

Tom Davies Square
200 Brady St

Tuesday, July 2, 2024

B0033/2024**1916556 ONTARIO LIMITED**

Ward: 6

PIN 73503 1716, Survey Plan 53R-21413 Part(s) 7 and 8, Lot Part 1, Concession 3, s/t easement over Part 8, Plan 53R-21413, Township of Hanmer, 6034 Municipal Road 80, Hanmer, [2010-100Z, R3 (Medium Density Residential)]

Grant an approximate 3.0m wide easement/right-of-way for a shared driveway in favour of PIN 73503-1715, municipally known as 6022 Municipal Road 80, Hanmer.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B70/20 TO B72/20 (NOV 30/20) AND B73/20 (MAY 31/20)

B0034/2024**TRELEAVEN REAL ESTATE HOLDINGS INC.**

Ward: 6

PIN 73503 1715, Survey Plan 53R-21413 Part(s) 5, Lot Part 1, Concession 3, t/w easement over Part 8, Plan 53R-21413 Township of Hanmer, 6022 Municipal Road 80, Hanmer, [2010-100Z, R3 (Medium Density Residential)]

Grant an approximate 3.0m wide easement/right-of-way for a shared driveway in favour of PIN 73503-1716, municipally known as 6034 Municipal Road 80, Hanmer.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B70/20 TO B72/20 (NOV 30/20) AND B73/20 (MAY 31/20)

B0035/2024**1887409 ONTARIO LIMITED**

Ward: 7

PIN 73494 1115, SRO, Survey Plan 53R-21543 Part(s) 9, 10, 11, and 12, Lot Part 6, Concession 1, Township of Garson, 0 Edgecliff Crescent, Garson, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer a north vacant portion of the subject property providing approximately 24.0 m lot frontage, 45.0 m lot depth and 1,080.0 sq.m lot area.

ALSO THE SUBJECT OF CONSENT APPLICATION B36/2024. PREVIOUSLY THE SUBJECT OF CONSENT APPLICATIONS B0048/2018 TO B0050/2018 (July 16/18) AND B0103/2019 TO B0105/2019 (JAN 20/20) AND B0033/2020 to B0035/2020 (June 3/21)

B0036/2024**1887409 ONTARIO LIMITED**

Ward: 7

PIN 73494 1115, SRO, Survey Plan 53R-21543 Part(s) 9, 10, 11, and 12, Lot Part 6, Concession 1, Township of Garson, 0 Edgecliff Crescent, Garson, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer a south vacant portion of the subject property providing approximately 24.0 m lot frontage, 45.0 m lot depth and 1,080.0 sq.m lot area.

ALSO THE SUBJECT OF CONSENT APPLICATION B35/2024. PREVIOUSLY THE SUBJECT OF CONSENT APPLICATIONS B0048/2018 TO B0050/2018 (July 16/18) AND B0103/2019 TO B0105/2019 (JAN 20/20) AND B0033/2020 to B0035/2020 (June 3/21)

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY JUNE 26, 2024 FOR CONSIDERATION**

Office Use Only 2024.01.01
B 0033/2024
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): 1916556 Ontario Limited(c/o Amit Parmar) Email: [REDACTED]
 Mailing Address: 1-7 Cote Blvd. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Hanmer, ON. Postal Code: P3P 1X5 Fax Phone: _____

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

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

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

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

Name of Agent: D.S. DORLAND LIMITED Email: [REDACTED]
 Mailing Address: 298 Larch St. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3B 1M1 Fax Phone: _____

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

- 4) Purpose of Transaction
- | | | |
|---|--|--|
| <input 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; specify _____ |
| <input type="radio"/> Cancellation of Prior Consent | <input type="radio"/> Semi-detached or row housing | |
- File # _____ Date: _____

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

PIN 73503-1715 will benefit from right-of-way for shared driveway between PIN 73503-1715

(Mun.#6022 MR80) & PIN 73503-1716 (Mun.#6034 MR80)

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

Roll #	Township Hanmer	Lot No. 1	Concession No. 3
PIN(s): 73503-1716		Parcel(s)	
Subdivision Plan No.	Lot	R-Plan No. 53R-21413	Part(s) 7,8
Municipal Address or Street(s): # 6034 MR 80			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.

subject to easement over part 8, 53R-21413 in favour of Part 5, 53R-21413 as in SD445819 (ROW access purposes)
and subject to easement over part 8, 53R-21413 in favour of Part 9, 53R-21413 as in SD445820 (ROW access purposes)

8) Date of acquisition of subject land. 2023/05/08

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 2022/03/11 Name of Transferee Ronald Thibert
Use of severed land 4 unit row housing Consent File No. B0071/2020

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

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

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

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

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

12) Dimensions of land to be severed **in metric units** (describe **only** the portion of the land which is to be transferred, leased or mortgaged)? n/a-it is proposed ROW

<u>Frontage</u>	<u>Depth</u>	<u>Area</u>
<u>Existing Use</u>	<u>Proposed Use</u>	

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

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

PIN 73503-1715 will benefit from right-of-way for shared driveway between PIN 73503-1715
(Mun.#6022 MR80) & PIN 73503-1716 (Mun.#6034 MR80)

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 31.0m</u>	<u>Depth 159.67m</u>	<u>Area 5156sq.m.</u>
<u>Existing Use 4 unit row housing</u>	<u>Proposed Use proposing another 6 unit row housing</u>	

Number and use of existing buildings and structures on the land to be retained?
Existing 4 unit row housing Proposed another 6 unit row housing

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.

B0033/2024

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

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

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

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

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other		

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

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

Living Area 1. Residential units are a permitted use in Living Area 1

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

N/A (this is just application for right of way for shared driveway access between Mun. # 6022 & 6034 MR.)

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

N/A (this is just application for right of way for shared driveway access between Mun. # 6022 & 6034 MR.)

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

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

B0033/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1916556 Ontario Limited (c/o Amit Parmar) (please print all names), the registered owner(s) of the property described as PIN 73503-1716, being Parts 7 & 8, Plan 53R-21413, part of Lot 1, Concession 3, Township of Hanmer, Municipal # 6034 MR 80 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;

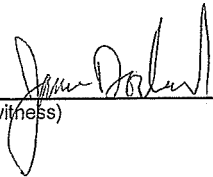
Authority to Enter Land and Photograph

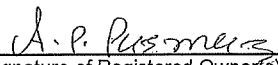
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 23rd day of April, 2024


(witness)


signature of Registered Owner(s) or authorized signing officer
(*where a Corporation)

Print Name: AMIT PARMAR
*I have authority to bind the Corporation

B0033/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

the registered owner(s) or authorized agent of the property described as PIN 73503-1716, being Parts 7 & 8, Plan 53R-21413, part of Lot 1, Concession 3, Township of Hanmer, Municipal # 6034 MR 80

in the City of Greater Sudbury:

