

Tom Davies Square
200 Brady St

Monday, January 27, 2025

B0103/2024

**KIMMY OSMOND
DELANO OSMOND**

Ward: 12

PIN 02132 0040, Lot(s) 6, Subdivision 28-SA, Lot Part 5, Concession 4, Township of McKim, 266 Lloyd Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

Grant an approximate 5.91 sq.m easement/right-of-way for access purposes in favour of abutting PIN 02132-0039 (LT), municipally known as 254 Lloyd Street.

B0104/2024

THOMAS LALONDE

Ward: 3

PIN 73350 0614, Parcel 953 SEC SWS, Survey Plan 53R-19548 Part(s) except 1, 2, and 3, Lot Part 6, Concession 3, Township of Balfour, 2417 McKenzie Road, Chelmsford, [2010-100Z, RU (Rural)]

Create a new lot on the east side of the subject property providing an approximate 127.0m lot frontage and 3.9 ha lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B130/12 (SEP 21/12), B11/11 AND B12/11 (FEB 17/11) AND B145/08 (JUN 18/08)

B0106/2024

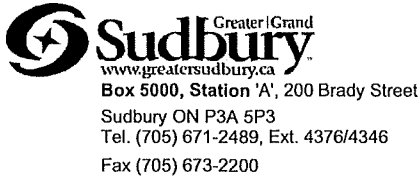
ADAM MARTEL

Ward: 6

PIN 73508 0509, Parcel 32620 SEC SES SRO, Lot(s) 20, Subdivision M-476, Lot Part 12, Concession 2, Township of Hanmer, 4317 Odile Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

Create a new lot on the south side of the subject property providing an approximate 18.0m lot frontage, 34.0m lot depth and 624.0 sq. m lot area.

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY JANUARY 22, 2025 FOR CONSIDERATION**



Office Use Only 2024.01.01
B 0103/2024
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): Delano Osmond & Kimmy Osmond [Redacted]
Mailing Address: 141 Governors Road East [Redacted]

City: Paris Postal Code: N3L3E1 Fax Phone: N/A

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

Name of Purchaser(s) or Chargee(s): Legion Property Holdings & Management Ltd. [Redacted]
Mailing Address: 14 Thorncliffe Court [Redacted]

City: Sudbury Postal Code: P3A 5E9 Fax: [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: Shield Consulting Engineers (Kristin Beites) [Redacted] Email [Redacted]
Mailing Address: 130 Paris Street [Redacted] Home [Redacted]
[Redacted] Bus [Redacted]

City: Sudbury Postal Code: P3E 3E1 Fax P [Redacted]

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

4) Purpose of Transaction

- Creation of a new lot
 - Addition to a lot
 - Cancellation of Prior Consent
 - Easement/Right-of-way
 - Creation of lot(s) for Semi-detached or row housing
 - Lease
 - Other; 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. Legion Property Holdings & Management Ltd.

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

Roll # _____ Township McKIM Lot No. 85 Concession No. 4
PIN(s): 02132-0040 Parcel(s)
Subdivision Plan No. 28SA Lot 6 R-Plan No. Part(s) 2
Municipal Address or Street(s): 266 Lloyd Street Ward: 12

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. 2011 / 08 / 26

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 0.9m (Area of easement)</u>	<u>Depth 6.57m</u>	<u>Area 5.91 m2</u>
<u>Existing Use Side Yard with existing stair and landing</u>	<u>Proposed Use Access/Egress for dwelling unit on 254 Lloyd Street</u>	

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.

254 Lloyd Street

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 11.3m</u>	<u>Depth 30m</u>	<u>Area 521 m2</u>
<u>Existing Use Dwelling</u>	<u>Proposed Use No Change</u>	

Number and use of existing buildings and structures on the land to be retained?
Existing 1 Proposed no change

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.

BO10312024

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

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 Easement will allow access/egress to legalize a third dwelling unit at 254 Lloyd Street, which is in line with Section 2.2 of the PPS to provide a range of housing options near to the downtown core.

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 conforms to the Growth Plan for Northern Ontario by adding to the housing stock in Greater Sudbury, a strategic core area that has significant economic potential for the North.

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

BO103/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Delano Osmond & Kimmy Osmond (please print all names), the registered owner(s) of the property described as 266 Lloyd Street

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize SHIELD CONSULTING ENGINEERS (KRISTIN BEITES) (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 19th day of December, 2024

Signed by: Joshua Tombran
Joshua Tombran
AC42AS38E3EA48E
(witness)

Signed by: Delano Osmond
209F0CB0308452...
Signed by: Kimmy Osmond
C11DF5D0BEC48A
signature of Owner(s) or Agent or Signing Officer
(*where a Corporation)
DeLano Osmond
Print Name: Kimmy Osmond
*I have authority to bind the Corporation

B0103/2024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure: Dwelling Unit	_____	_____
Ground Floor Area: 79.6	(m ²)	(m ²)
Gross Floor Area: 159.2	(m ²)	(m ²)
No. of storeys: 2	_____	_____
Width: 8.5m	(m)	(m)
Length: 9m	(m)	(m)
Height: _____	(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)

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)

