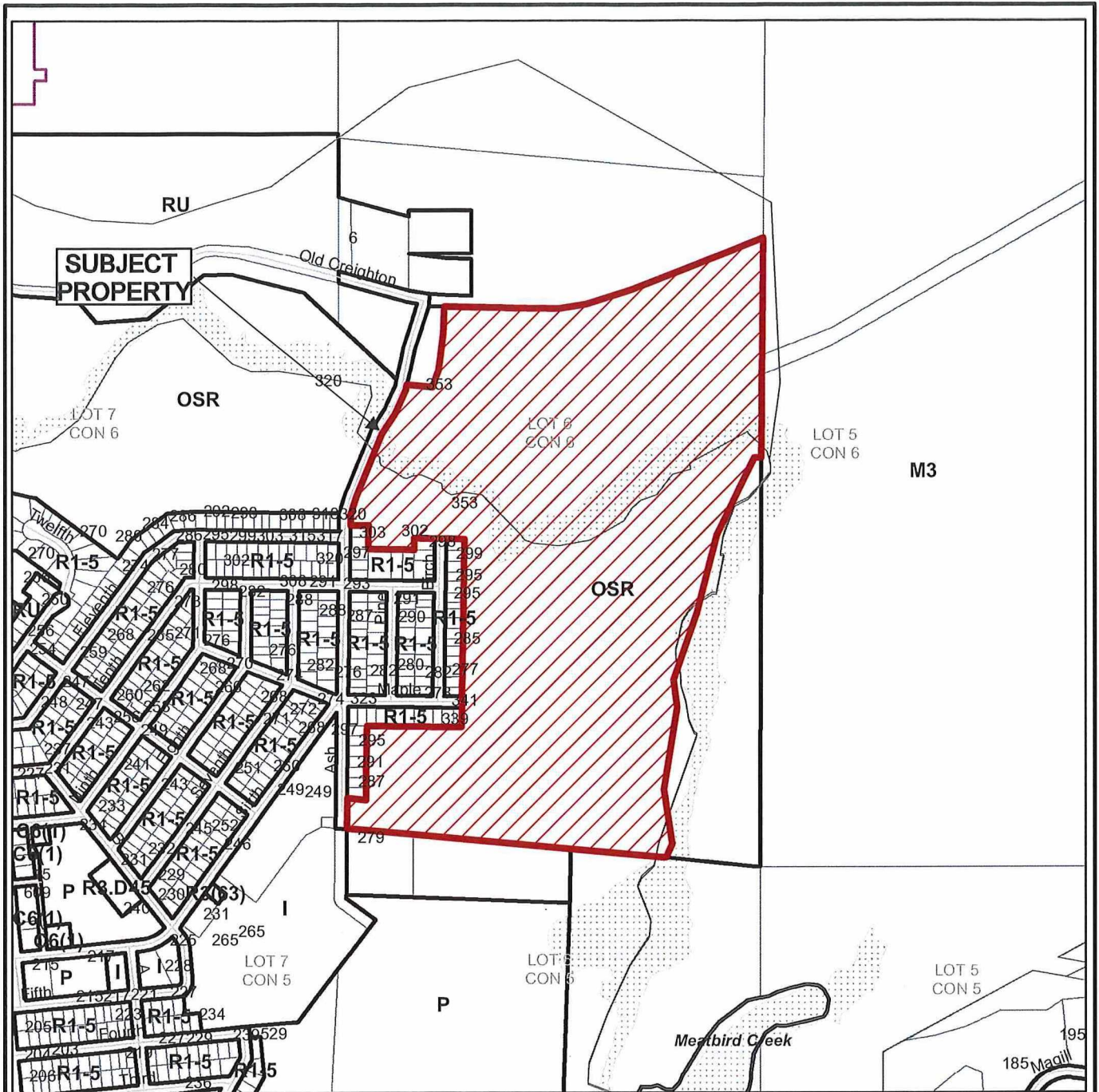
Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be 'W. J. M.' with a checkmark at the end.