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

Dated this 15 day of May, 2024

Commissioner of Oaths

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,

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

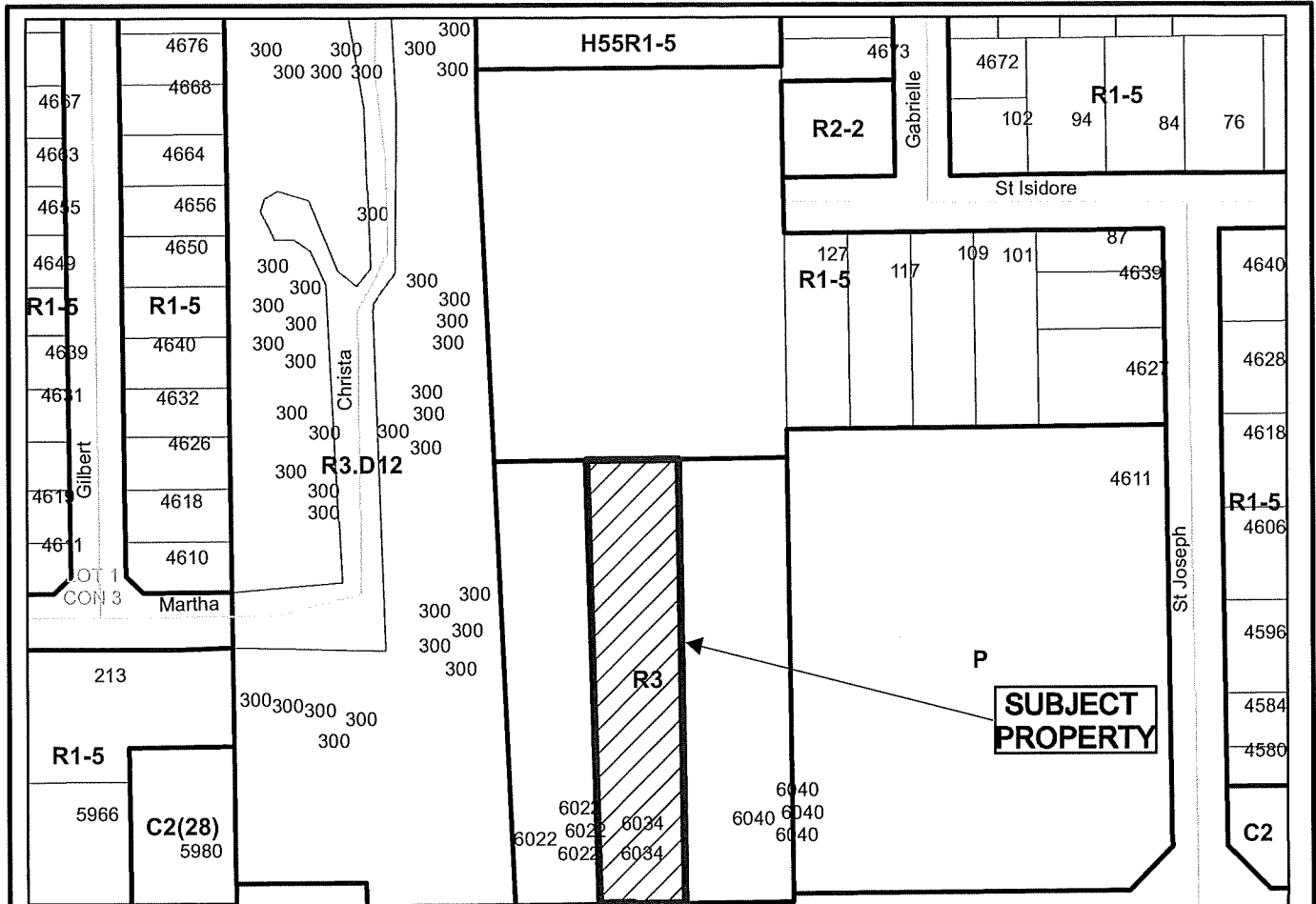
Print Name: JAMES DORLAND
*I have authority to bind the Corporation

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

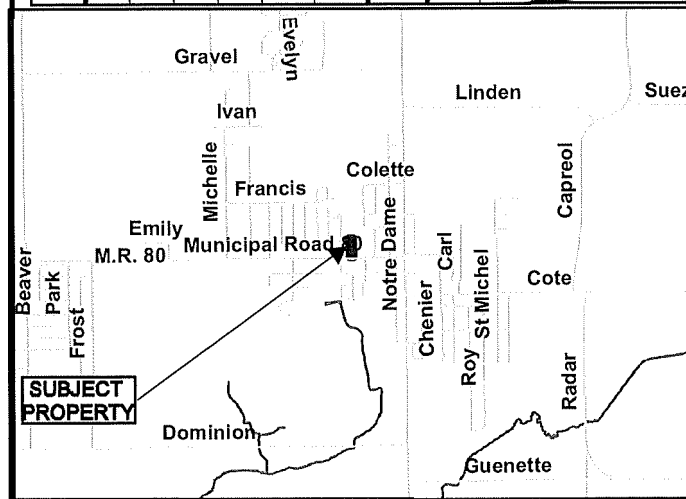
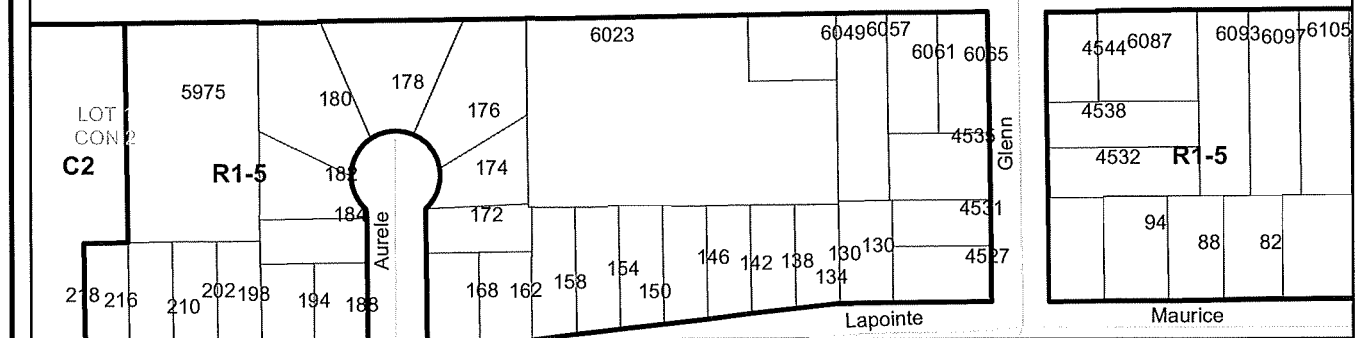
FOR OFFICE USE


Form with fields: Date of Receipt, Decision Date, Received by, Zoning Designation, Resubmission, Previous File Number(s), Previous Decision Date, Referred to Planning, Received Approval from Planning, Acknowledgement of Risk received, Notes.

Handwritten number: B00332024



Municipal Road 80



N


Application for Consent

Subject Property being PIN 73503-1716,
 Parts 7-8, Plan 53R-21413, S/T easement
 over Part 8, Plan 53R-21413,
 Part Lot 1, Concession 3,
 Township of Hanmer,
 6034 Municipal Road 80, Hanmer
 City of Greater Sudbury