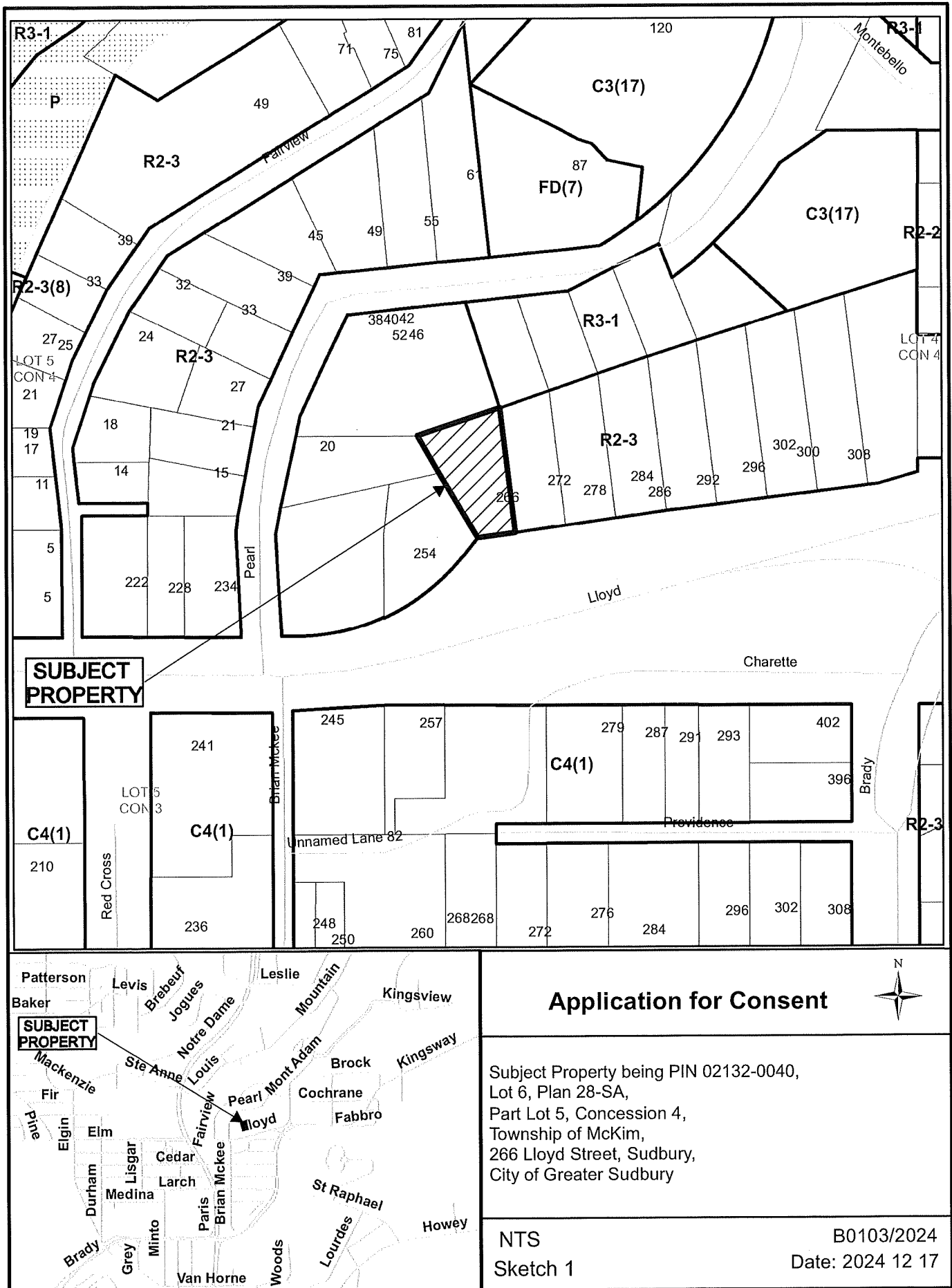
Location of all buildings and structures on the subject lands in relation to new lot lines being proposed herein (specify distances from side, rear and front lot lines):

Type of Building/Structure: _____	_____	_____
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)

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

B0103/2024



SUBJECT PROPERTY

C4(1)

C4(1)

C4(1)