MDS/kh  
Enclosures

BO105/2024



**Application for Consent**

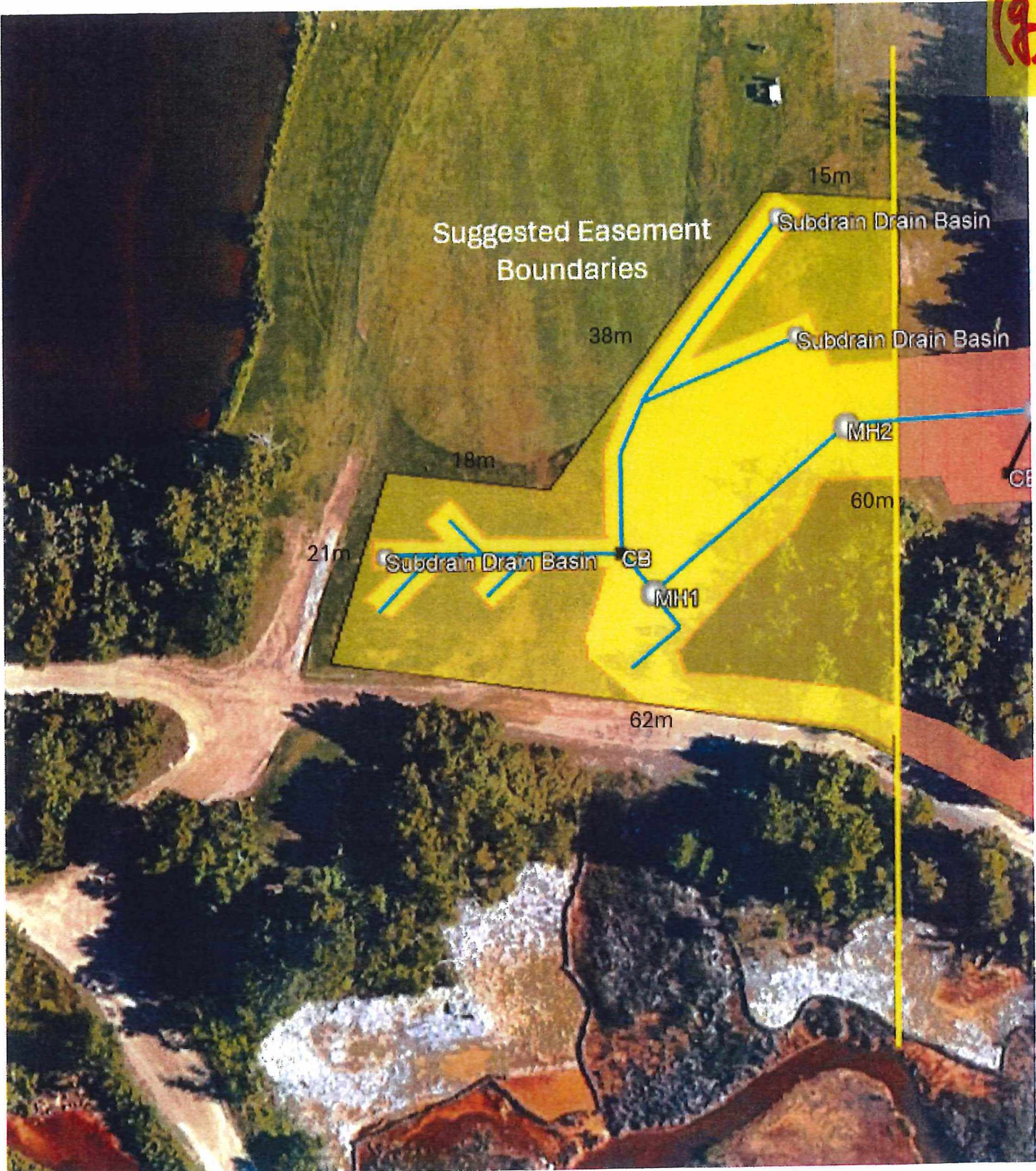
N

Subject Property being PIN 73376-0064,  
 Parcel 26251 SEC SWS SRO,  
 Parts 2-20, Plan 53R-7790 and Parts 4-7, Plan 53R-15295,  
 Part Lot 6, Concession 6,  
 Township of Waters,  
 305/353 Sixth Avenue, Lively,  
 City of Greater Sudbury

NTS  
 Sketch 1

B0105/2024  
 Date: 2025 01 02

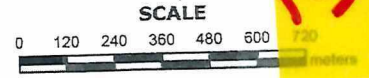
(2)