NTS
 Sketch 1

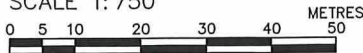
B0033/2024
 Date: 2024 05 28

SKETCH FOR PLANNING ACT APPLICATIONS

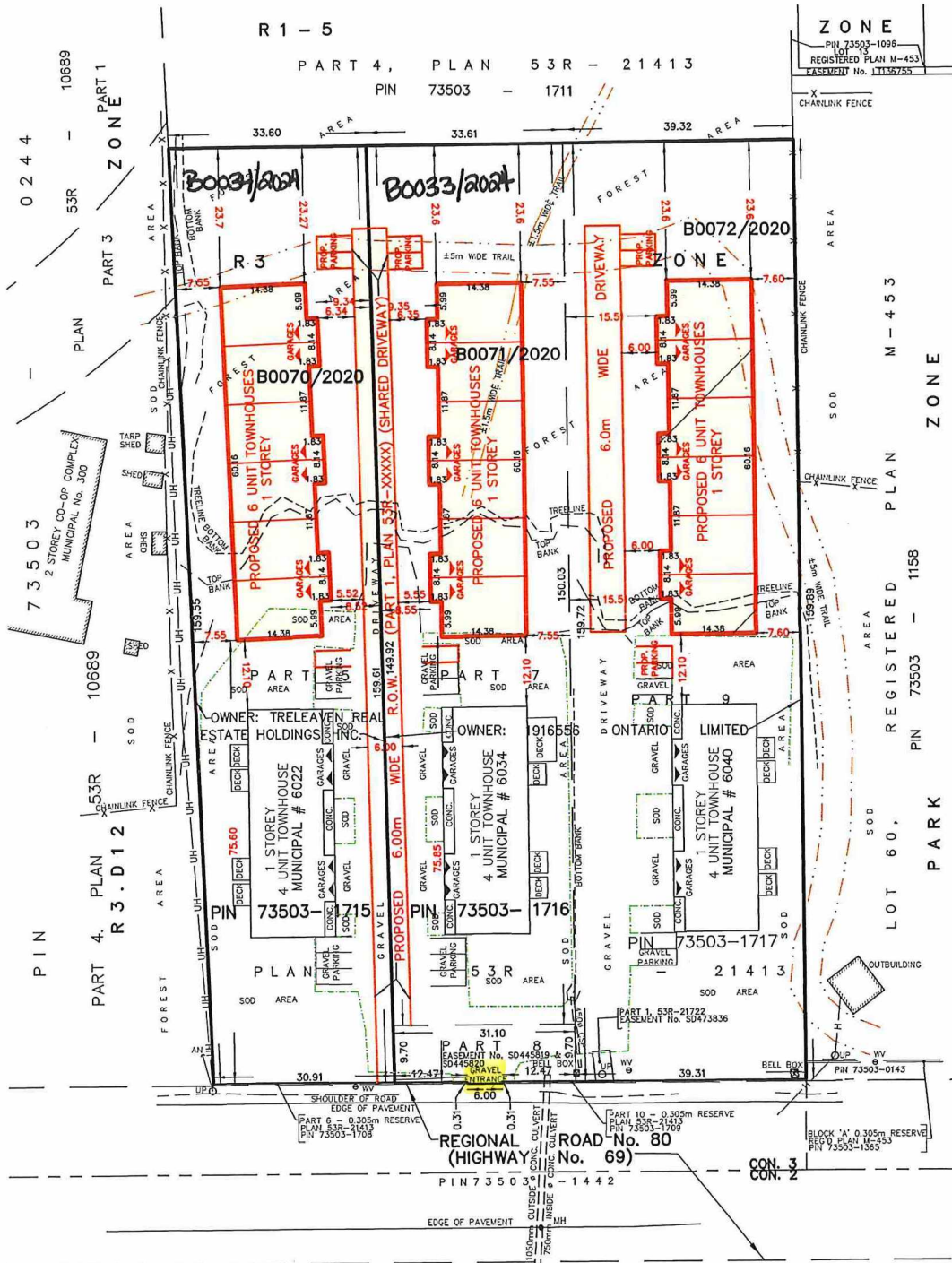
PART OF LOT 1
CONCESSION 3

GEOGRAPHIC
TOWNSHIP OF HANMER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:750



D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS



LEGEND

- PIN — DENOTES PROPERTY IDENTIFIER NUMBER
- LT — DENOTES LAND TITLES
- ⊗ DENOTES BELL BOX
- UP DENOTES UTILITY POLE
- AN DENOTES ANCHOR
- WV DENOTES WATER VALVE
- UH— DENOTES UNDERGROUND HYDRO LINE
- UG— DENOTES UNDERGROUND GAS LINE
- U— DENOTES OVERHEAD UTILITY LINES
- X— DENOTES FENCE
- ⬮ DENOTES GARAGE
- MH DENOTES MANHOLE

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE
USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK

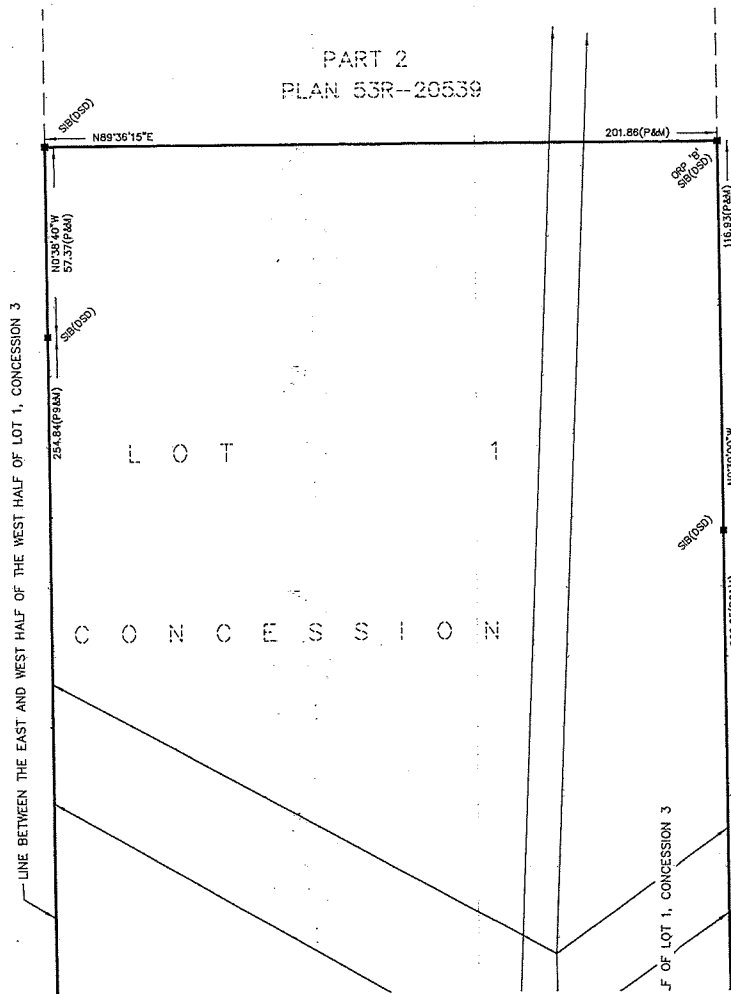
<p>D.S. DORLAND LIMITED</p> <p>298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE [REDACTED] FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA</p>		<p>ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS</p>
<p>PREPARED BY: A. ALATYPO</p>	<p>SCALE: 1:750 METRIC</p>	
<p>FIELD WORK DATE: MAY 3, 2024</p>	<p>CAD FILE: 18712-18718-SKETCH.dwg</p>	
<p>DATE: MAY 15, 2024</p>	<p>P. SPACE TAB: SKETCH 750s</p>	

B0033/2024
Sketch 2



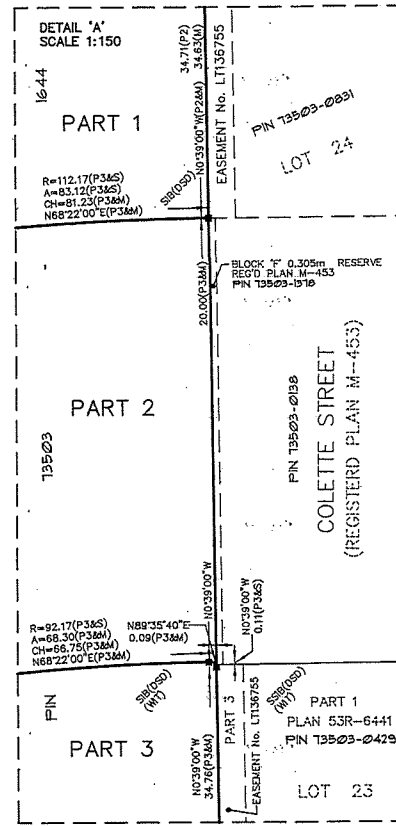
R--16043

- 1612



PART 2, PLAN 53R-12655

0489



PLAN 53R-21413

RECEIVED AND DEPOSITED.
 DATE: December 21, 2020
 "Sylvie Guenette"
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES
 DIVISION OF SUDBURY, ONTARIO (No. 53)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
 LAND TITLES ACT.
 DATE: DEC 07 2020 D.S. Dorland
 D.S. DORLAND, O.L.S.

PART	LOT/BLOCK	CON./PLAN	PIN	AREA ±
1				9.52 ha
2				4743 Sq.m.
3				3.15 ha
4				1.54 ha.
5	PART OF LOT 1	3	PART OF PIN 73503-1644	5145 Sq.m.
6				13 Sq.m.
7				4853 Sq.m.
8				303 Sq.m.
9				6284 Sq.m.
10				15.5 Sq.m.

PARTS 1 TO 10 INCLUSIVE ARE SUBJECT TO EASEMENT No. LT129163. PART 2 IS SUBJECT TO EASEMENT No. LT735874

PLAN OF SURVEY OF
 PART OF LOT 1
 CONCESSION 3
 GEOGRAPHIC
 TOWNSHIP OF HANMER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:1000
 METRES
 0 10 20 30 40 50 60 70

D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS

B0033/2024
 sketch 4

Office Use Only 2024.01.01
B 0034 / 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.