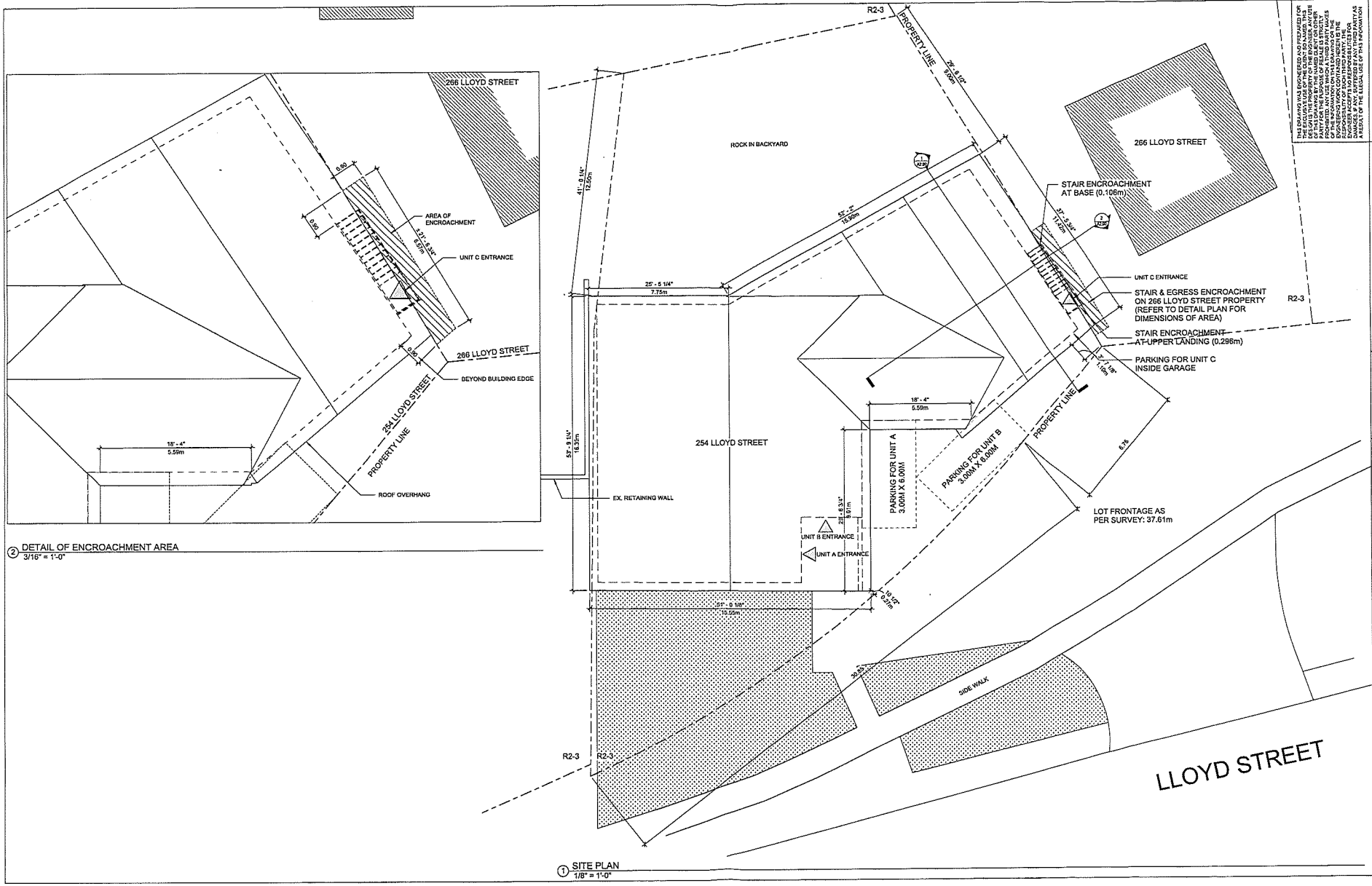
Application for Consent



Subject Property being PIN 02132-0040,
 Lot 6, Plan 28-SA,
 Part Lot 5, Concession 4,
 Township of McKim,
 266 Lloyd Street, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

B0103/2024
 Date: 2024 12 17



THIS DRAWING WAS DEVELOPED AND PREPARED FOR THE CLIENT BY THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING OR THE CONSEQUENCES OF ANY THIRD PARTY. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING AND FOR THE CONSEQUENCES OF ANY THIRD PARTY. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING OR THE CONSEQUENCES OF ANY THIRD PARTY.

REVISIONS
1 - ISSUED FOR CONSENT APPLICATION
- 2024/12/16



CUSTOMER: LEGION PROPERTY HOLDINGS & MANAGEMENT LTD.
SITE: 254 LLOYD STREET
SUBURB: OAK

DESIGNED BY: K. BETTES
CHECKED BY: K. BETTES
DATE: 12/10/2024
SCALE: As Indicated

PROJECT NUMBER: 3708
DRAWING NUMBER: A1.00

B0103/2024
Sketch 2

Office Use Only 2024.01.01
B 0104/2034
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): Thomas Lalonde	Email: [REDACTED]
Mailing Address: 2417 McKenzie Road	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Chelmsford, ON	Postal Code: P0M 1L0
	Fax Phone: _____

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

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

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

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

Name of Agent: D. S. Dorland Limited	Email: [REDACTED]
Mailing Address: 298 Larch Street	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury, ON	Postal Code: P3B 1M1
	Fax Phone: _____

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

4) Purpose of Transaction

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

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

Unknown _____

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

Roll # 5307160013019(Township Balfour)	Lot No. 6	Concession No. 3
PIN(s): 73350-0614	Parcel(s) 953 SWS	
Subdivision Plan No. _____	Lot _____	R-Plan No. _____
Municipal Address or Street(s): McKenzie Road		Part(s) _____
		Ward: 3

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. 2024/09/20

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	See Schedule Attached	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 127m (+/-)	Depth 310m (+/-)	Area 3.926 ha (+/-)
Existing Use Vacant	Proposed Use Rural Residential	

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.

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).

Frontage 279m (+/-)	Depth 350m (+/-)	Area 9.984 ha (+/-)
Existing Use Rural Residential	Proposed Use Same	

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

Existing 1 Dwelling & Shed	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.

B0104/2024

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

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

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

N/A

16) What types of water supply and sewage disposal are proposed? Proposed Lot Retained Lot

Municipally owned and operated piped water system	<input 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 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 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)).

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

80104/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Thomas Lalonde (please print all names), the registered owner(s) of the property described as Part of Lot 6, Con. 3, Township of Balfour - PIN 73350-0614
2417 MacKenzie Road, Chelmsford, 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

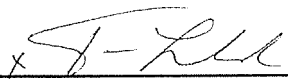
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 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 21ST day of NOVEMBER, 2024.

(witness) 


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

Print Name: THOMAS LALONDE
*I have authority to bind the Corporation

B0104/2024

**D.S.
DORLAND
LIMITED**

DAVID DORLAND,
P. ENG. O.L.S. O.L.I.P.
PRESIDENT

JAMES DORLAND,
S. ENG. O.L.S. O.L.I.P.
VICE-PRESIDENT

BRYAN C. DORLAND,
ENRTEC+
VICE-PRESIDENT

BUS: (705) 673-2556
I - 800-461-2593
FAX: (705) 673-1051
E-MAIL: [REDACTED]
INTERNET: <http://www.dsdorlandlimited.ca>

ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

298 LARCH STREET
SUDBURY, ONTARIO
P3B 1M1

Memorandum

Date: December 17, 2024

To: Consent Official - City of Greater Sudbury

Re: **New Consent Application**
PIN 73350-0614, Part Lot 6, Con. 3, Balfour Twp.
Our File: 18778 - Lalonde

Please be advised that this Consent Application is identical to previously approved Decision B0130/2012 for which all Conditions had been satisfied but was inadvertently allowed to lapse.

