

Tom Davies Square
200 Brady St

Monday, July 8, 2024

B0037/2024

**CYNTHIA TOMINI
DAVID TOMINI**

Ward: 2

PIN 73397 0032, Parcel 21078 SEC SWS, Survey Plan SR-3097 Part(s) 1, Lot Part 4, Concession 1, Township of Louise, 121 Little Panache Road, Whitefish, [2010-100Z, RS (Rural Shoreline)]

Consolidate an approximate 905.0 sq.m. north portion of the subject property, being Part 2 on Plan 53R-21858, with abutting PIN 73397-0109 (LT), municipally known as 123 Little Panache Road.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B11/23 AND B12/23 (FEB 27/23)

B0038/2024

LUC MESSIER

Ward: 6

PIN 73503 1224, Parcel 20550 SEC SES SRO, Lot(s) 4, Subdivision M-566, Lot Part 2, Concession 3, Township of Hanmer, 5780 Municipal Road 80, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer an east vacant portion of the subject property providing approximately 21.0 m lot frontage, 45.0 m lot depth and 989.0 sq.m lot area.

B0039/2024

**LISA DUCHARME
RONALD DUCHARME**

Ward: 11

PIN 73578 0501, Lot(s) 9, Subdivision 53M-1347, Lot Part 12, Concession 3, Township of Neelon, 50 Bayridge Court, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

Consolidate an approximate 95.0 sq.m. south vacant portion of the subject property with abutting PIN 73578-0014 (LT), municipally known as 69 Baycrest Road.

B0040/2024

**ANNE PIGEAU
LUC PIGEAU**

Ward: 7

PIN 73507 0057, Parcel 53412 SEC SES, Survey Plan 53R-12270 Part(s) 11, 12, and 13, Lot Part 10, Concession 6, Township of Capreol, 0 Municipal Road 84, Capreol, [2010-100Z, C2 (General Commercial)]

Transfer a south vacant portion of the subject property providing approximately 86.0 m lot frontage, 63.0 m lot depth and 5562.0 sq.m lot area.

B0041/2024

DONNIE KENNETH ROBICHAUD

Ward: 5

PIN 73501 0891, Parcel 26661 SEC SES SRO, Lot(s) 21, Subdivision M-512, Lot Part 7, Concession 5, Township of Blezard, 1687 Second Street, Val Caron, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer a west vacant portion of the subject property providing approximately 18.0 m lot frontage, 39.0 m lot depth and 713.0 sq.m lot area.

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY JULY 3, 2024 FOR CONSIDERATION**

| |
|--|
| Office Use Only 2024.01.01 |
| B0037/2024 |
| 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): David and Cynthia Tomini | Email: | [REDACTED] |
| Mailing Address: 1883 Southview Drive | Home Phone: | [REDACTED] |
| [REDACTED] | Business Phone: | [REDACTED] |
| City: Sudbury | Postal Code: p3e4v7 | Fax Phone: |

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

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

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

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

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

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

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

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged.
- Larry Dahmer and Kathy Dahmer 73397-0109

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

| | | | |
|---|-----------------|-----------------------|------------------|
| Roll # 120 010 01400 | Township Louise | Lot No. 4 | Concession No. 1 |
| PIN(s): 73397-0032 | | Parcel(s) 21078 S W S | |
| Subdivision Plan No. | Lot | R-Plan No. SR-3097 | Part(s) 1 |
| Municipal Address or Street(s): 121 Little Panache Road | | | 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. 2014/08/29

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

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

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

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

Yes No

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

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

Yes No

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

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

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

| | | |
|---------------------|-----------------------|----------------------------|
| Frontage 6m | Depth +/- 150.16m | Area 905 sq.m, proposed r. |
| Existing Use unused | Proposed Use Driveway | |

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

| | |
|-------------|-------------|
| Existing na | Proposed na |
|-------------|-------------|

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.7339-0109 will benefit from the addition-----

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 +/- 69m water front | Depth +/- 123m | Area +/-1.69ha. |
| Existing Use 1 dwelling, 1 garage, 2 sl | Proposed Use no change | |