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

c/o Jeff Treleaven

Registered Owner(s): Treleaven Real Estate Holdings Inc.	Email: [REDACTED]
Mailing Address: 40 Strathmere Court	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury, ON.	Postal Code: P3E 2J9 Fax Phone: [REDACTED]

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

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

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

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

Name of Agent: D.S. DORLAND LIMITED	Email: [REDACTED]
Mailing Address: 298 Larch St.	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3B 1M1 Fax Phone: [REDACTED]

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

- 4) Purpose of Transaction
- | | | |
|---|--|------------------------------|
| <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.

PIN 73503-1716 will benefit from right-of-way for shared driveway between PIN 73503-1715

(Mun.#6022 MR80) & PIN 73503-1716 (Mun.#6034 MR80)

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

Roll #	Township Hanmer	Lot No. 1	Concession No. 3
PIN(s): 73503-1715		Parcel(s)	
Subdivision Plan No.	Lot	R-Plan No. 53R-21413	Part(s) 5
Municipal Address or Street(s): # 6022 MR 80			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.
 together with easement over part 8, 53R-21413 as in SD445819 (ROW access purposes)

8) Date of acquisition of subject land. 2023/03/30

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 2022/03/11 Name of Transferee Ronald Thibert
 Use of severed land 4 unit row housing Consent File No. B0070/2020

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

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

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

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

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

12) Dimensions of land to be severed **in metric units** (describe **only** the portion of the land which is to be transferred, leased or mortgaged)? n/a-it is proposed ROW

<u>Frontage</u>	<u>Depth</u>	<u>Area</u>
<u>Existing Use</u>	<u>Proposed Use</u>	

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

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

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

PIN 73503-1716 will benefit from right-of-way for shared driveway between PIN 73503-1715 (Mun.#6022 MR80) & PIN 73503-1716 (Mun.#6034 MR80)

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> <u>31.0m</u>	<u>Depth</u> <u>159.6m +/-</u>	<u>Area</u> <u>5145sq.m.</u>
<u>Existing Use</u> <u>4 unit row housing</u>	<u>Proposed Use</u> <u>proposing another 6 unit row housing</u>	

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

<u>Existing</u> <u>4 unit row housing</u>	<u>Proposed</u> <u>another 6 unit row housing</u>
---	---

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

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

B0034/2024

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

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

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

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

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

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

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

Living Area 1. Residential units are a permitted use in Living Area 1

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

N/A (this is just application for right of way for shared driveway access between Mun. # 6022 & 6034 MR.)

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

N/A (this is just application for right of way for shared driveway access between Mun. # 6022 & 6034 MR.)

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

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

B0034/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Treleaven Real Estate Holdings Inc. (c/o Jeff Treleaven) (please print all names), the registered owner(s) of the property described as PIN 73503-1715, being Parts 5, Plan 53R-21413, part of Lot 1, Concession 3, Township of Hanmer, Municipal # 6022 MR 80 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 13 th. day of MAY, 2024

(witness)

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

Print Name: Jeff Treleaven

*I have authority to bind the Corporation

B0034/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

the registered owner(s) or authorized agent of the property described as PIN 73503-1715, being Part 5, Plan 53R-21413, part of Lot 1, Concession 3, Township of Hanmer, Municipal # 6022 MR 80

in the City of Greater Sudbury:

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

Dated this 15 day of May, 2024

Commissioner of Oaths

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.

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

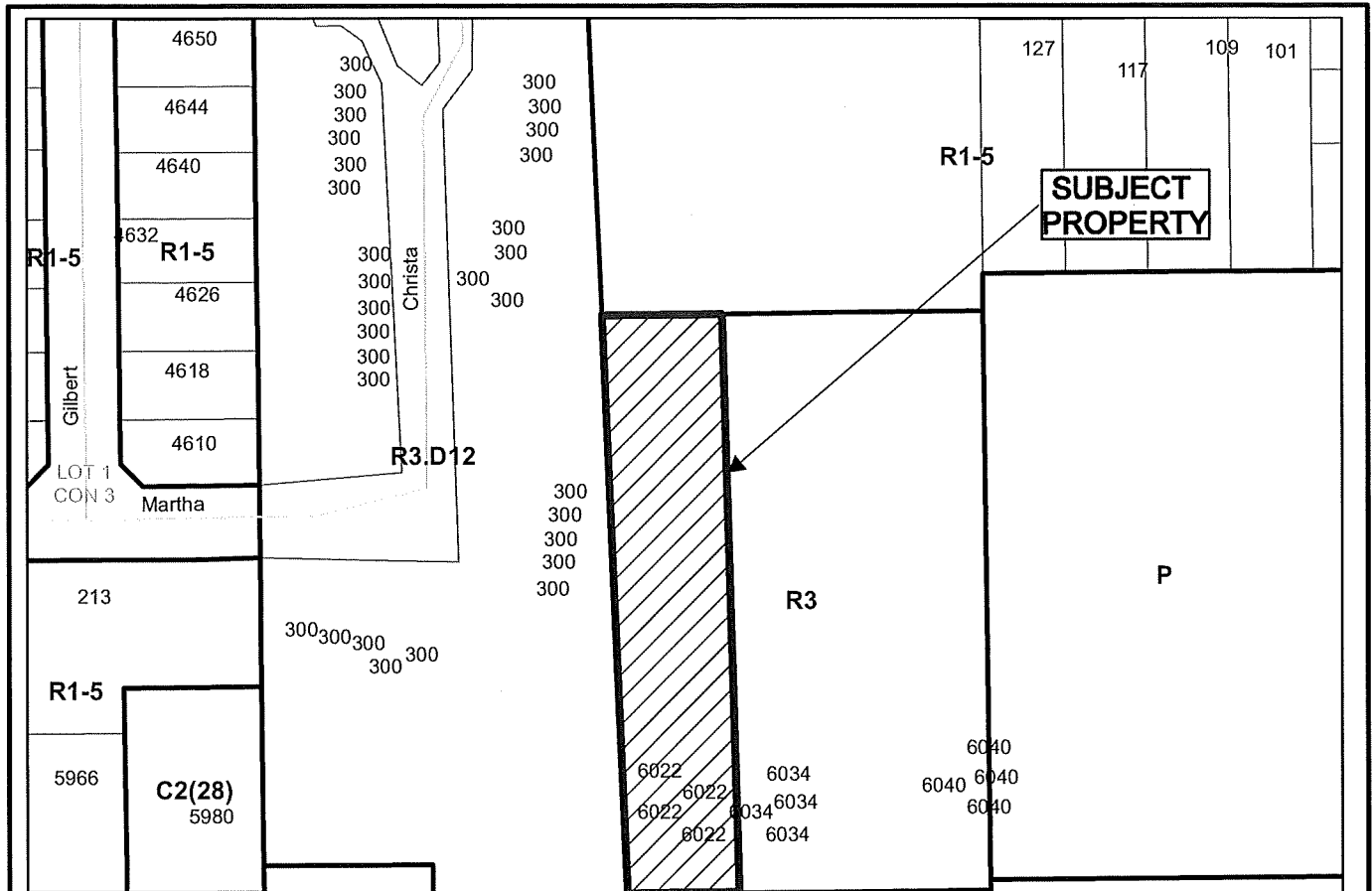
Print Name: JAMES DORLAND
*I have authority to bind the Corporation