Regards,

S. J. Gossling
Steve J. Gossling
Ontario Land Surveyor

ESTABLISHED IN 1977
MAPPING AND PLANNING CONSULTANTS - SPECIALISTS IN UNDERGROUND MINING DEVELOPMENT SURVEYS
PROPRIETORS OF THE RECORDS OF SILVESTER, STULL, DEMOREST, LOWE, MOONEY, ESTE,
LACKSTROH, GRANT, MAHER, JIREADA, BRUCE, ONTARIO LAND SURVEYORS

B0104/2024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure: Dwelling	Shed		
Ground Floor Area: 74.3	(m ²)	8.9	(m ²)
Gross Floor Area: 74.3	(m ²)	8.9	(m ²)
No. of storeys: one		one	
Width: 6.1	(m)	2.4	(m)
Length: 12.2	(m)	3.6	(m)
Height: 4.5	(m)	2.4	(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)

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: Dwelling	Shed		
Front: 76	(m)	95	(m)
Rear: 240	(m)	235	(m)
Side: 80	(m)	60	(m)
Side: 185	(m)	210	(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)

B0104/2024

Schedule 9 – Response (Amended)

Date: December 18, 2024

To: Consent Official - City of Greater Sudbury

Re: New Consent Application
PIN 73350-0614, Part Lot 6, Con. 3, Balfour Twp.
Our File: 18778 - Lalonde

Item 1

Date of Transfer: 2011/08/03
Name of Transferee: Daoust, Richard Rene & Laurin-Daoust, Roseanne Colette
Use of Severed Land: Rural Residential
Consent File No.: B0011/2011 (Feb 7/11) – Lot Creation

Item 2

Date of Transfer: 2012/06/15
Name of Transferee: Bradley, Angus Junior & Bradley, Lise
Use of Severed Land: Rural Residential
Consent File No.: B0012/2011 (Feb17/11) – Lot Creation

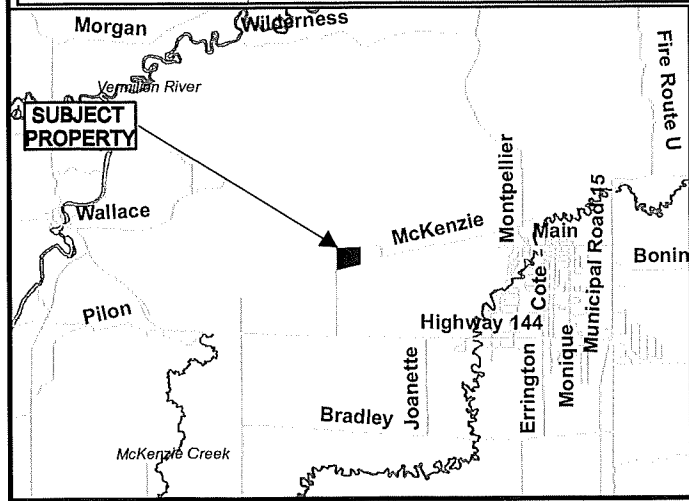
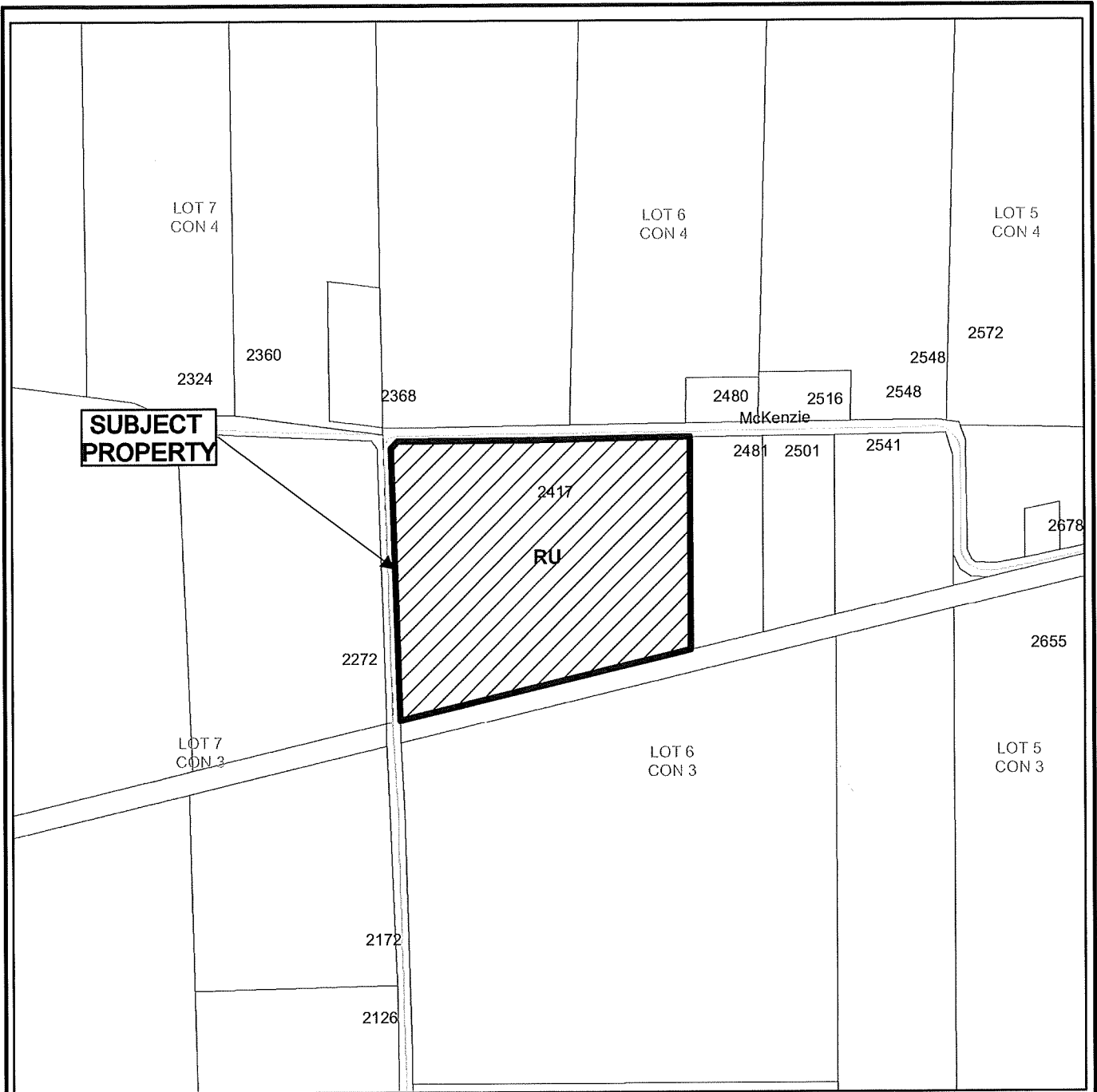
Item 3