Shelley Willock  
Environmental Projects  
Vale Base Metals

487 Power St. Copper Cliff, Ontario P0M 1N0 Canada

B010512024  
Sketch 2



**PROPERTY INDEX MAP**  
SUDBURY(No. 53)

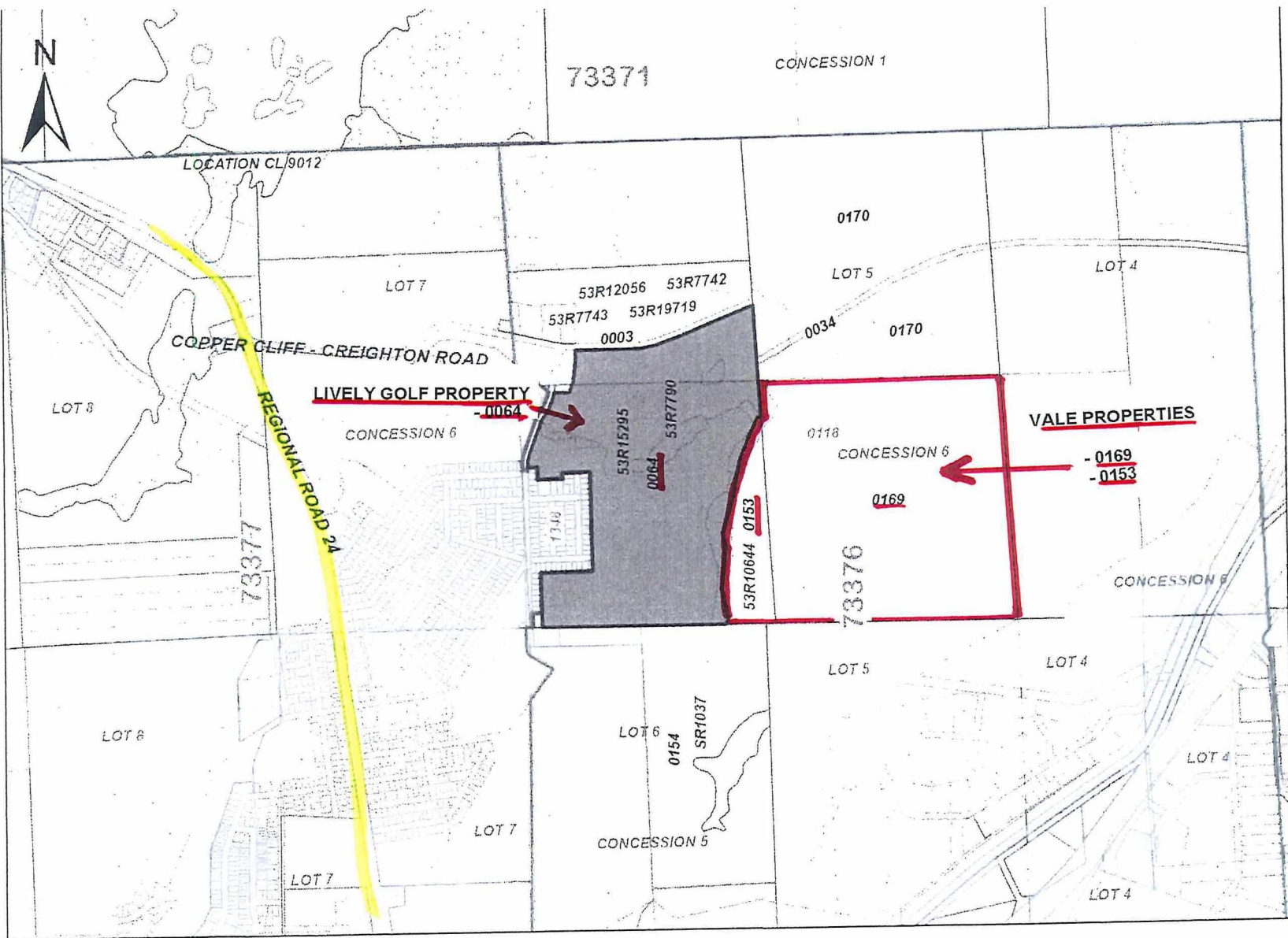
**LEGEND**

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 08050
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

**NOTES**

- REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS
- THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
- FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
- ONLY MAJOR EASEMENTS ARE SHOWN
- REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



BO105/2024  
Sketch 3



\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

**PROPERTY DESCRIPTION:** PCL 26251 SEC SWS SRO: PT LT 6 CON 6 WATERS PT 2 TO 20 53R7790 & PT 4 TO 7 53R15295; S/T LT233737, LT297776, LT437109, LT804236AE; GREATER SUDBURY