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

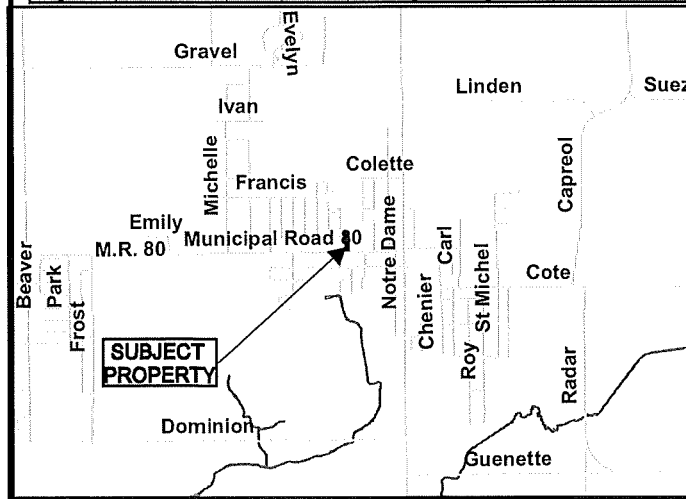
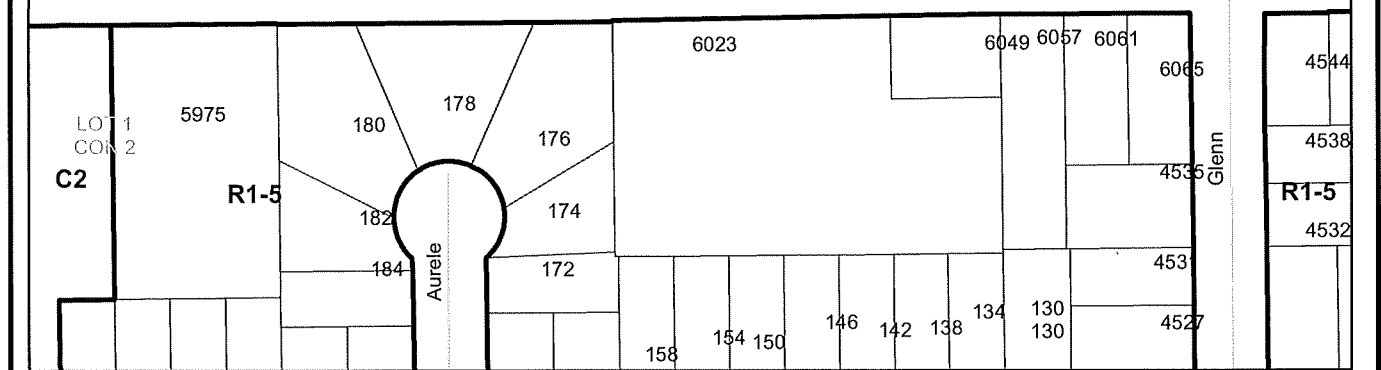
FOR OFFICE USE

Form with fields: Date of Receipt, Decision Date, Received by, Zoning Designation, Resubmission, Previous File Number(s), Previous Decision Date, Referred to Planning, Received Approval from Planning, Acknowledgement of Risk received, Notes.

B0034/2024



Municipal Road 80



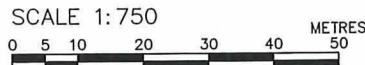
Application for Consent



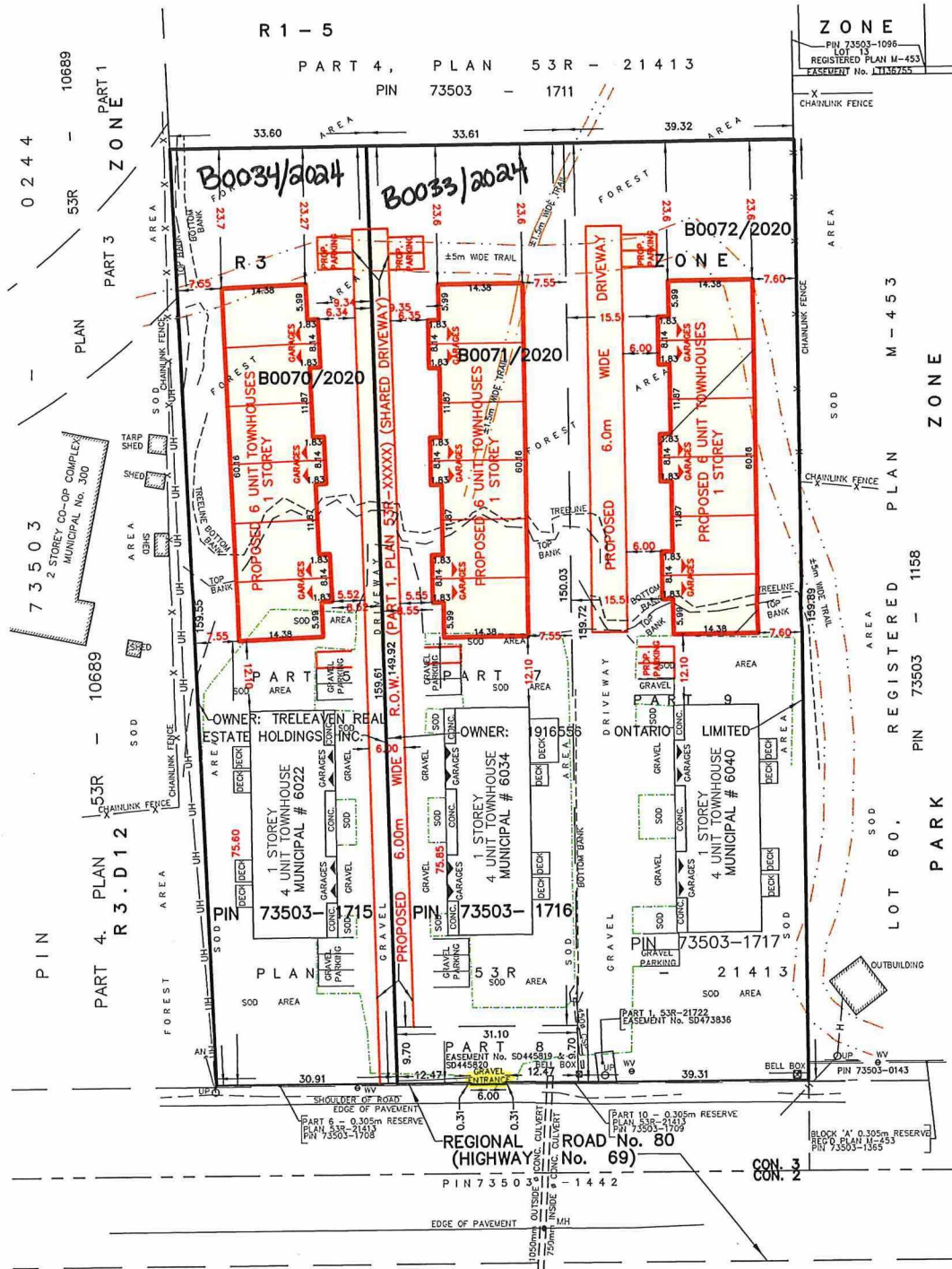
Subject Property being PIN 73503-1715,
 Part 5, Plan 53R-21413, T/W easement over Part 8,
 Plan 53R-21413,
 Part Lot 1, Concession 3,
 Township of Hanmer,
 6022 Municipal Road 80, Hanmer
 City of Greater Sudbury

NTS B0034/2024
 Sketch 1 Date: 2024 05 27

SKETCH FOR PLANNING ACT APPLICATIONS
**PART OF LOT 1
 CONCESSION 3**
 GEOGRAPHIC
 TOWNSHIP OF HANMER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS



LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- LT DENOTES LAND TITLES
- ☒ DENOTES BELL BOX
- UP DENOTES UTILITY POLE
- ⊖ AN DENOTES ANCHOR
- ⊖ WV DENOTES WATER VALVE
- UH— UH DENOTES UNDERGROUND HYDRO LINE
- UG— UG DENOTES UNDERGROUND GAS LINE
- U— U DENOTES OVERHEAD UTILITY LINES
- X— X DENOTES FENCE
- ⊖ MH DENOTES GARAGE
- MH DENOTES MANHOLE