Date of Transfer: N/A (never completed)
Name of Transferee: N/A
Use of Severed Land: Rural Residential
Consent File No.: B0130/2012 (Sept 12/12) – Lot Creation

Note:

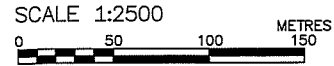
Lands were also subject to a Validation of Title Application - B0145/2008 (June 18/08).

B0104/2024



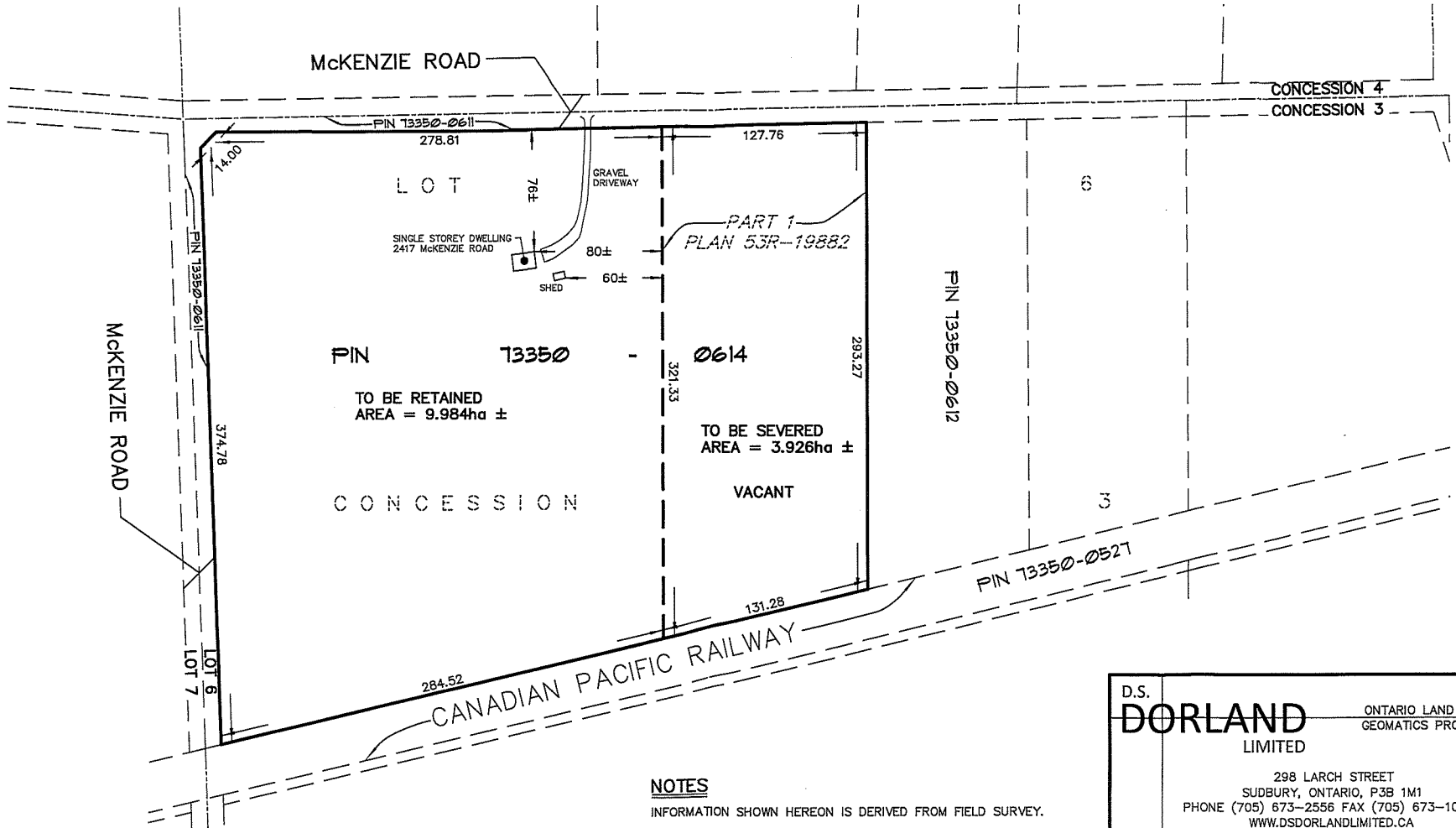
Application for Consent		
<p>Subject Property being PIN 73350-0614, Parcel 953 SEC SWS, except Parts 1-3, Plan 53R-19548, Part Lot 6, Concession 3, Township of Balfour, 2417 McKenzie Road, Chelmsford, City of Greater Sudbury</p>		
NTS Sketch 1	B0104/2024 Date: 2024 12 24	

SKETCH FOR PLANNING ACT APPLICATION
PIN 73350-0614
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



"CAUTION"

- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©



NOTES

INFORMATION SHOWN HEREON IS DERIVED FROM FIELD SURVEY.
 THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY A SURVEYOR'S SEAL, OR IF IT IS A PDF CERTIFIED IN AN ELECTRONIC VERSION.
 MEASUREMENTS SHOWN HEREON ARE IN METRES.