**PROPERTY REMARKS:** PLANNING ACT CONSENT AS IN LT437704.

**ESTATE/QUALIFIER:** RECENTLY:  
FEE SIMPLE FIRST CONVERSION FROM BOOK  
ABSOLUTE

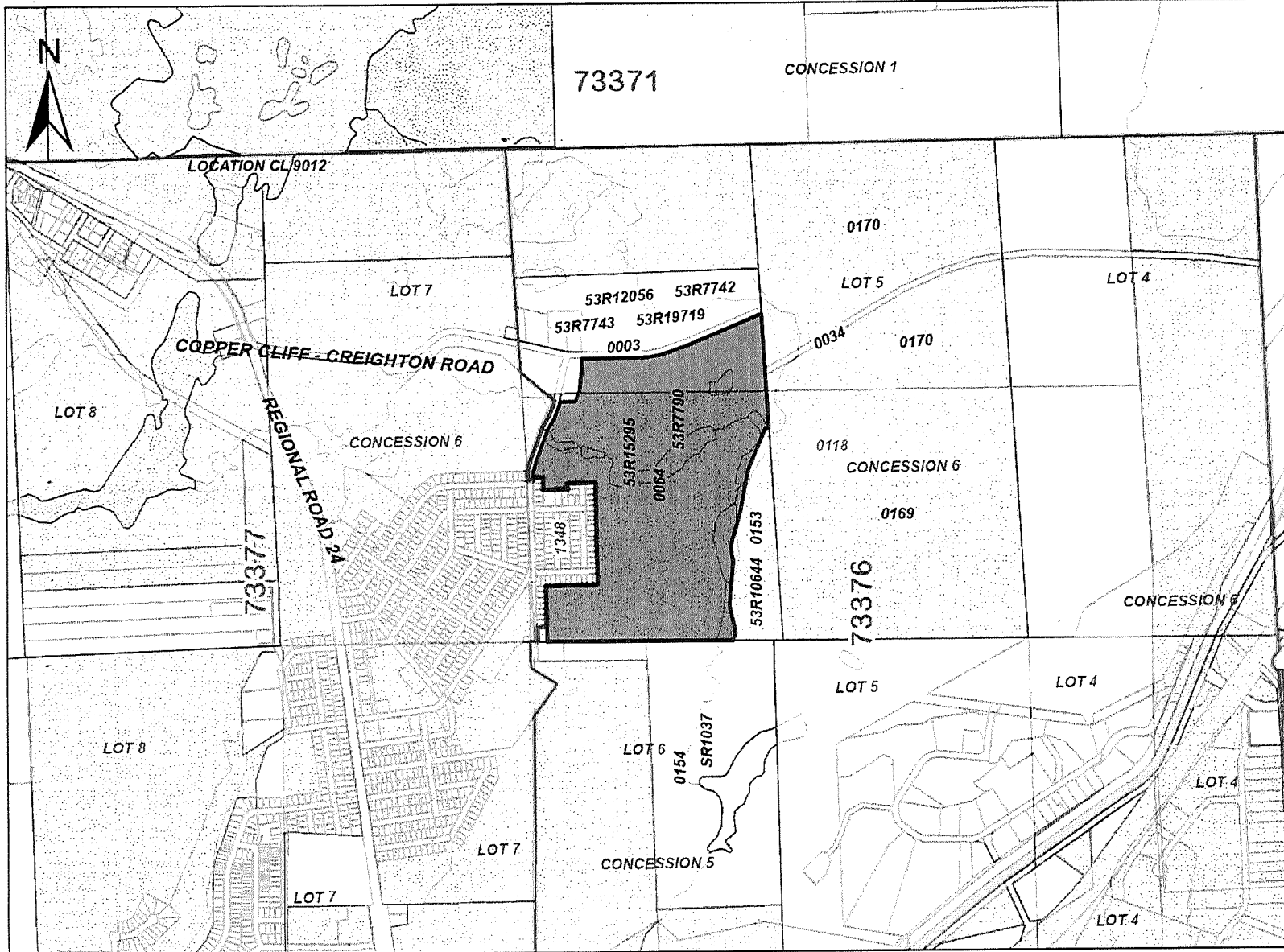
PIN CREATION DATE:  
2003/12/22

**OWNERS' NAMES** CAPACITY SHARE  
LIVELY GOLF & COUNTRY CLUB BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/12/19 **						
<u>LT233737</u>	1966/07/08	TRANSFER EASEMENT			NORTHERN AND CENTRAL GAS COMPANY LIMITED	C
<u>LT297776</u>	1971/03/31	TRANSFER EASEMENT			THE BELL TELEPHONE COMPANY OF CANADA	C
REMARKS: CONSENT OF THE MINISTER OF MUNICIPAL AFFAIRS						
<u>LT309306Z</u>	1971/10/08	APL ANNEX REST COV				C
<u>LT437109</u>	1978/01/27	TRANSFER EASEMENT			INCO LIMITED	C
53R7790	1978/02/02	PLAN REFERENCE				C
53R15295	1995/03/24	PLAN REFERENCE				C
<u>LT804236</u>	1995/05/02	TRANSFER	\$7,000		<u>LIVELY GOLF &amp; COUNTRY CLUB</u>	C
REMARKS: PLANNING ACT CONSENT						
<u>LT804236AE</u>	1995/05/02	TRANSFER EASEMENT			INCO LIMITED	C
<u>LT804236AZ</u>	1995/05/02	APL ANNEX REST COV				C
<u>LT886597</u>	1999/09/08	CHARGE	\$300,000		<u>SUDBURY REGIONAL CREDIT UNION LIMITED</u>	C