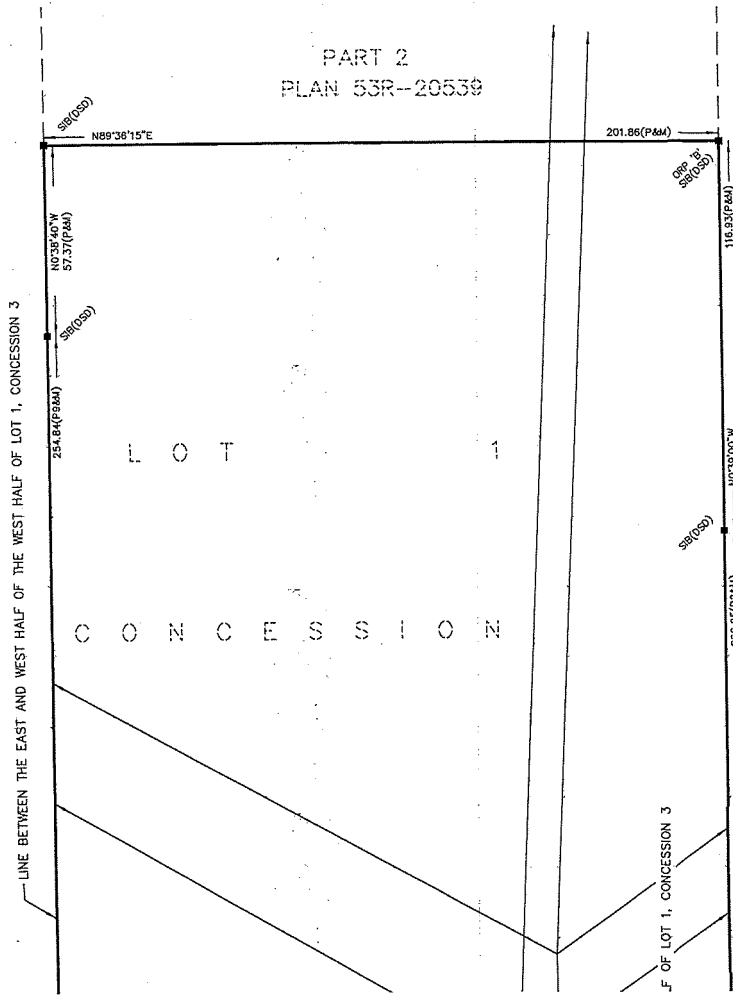
CAUTION:
 THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE
 USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK

<p>D.S. DORLAND LIMITED</p> <p>298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1</p> <p>PHONE [REDACTED] FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA</p>	<p>ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS</p>
<p>PREPARED BY: A. ALATYPO</p> <p>FIELD WORK DATE: MAY 3, 2024</p> <p>DATE: MAY 15, 2024</p>	<p>SCALE: 1:750 METRIC</p> <p>CAD FILE: 18712-18718-SKETCH.dwg</p> <p>P. SPACE TAB: SKETCH 750s</p>

B0034/2024
Sketch 2

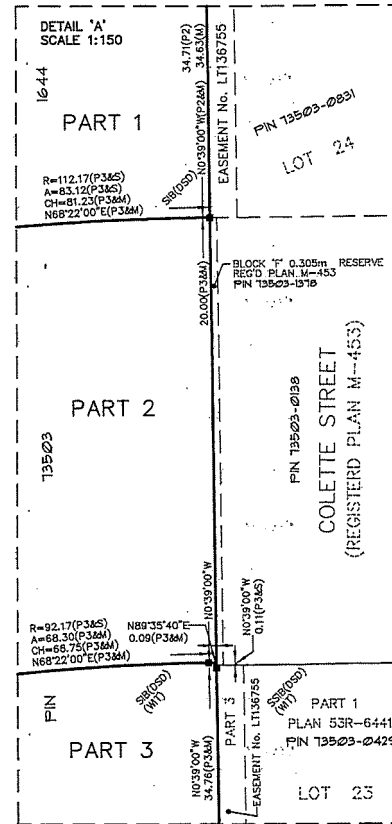
IR--16043

- 1612



PART 2, PLAN 53R-12655

0489



PLAN 53R-21413

RECEIVED AND DEPOSITED.
DATE: December 21, 2020
"Sylvie Guenette"
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF SUDBURY, ONTARIO (No. 53)
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT.
DATE: DEC. 07. 2020 *D.S. Dorland*
D.S. DORLAND, O.L.S.

PART	LOT/BLOCK	CON./PLAN	PIN	AREA ±
1				9.52 ha
2				4743 Sq.m.
3				3.15 ha
4				1.54 ha
5	PART OF LOT 1	3	PART OF PIN 73503-1644	5145 Sq.m.
6				13 Sq.m.
7				4853 Sq.m.
8				303 Sq.m.
9				6284 Sq.m.
10				15.5 Sq.m.

PARTS 1 TO 10 INCLUSIVE ARE SUBJECT TO EASEMENT No. LT129163. PART 2 IS SUBJECT TO EASEMENT No. LT735874

PLAN OF SURVEY OF
**PART OF LOT 1
CONCESSION 3**
GEOGRAPHIC
TOWNSHIP OF HANMER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:1000
0 10 20 30 50 METRES
75

D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS

Booby/2024
Sketch 4

Office Use Only 2024.01.01
B0035/2024
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

RE APPLICATION FOR B0034/2024

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): 1887409 Ontario Limited	Email: [REDACTED]
Mailing Address: Attn: Boris Naneff	Home Phone: [REDACTED]
2477 Maley Drive	Business Phone: [REDACTED]
City: Sudbury	Fax Phone: [REDACTED]
Postal Code: P3A 4R7	

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

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

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

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

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

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 Semi-detached or row housing	<input type="radio"/> Other; specify _____

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 #	Township Garson	Lot No. 6	Concession No. 1
PIN(s): 73494-1115 (LT)		Parcel(s)	
Subdivision Plan No. N/A	Lot N/A	R-Plan No. 53R-21 543	Part(s) 9 - 12
Municipal Address or Street(s): Edgecliff Crescent		Ward: 7	

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.

SD317189 & SD317190 - Vale Canada Limited

8) Date of acquisition of subject land. June 17, 2016

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	Unknown	Name of Transferee	Unknown
Use of severed land	Residential	Consent File No.	2018: B0048, B0049, & B0050
			2019: B0103, B0104, & B0105 / 2020: B0034 & B0035

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	24m	Depth	45m	Area	1080m
Existing Use	Vacant Land	Proposed Use	Residential		

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

Existing	None	Proposed	Single Family Dwelling
----------	------	----------	------------------------

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

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	416m ±	Depth	Irregular	Area	192 ha. ±
Existing Use	licensed Aggregate Operation	Proposed Use	No Change		

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

Existing	None	Proposed	Unknown
----------	------	----------	---------

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.

B0035/2024

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

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

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

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

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other		

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

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

Living Area 1 - The application seeks to create additional lots within the designated area

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.

Conforms with the requirements set out in section 3.1.1. through 3.1.8 of the Provincial Policy Statement

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.

There is no conflict with the Growth Plan for Northern Ontario as the application appears consistent with the communities and infrastructure sections of the plan.

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? _____

~~X~~ 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

B0035/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1887409 Ontario Limited (please print all names), the registered owner(s) of the property described as Pin 73494-1052(LT) etal being part of lots 6, 7 & 8, Concession 1, Geographic Township of Garson, District of Sudbury, Falconbridge Road in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 15 day of April, 2024

Maria Pitter
(witness)

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

Print Name: Boris Naneff, President, 1887409 Ontario Ltd
*I have authority to bind the Corporation

B0035/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We DORLAND LTD a/c 1887409 Ontario Limited (please print all names),

the registered owner(s) or authorized agent of the property described as PIN 73494-~~416~~⁴¹⁶ (LT) etal, being part of lots 6, 7, & 8, Concession 1, Geographic Township of Garson, District of Sudbury, Falconbridge Rd

in the City of Greater Sudbury:

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

Dated this 15 day of April, 2024

Commissioner of Oaths

SHEENA ALEXANDER.