D.S.	DORLAND		ONTARIO LAND SURVEYORS
	LIMITED		GEOMATICS PROFESSIONALS
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA			
PREPARED BY : WJM	SCALE : 1:2500 METRIC		
CHECKED : SJG	CAD FILE : 18778 RPLAN.dwg		
DATE : DECEMBER 17, 2024	P. SPACE TAB : CONSENT SKETCH		

B0104/2024
 sketch 2

Office Use Only 2024.01.01
B 0106/2024
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**

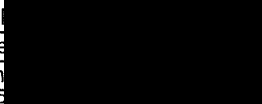
APPLICATION FEE: \$2,170.00 (includes \$320.00 Legal Notice Fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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): Adam Martel	Email:	
Mailing Address: 5403 Desmarais Rd	Home Phone:	
	Business Phone:	
City: Hanmer	Postal Code: P3P 1R7	Fax Phone:

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

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

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

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

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

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

4) Purpose of Transaction

<input 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 # N/A	Township Capreol	Lot No. 12	Concession No. 2
PIN(s):		Parcel(s) 3262e	
Subdivision Plan No. M476	Lot 20	R-Plan No.	Part(s)
Municipal Address or Street(s): 4317 Oriole			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. Feb 21, 2024

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

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

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

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

Yes No

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

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

Yes No

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

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

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

<u>Frontage 18.28m</u>	<u>Depth 34.16</u>	<u>Area 624.0</u>
<u>Existing Use Lot</u>	<u>Proposed Use Future Dwelling</u>	

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

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

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.

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 22.54</u>	<u>Depth 34.16</u>	<u>Area 770.18</u>
<u>Existing Use Single Dwelling</u>	<u>Proposed Use Keep Single Dwelling on it</u>	

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

<u>Existing 1 Single Dwelling</u>	<u>Proposed 1 Single Dwelling</u>
-----------------------------------	-----------------------------------

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.

2010/6/2024

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.

Residential use is permitted

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.

Residential use is permitted

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.

Residential use is permitted

21) What is the number of dwelling units on the property? None one the new lot. Single dwelling and garage on retained lot

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. _____
Well-head protection area B. Secondary form has been filled out and submitted with this application

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

BO106/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, N/A Adam Martel (please print all names), the registered owner(s) of the property described as 4367 Odile

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 N/A (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 2023 day of December, 20 24

N/A
(witness) 

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

Print Name: N/A
*I have authority to bind the Corporation

B0106/2024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure:	Single Dwelling		
Ground Floor Area:	135.52	(m ²)	(m ²)
Gross Floor Area:	271.03	(m ²)	(m ²)
No. of storeys:	1		
Width:	8.76	(m)	(m)
Length:	15.47	(m)	(m)
Height:	5.48	(m)	(m)

Type of Building/Structure:	Detached Garage (To be Demolished)		
Ground Floor Area:	70.25	(m ²)	(m ²)
Gross Floor Area:	70.25	(m ²)	(m ²)
No. of storeys:	1		
Width:	7.62	(m)	(m)
Length:	9.22	(m)	(m)
Height:	4.88	(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)