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

| |
|---|
| Existing 1 dwelling, 1 garage, 2 shed, Proposed no change |
|---|

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

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

B003712004

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

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

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

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

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

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

RURAL—No-change to rural residential use

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

The Provincial Policy Statement supports a right-of-way to access a land locked property. It is the wish of both land owners to have their own driveway so that 123 is no longer land locked and T21 can regain some privacy due to traffic in close proximity to house

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

-The Growth Plan for Northern Ontario supports a-right-of-way to access a land locked property. Although a right of way exists, the property was previously only used seasonally. The property located at 123 is now a permanent residence and the increase of traffic has caused the driveway to degrade and a loss of privacy.

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

B0037/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, David Tomini and Cynthia Tomini (please print all names), the registered owner(s) of the property described as PIN 73397-0032, being Part of Lot 4, Concession 1, Geographic Township of Louise. Municipal #121 Little Panache Lake Rd in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 23 day of May, 2024

(witness) [Signature]

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

Print Name: Cynthia Tomini DAVID TOMINI
*I have authority to bind the Corporation

B0037/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, David Tomini and Cynthia Tomini (please print all names),

the registered owner(s) or authorized agent of the property described as PIN 73397-0032, being Part of Lot 4,

Concession 1, Geographic Township of Louise. Municipal # 121 Little Panache Road

in the City of Greater Sudbury:

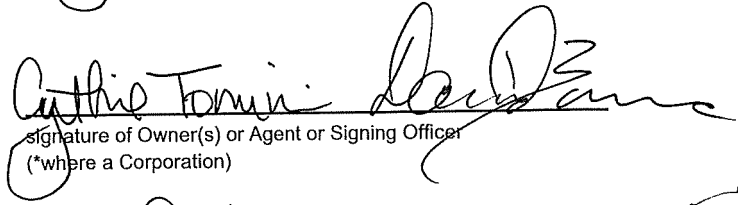
solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 23rd day of May, 2024