<u>LT894125</u>	2000/03/24	CHARGE	\$600,000		<u>SUDBURY REGIONAL CREDIT UNION LIMITED</u>	C

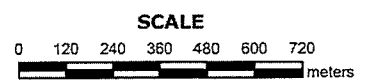
B0105/2024  
Sketch 4

B0105/2024  
Sketch 5



# ServiceOntario

PRINTED ON 16 DEC, 2024 AT 09:27:56  
FOR MARIE001



## PROPERTY INDEX MAP SUDBURY(No. 53)

**LEGEND**

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

**THIS IS NOT A PLAN OF SURVEY**

**NOTES**

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

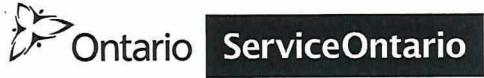
THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #53

73376-0153 (LT)

PAGE 1 OF 1  
PREPARED FOR Marie001  
ON 2024/12/16 AT 09:26:07



\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: ~~PCI 6859 SEC SWS SRG: S 1/2 OF LT 6 CON 6 WATERS~~ EXCEPT LT7288, M924, M925, PT 2 TO 7, 11, 12, 53R7790, PT 6, 53R12056 & PT 1 TO 7, 53R15295; T/W LT653483, LT804236A; S/T LT437109; GREATER SUDBURY

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN LT309304.

ESTATE/QUALIFIER: RECENTLY:  
FEE SIMPLE FIRST CONVERSION FROM BOOK  
ABSOLUTE

PIN CREATION DATE:  
2003/12/22

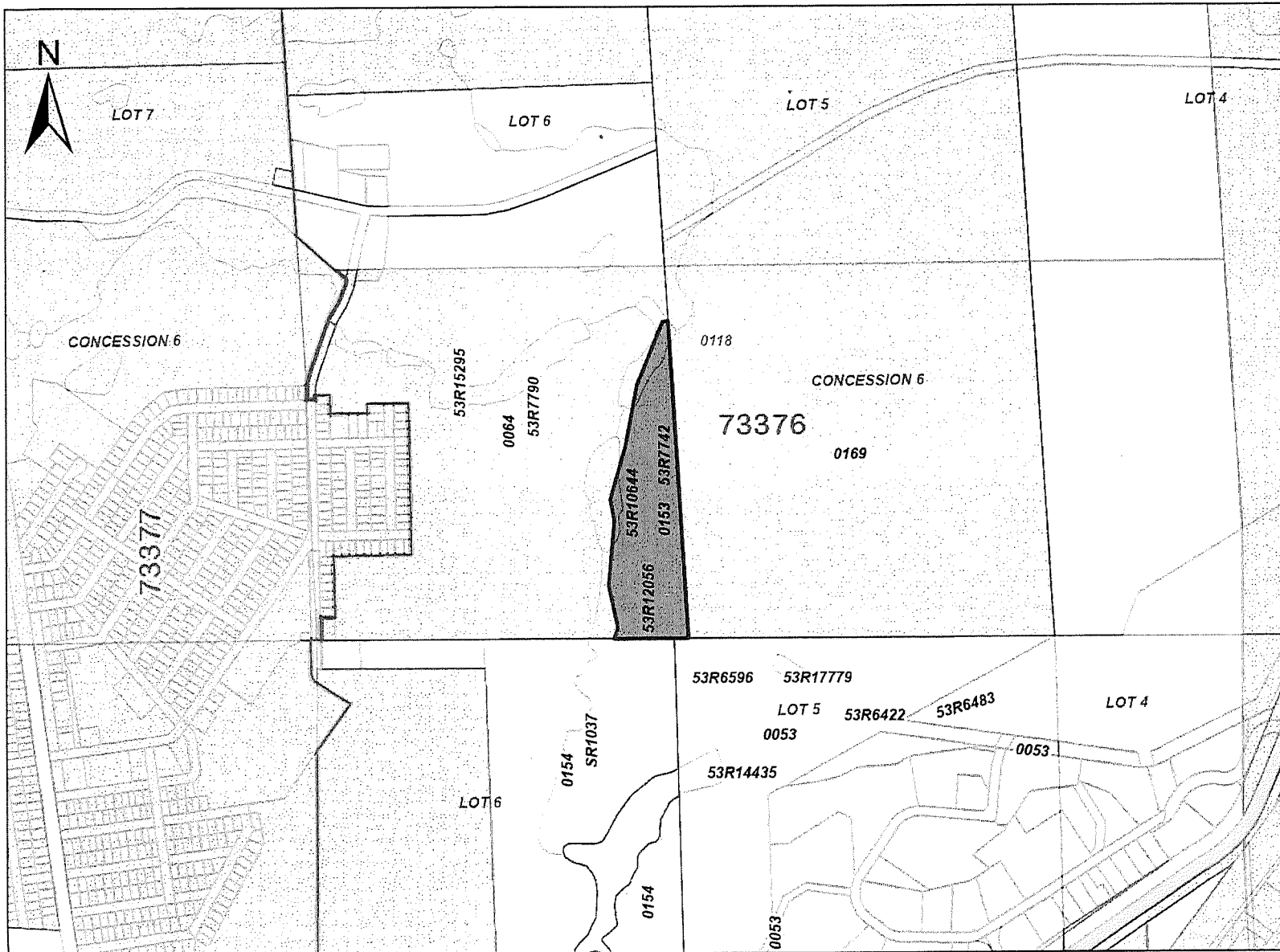
OWNERS' NAMES CAPACITY SHARE  
VALE CANADA LIMITED