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

Print Name: David Dorland

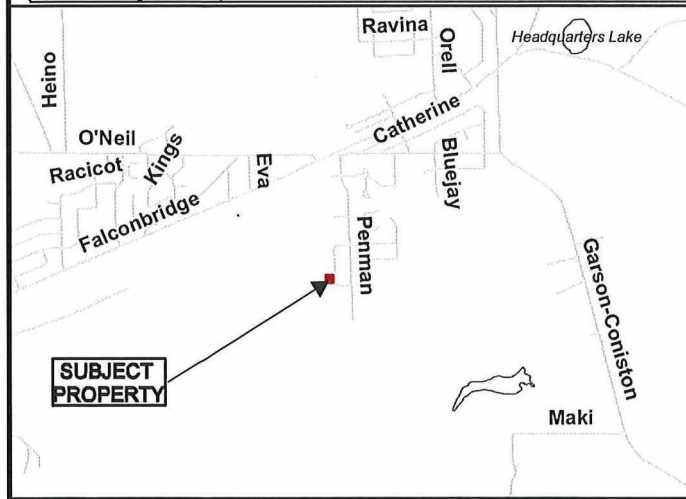
*I have authority to bind the Corporation

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

FOR OFFICE USE
USE

Date of Receipt: <u>May 16/24</u>	Decision Date: <u>July 2, 2024</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>R1-5</u>	Resubmission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date: <u>See below</u>	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Notes: <u>B0048/2018 (July 16/18) - Parts 1, 2 and 3, Plan 53R-21183</u>		
<u>B0049/2018 (July 16/18) - Parts 4, 5 and 6, Plan 53R-21183</u>		
<u>B0050/2018 (July 16/18) - Parts 7, 8 and 9, Plan 53R-21183</u>		
<u>B0103/2019 (Jan 20/20) - Parts 1 and 2, Plan 53R-21543</u>		
<u>B0104/2019 (Jan 20/20) - Parts 3 and 4, Plan 53R-21543</u>		
<u>B0105/2019 (Jan 20/20) - Parts 5 and 6, Plan 53R-21543</u>		
<u>B0033/2020 (June 3/21) > Parts 7 and 8, Plan 53R-21543</u>		
<u>B0034/2020 (June 3/21) > Parts 9 and 10, Plan 53R-21543 > Cert. lapsed</u>		
<u>B0035/2020 (June 3/21) > Parts 11 and 12, Plan 53R-21543 > Cert. lapsed</u>		

B0035/2024



Application for Consent



Subject Property being PIN 73494-1115,
 Parts 9 to 12, Plan 53R-21543,
 SRO Part Lot 6, Concession 1,
 Township of Garson,
 0 Edgecliff Crescent, Garson,
 City of Greater Sudbury

NTS
 Sketch 1

B0035/2024 & B0036/2024
 Date: 2024 06 11

Office Use Only 2024.01.01
B0036/2024
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

RE APPLICATION FOR B0035/2024

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): 1887409 Ontario Limited	Email:	
Mailing Address: Attn: Boris Naneff	Home	
2477 Maley Drive	Busine	
City: Sudbury	Postal Code: P3A 4R7	Fax Phone:

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

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

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

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

Name of Agent: D.S. Dorland Limited	Email:	
Mailing Address: 298 Larch St	Home	
	Busine	
City: Sudbury	Postal Code: P3B 1M1	Fax PH

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 checked="" type="radio"/> Addition to a lot | <input type="radio"/> Creation of lot(s) for
Semi-detached or row housing | <input type="radio"/> Other; specify _____ |

- 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 #	Township Garson	Lot No. 6	Concession No. 1
PIN(s): 73494-111:5 (LT)		Parcel(s)	
Subdivision Plan No. N/A	Lot N/A	R-Plan No. 53R-21-543	Part(s) 9 - 12
Municipal Address or Street(s): Edgecliff Crescent			Ward: 7

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.

SD317189 & SD317190 - Vale Canada Limited

8) Date of acquisition of subject land. June 17, 2016

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	<u>Unknown</u>	Name of Transferee	<u>Unknown</u>
Use of severed land	<u>Residential</u>	Consent File No.	<u>2018: B0048, B0049, & B0050</u>
			<u>2019: B0103, B0104, & B0105 / 2020: B0034 & B0035</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)?

Frontage	<u>24m</u>	Depth	<u>45m</u>	Area	<u>1080m</u>
Existing Use	<u>Vacant Land</u>	Proposed Use	<u>Residential</u>		

Number and use of existing buildings and structures on the land to be severed?
 Existing None Proposed Single Family Dwelling

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

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	<u>416m ±</u>	Depth	<u>Irregular</u>	Area	<u>192 ha. ±</u>
Existing Use	<u>licensed Aggregate Operation</u>	Proposed Use	<u>No Change</u>		

Number and use of existing buildings and structures on the land to be retained?
 Existing None Proposed Unknown

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

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

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

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

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

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

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other		

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 - The application seeks to create additional lots within the designated area

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.

Conforms with the requirements set out in section 3.1.1. through 3.1.8 of the Provincial Policy Statement

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.

There is no conflict with the Growth Plan for Northern Ontario as the application appears consistent with the communities and infrastructure sections of the plan.

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

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

If "yes", how many? _____

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

- Yes No

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

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

Schedule Attached Yes No

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PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1887409 Ontario Limited (please print all names), the registered owner(s) of the property described as Pin 73494-1052(LT) etal being part of lots 6, 7 & 8, Concession 1, Geographic Township of Garson, District of Sudbury, Falconbridge Road in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

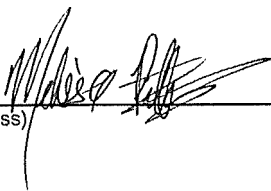
Authority to Enter Land and Photograph

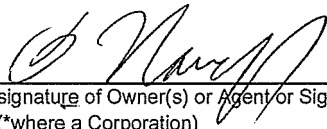
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

Appointment of Authorized Agent

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

Dated this 15 day of April, 2024

(witness) 


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

Print Name: Boris Naneff, President, 1887409 Ontario Ltd
*I have authority to bind the Corporation

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PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, D.S. DORLAND LTD a/o 1887409 Ontario Limited (please print all names),

the registered owner(s) or authorized agent of the property described as PIN 73494-1052 (LT) etal, being part of lots 6, 7, & 8, Concession 1, Geographic Township of Garson, District of Sudbury, Falconbridge Rd

in the City of Greater Sudbury:

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

Dated this 15 day of April, 2024

Commissioner of Oaths
SHEENA ALEXANDER

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

Print Name: David Dorland

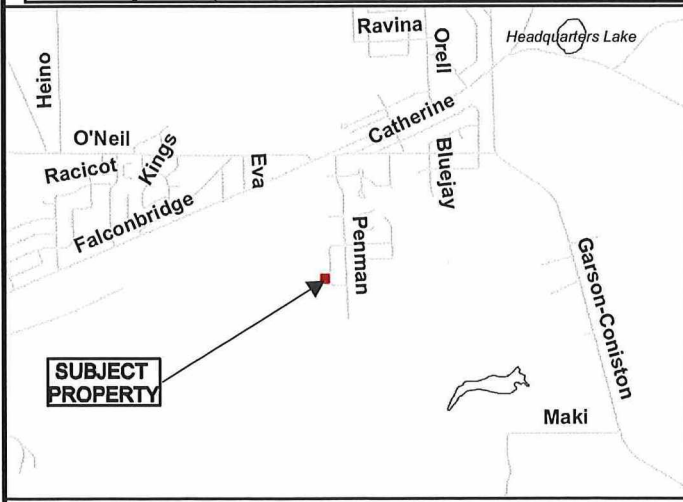
*I have authority to bind the Corporation

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

FOR OFFICE USE

Date of Receipt: <u>May 16/24</u>	Decision Date: <u>July 2/24</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>R1-5</u>	Resubmission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>(B0035/2020)</u>
Previous File Number(s): <u>See below</u>	Previous Decision Date: <u>See below</u>	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Notes: <u>B0048/2018 (July 16/18) - Parts 1, 2 and 3, Plan 53R-21183</u>		
<u>B0049/2018 (July 16/18) - Parts 4, 5 and 6, Plan 53R-21183</u>		
<u>B0050/2018 (July 16/18) - Parts 7, 8 and 9, Plan 53R-21183</u>		
<u>B0103/2019 (Jan 20/20) - Parts 1 and 2, Plan 53R-21543</u>		
<u>B0104/2019 (Jan 20/20) - Parts 3 and 4, Plan 53R-21543</u>		
<u>B0105/2019 (Jan 20/20) - Parts 5 and 6, Plan 53R-21543</u>		
<u>B0033/2020 (June 3/21) - Parts 7 and 8, Plan 53R-21543</u>		
<u>B0034/2020 (June 3/21) - Parts 9 and 10, Plan 53R-21543 - cert. lapsed</u>		
<u>B0035/2020 (June 3/21) - Parts 11 and 12, Plan 53R-21543 - cert. lapsed</u>		