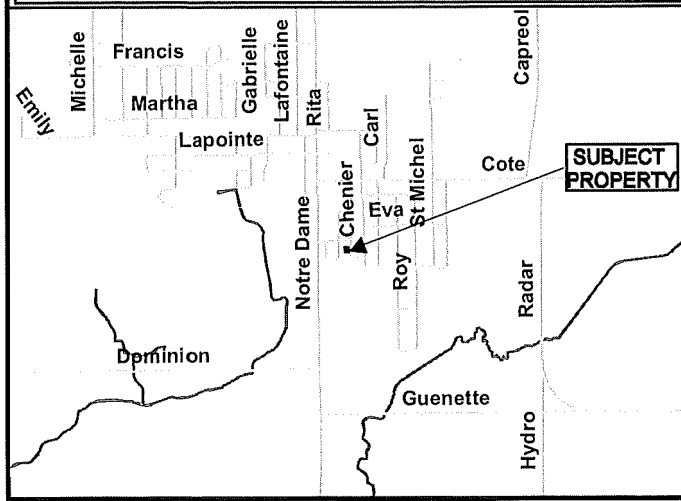
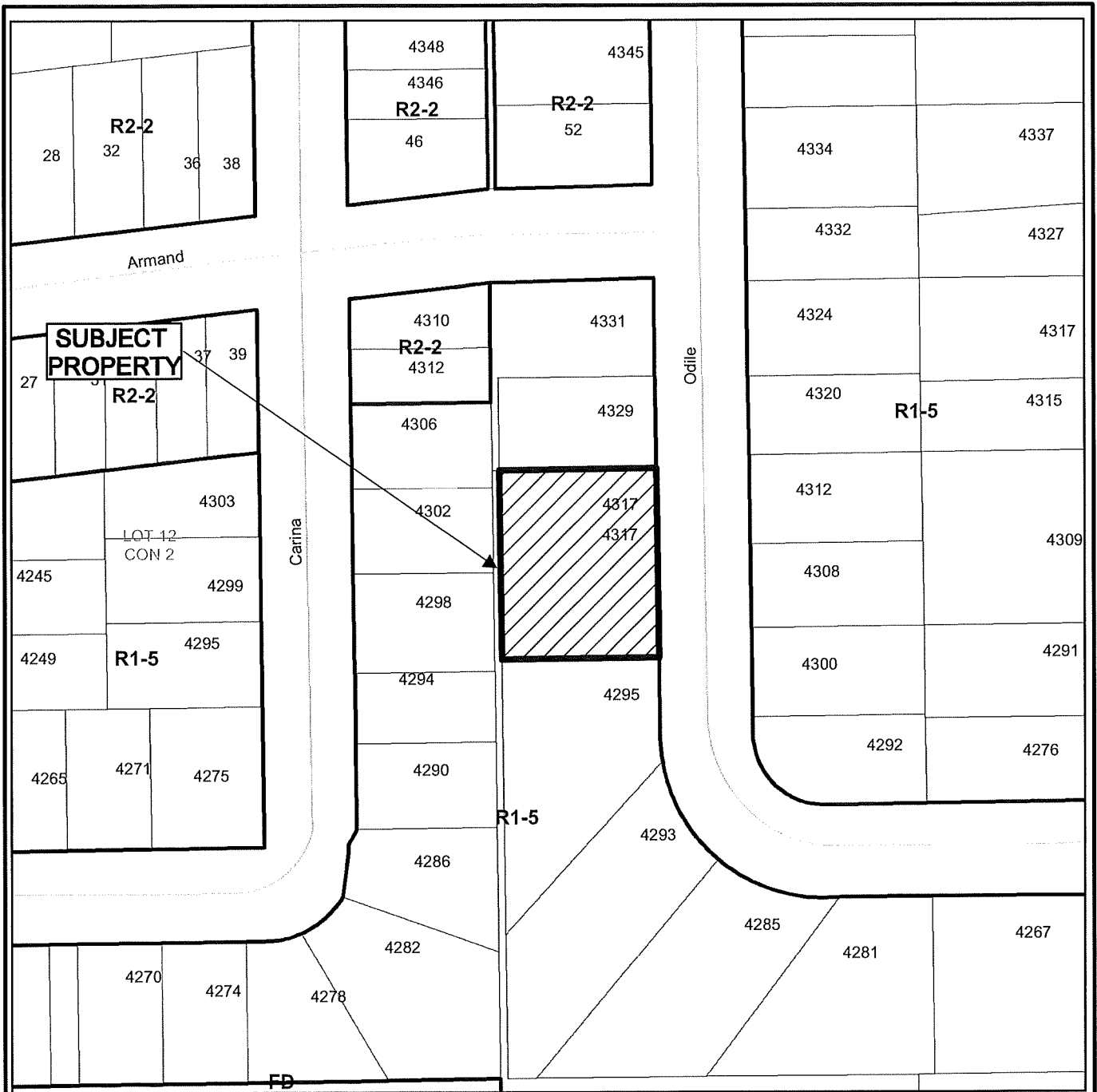
Location of all buildings and structures on the subject lands in relation to new lot lines being proposed herein (specify distances from side, rear and front lot lines):

Type of Building/Structure:	Single Dwelling		
Front:	8.1	(m)	(m)
Rear:	17.2	(m)	(m)
Side:	5.5	(m)	(m)
Side:	1.2	(m)	(m)

Type of Building/Structure:	Detached Garage (To be Demolished)		
Front:	23.7	(m)	(m)
Rear:	1.2	(m)	(m)
Side:	19.72	(m)	(m)
Side:	13.49	(m)	(m)