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2003/12/19 **		
LT284619Z	1970/06/12	APL ANNEX REST COV				C
LT309306Z	1971/10/08	APL ANNEX REST COV				C
53R7742	1978/01/09	PLAN REFERENCE				C
LT437109	1978/01/27	TRANSFER EASEMENT			INCO LIMITED	C
53R10644	1985/10/07	PLAN REFERENCE				C
LT568683	1985/12/05	TRANSFER			INCO LIMITED	C
53R12056	1989/03/30	PLAN REFERENCE				C
LT804236AZ	1995/05/02	APL ANNEX REST COV				C
SD142413	2009/04/03	APL CH NAME OWNER		INCO LIMITED	VALE INCO LIMITED	C
SD187264	2010/11/18	APL CH NAME OWNER		VALE INCO LIMITED	VALE CANADA LIMITED	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

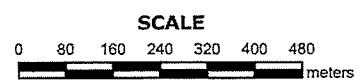
B0105/2024  
Sketch 10

80105/2024  
Sketch 7



# ServiceOntario

PRINTED ON 16 DEC, 2024 AT 09:26:41  
FOR MARIE001



## PROPERTY INDEX MAP SUDBURY(No. 53)

**LEGEND**

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

**THIS IS NOT A PLAN OF SURVEY**

**NOTES**

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

**PROPERTY DESCRIPTION:** PCI 6992 SEC SWS SRO; S 1/2 LT 5 CON 6 WATERS EXCEPT LT7288; GREATER SUDBURY

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**

FEE SIMPLE  
ABSOLUTE

**RECENTLY:**

FIRST CONVERSION FROM BOOK

**PIN CREATION DATE:**

2003/12/22

**OWNERS' NAMES**

VALE CANADA LIMITED

**CAPACITY SHARE**

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/12/19 **						
LT66504	1947/07/03	TRANSFER	\$19,000		INTERNATIONAL NICKEL COMPANY OF CANADA, LIMITED	C
	REMARKS: AMENDED UNDER APPL. LT402602					
SD142413	2009/04/03	APL CH NAME OWNER		INCO LIMITED	VALE INCO LIMITED	C
SD187264	2010/11/18	APL CH NAME OWNER		VALE INCO LIMITED	VALE CANADA LIMITED	C

B0105/2024  
Sketch 8





Shelley Willock  
Environmental Projects  
Vale Base Metals

487 Power St. Copper Cliff, Ontario P0M 1N0 Canada



*Bojosteady  
Sketch 10*