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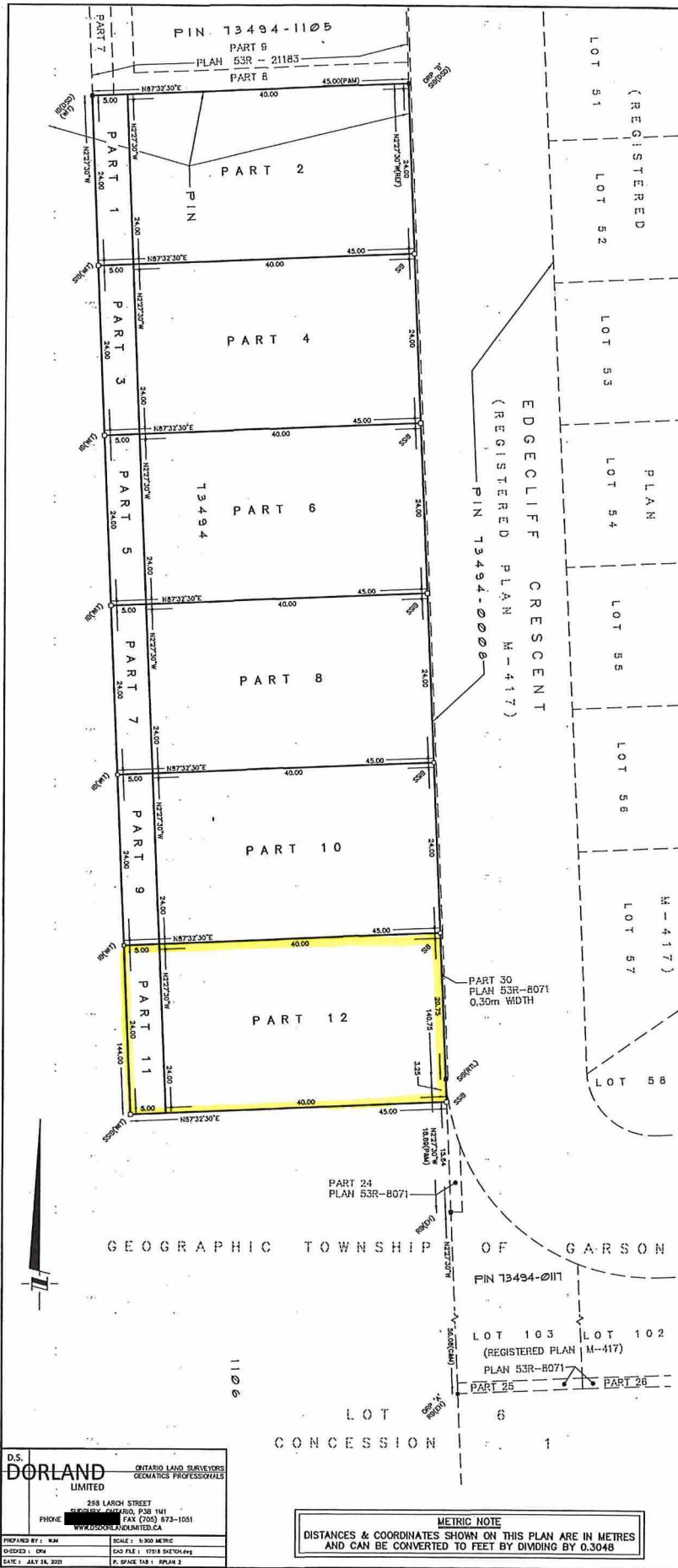


Application for Consent



Subject Property being PIN 73494-1115,
 Parts 9 to 12, Plan 53R-21543,
 SRO Part Lot 6, Concession 1,
 Township of Garson,
 0 Edgecliff Crescent, Garson,
 City of Greater Sudbury

NTS B0035/2024 & B0036/2024
 Sketch 1 Date: 2024 06 11



PLAN 53R-21543
 RECEIVED AND DEPOSITED.
 DATE: September 2, 2021
 "Silvia Cuénetto"
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES
 DIVISION OF SUDBURY, ONTARIO (No. 53)
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
 LAND TITLES ACT.
 Sept. 02 2021 *[Signature]*
 DATE: D.S. DORLAND, O.L.S.

PART/LOT/BLOCK	CON/PLAN	PIN	AREA ±
1			120 Sq.m.
2			960 Sq.m.
3			120 Sq.m.
4			960 Sq.m.
5			120 Sq.m.
6	PART OF LOT 6	PART OF PIN 73494-1106	960 Sq.m.
7			120 Sq.m.
8			960 Sq.m.
9			120 Sq.m.
10			960 Sq.m.
11			120 Sq.m.
12			960 Sq.m.

PLAN OF SURVEY OF
**PART OF LOT 6
 CONCESSION 1**
 GEOGRAPHIC
 TOWNSHIP OF GARSON
 CITY OF GREATER SUBBURY
 DISTRICT OF SUBBURY
 SCALE 1:300

D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS

LEGEND
 ^V DENOTES NOT TO SCALE
 M DENOTES MONUMENT FOUND
 P DENOTES MONUMENT PLANTED
 SSB DENOTES STANDARD IRON BAR
 SSB DENOTES SHORT STANDARD IRON BAR
 SB DENOTES IRON BAR
 RB DENOTES ROCK BAR
 PFL DENOTES ROCK FLAG
 MSTD DENOTES MISTRESS MONUMENT
 MTD DENOTES MISTRESS MONUMENT
 PFI DENOTES PROPERTY IDENTIFICATION NUMBER
 LT DENOTES LAND TITLES
 M DENOTES MEASURED
 R DENOTES REGISTERED
 F DENOTES SET
 P1 DENOTES PLAN 53R-21183
 P2 DENOTES PLAN 53R-8071
 P3 DENOTES REGISTERED PLAN M-417
 C DENOTES CALCULATED FROM PLANS P2
 DSD DENOTES D.S. DORLAND LIMITED, O.L.S.
 HLD DENOTES HOLLAND - HOLLAND LIMITED, O.L.S.
 RTL DENOTES R.T. LANE, O.L.S.
 REF DENOTES ORIGIN OF BEARING ROTATION

NOTE
 ALL BEARINGS SHOWN HEREON ARE UTM GRID DERIVED FROM REAL TIME NETWORK OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE), NAD 83 (CSRS) (VER. 4/2002).
 FOR BEARING COMPARISONS:
 NO ROTATION WAS APPLIED TO GRID BEARINGS ON PLAN P.
 A ROTATION OF 0°56'30" COUNTER-CLOCKWISE WAS APPLIED TO ASTROGNOMIC BEARINGS ON PLAN P2 AND P3.
 DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.999565.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE REAL TIME COORDINATES FROM PROVIDER (LEICA SMARTNET NORTH AMERICA)
 UTM ZONE 17, NAD 83 (CSRS) (VER. 4/2002)
 UTM50M ACCURACY PER SEC. 14 (2) OF O.REG. 218/10

POINT ID	NORTHING	EASTING
ORP 'A'	5,154,438.09	509,728.00
ORP 'B'	5,154,453.49	509,718.76

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

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE 12th DAY OF JULY, 2021.

Sept. 02 2021 *[Signature]*
 D.S. DORLAND
 SUBBURY, ONTARIO
 ONTARIO LAND SURVEYOR

D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS
 GEOMETRICS PROFESSIONALS
 298 LARCH STREET
 SUBBURY, ONTARIO, P3B 1M1
 PHONE: (705) 873-1051
 FAX: (705) 873-1051
 WWW.DORLANDLIMITED.CA
 PREPARED BY: NAM
 CHECKED: CMW
 DATE: JULY 26, 2021
 SCALE: 1:300 METRIC
 CAD FILE: 17518 54701.dwg
 P. SPACE TAB: PLAN 2

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

B0036/2024
 Sketch 2