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

B0106/2024



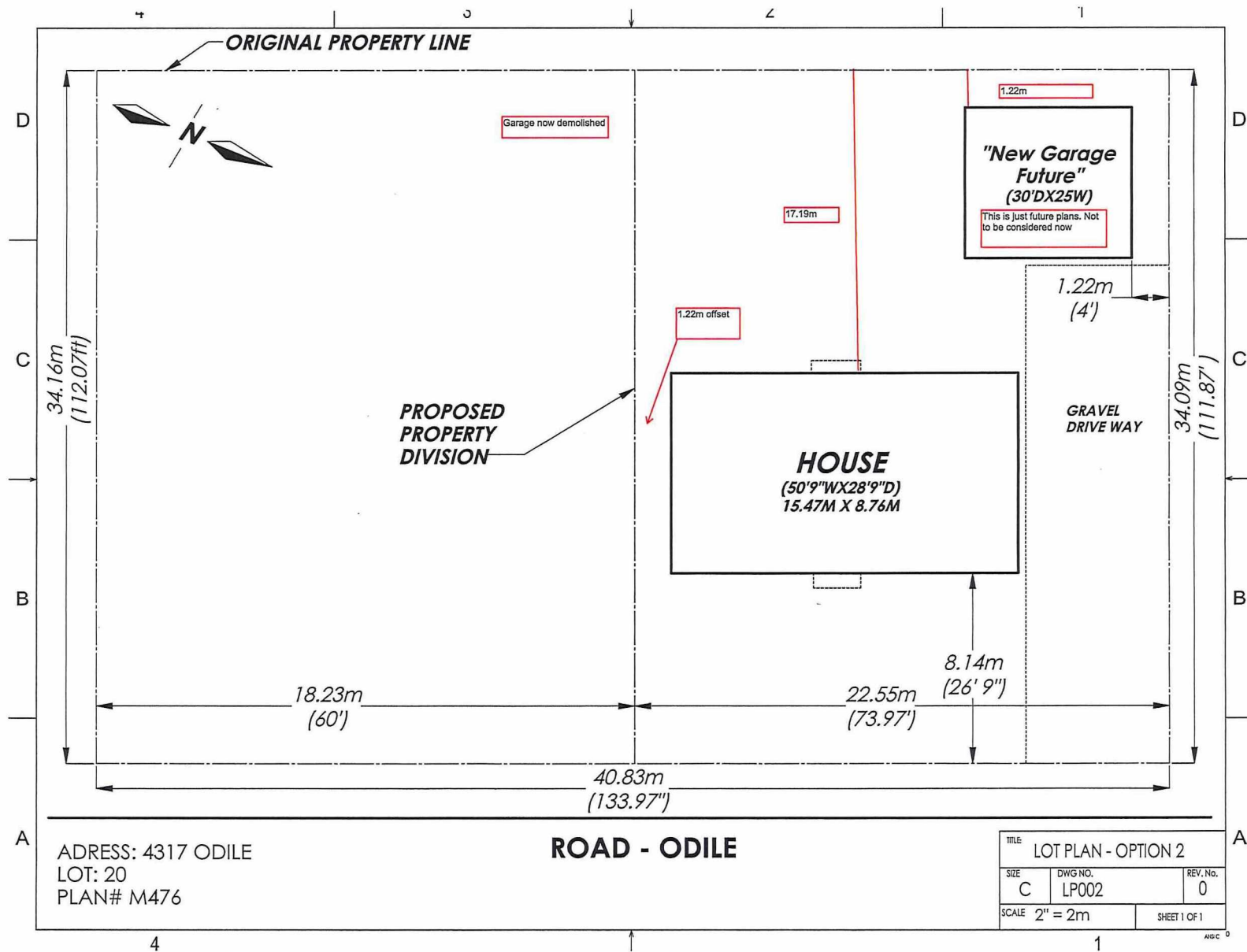
Application for Consent

N

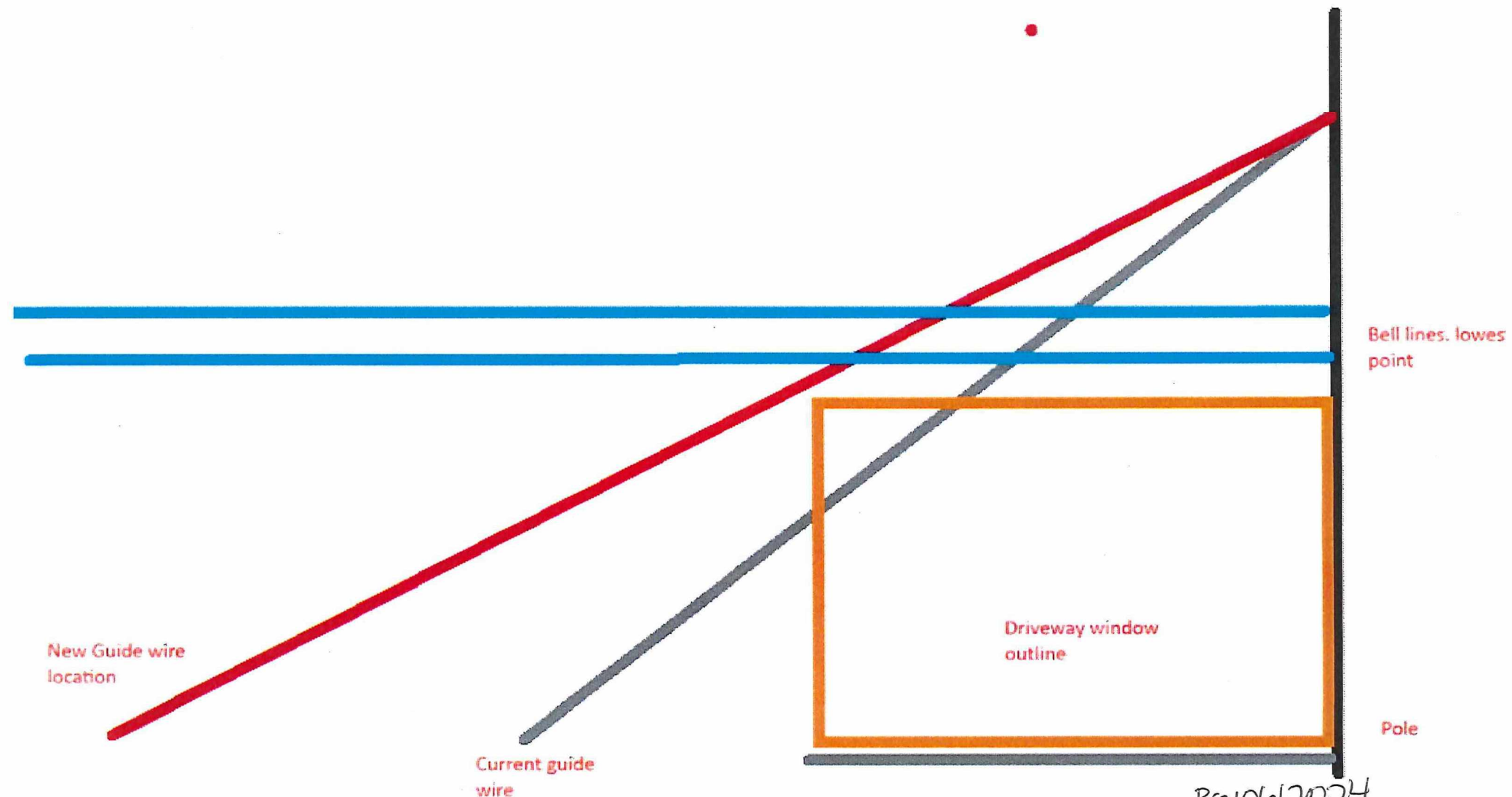
Subject Property being PIN 73508-0509,
Parcel 32620 SEC SES SRO,
Lot 20, Plan M-476,
Part Lot 12, Concession 2,
Township of Hanmer,
4317 Odile Street, Hanmer,
City of Greater Sudbury

NTS
Sketch 1

B0106/2024
Date: 2024 12 31



BO106/2024
Sketch 2



New Guide wire location

Current guide wire

Driveway window outline

Bell lines, lowest point

Pole

Boldob/2024
Sketch 3