Commissioner of Oaths

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



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

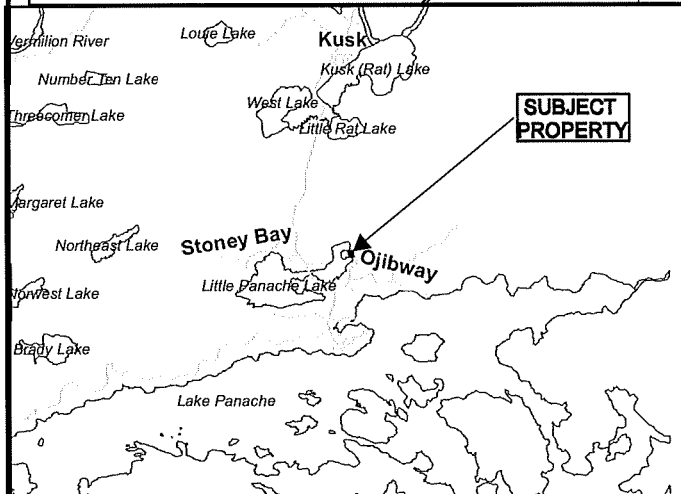
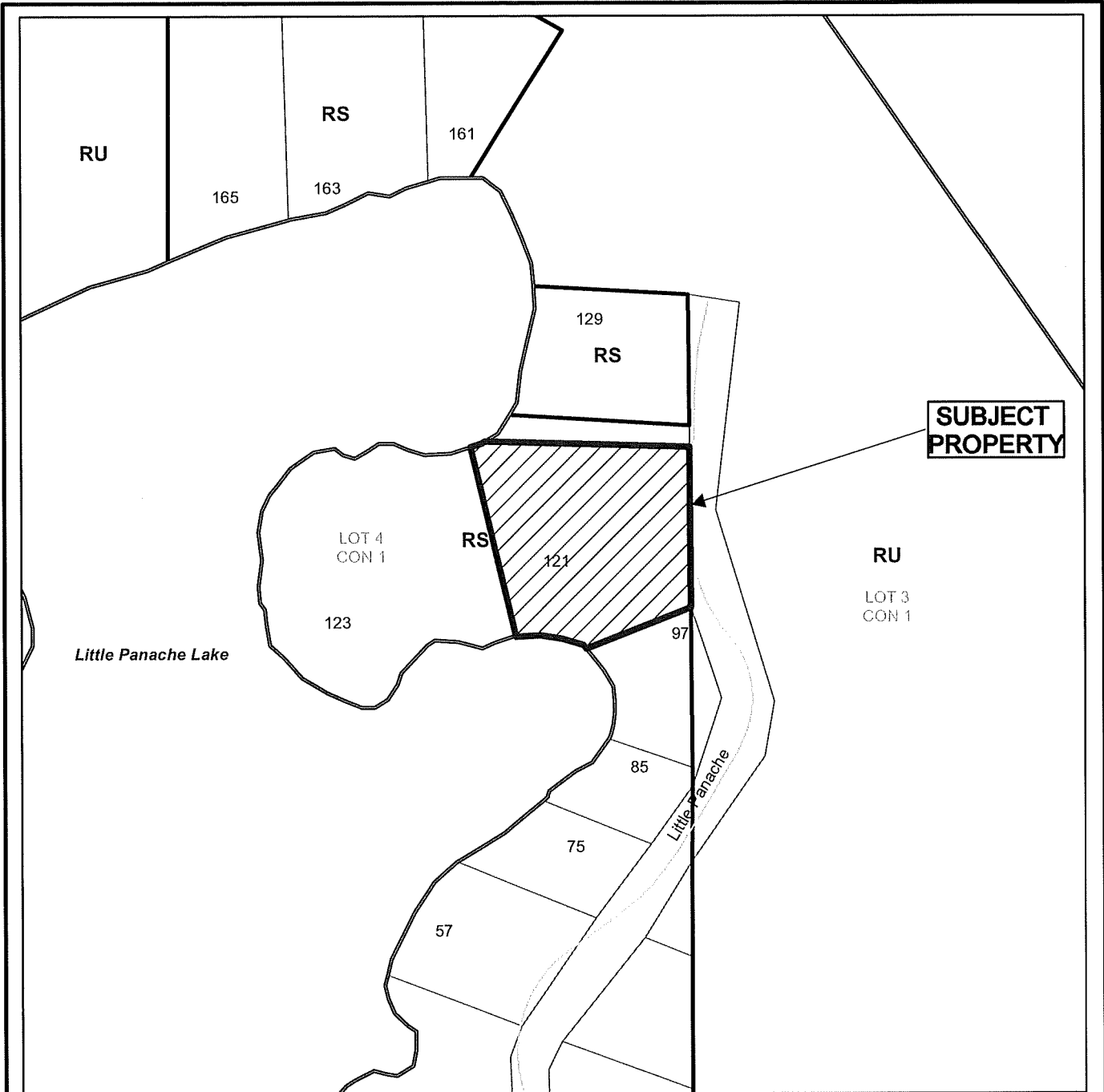
Print Name: Cynthia Tomini DAVID TOMINI
*I have authority to bind the Corporation

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


FOR OFFICE USE
USE

| | | |
|---|--|------------------------------|
| Date of Receipt: <u>June 12, 2024</u> | Decision Date: <u>July 8, 2024</u> | Received by: <u>N. Lewis</u> |
| Zoning Designation: <u>RS</u> | Resubmission <input checked="" type="radio"/> Yes <input type="radio"/> No | |
| Previous File Number(s): <u>See below</u> | Previous Decision Date: <u>See below</u> | |
| Referred to Planning: <u>n/a</u> | Received Approval from Planning: <u>n/a</u> | |
| Acknowledgement of Risk received: <input type="radio"/> Yes <input checked="" type="radio"/> No | | |
| Notes: <u>B11/23 (Feb 27/23) Easement</u> | | |
| <u>B12/23 (Feb 27/23) LA - Pt 3, 53R-21858 consolidated with subject property</u> | | |
| <u>Applicants wish to sever and convey Part 2, Plan 53R-21858, rather than grant the easement approved in B0011/2023.</u> | | |

B0037/2024



Application for Consent

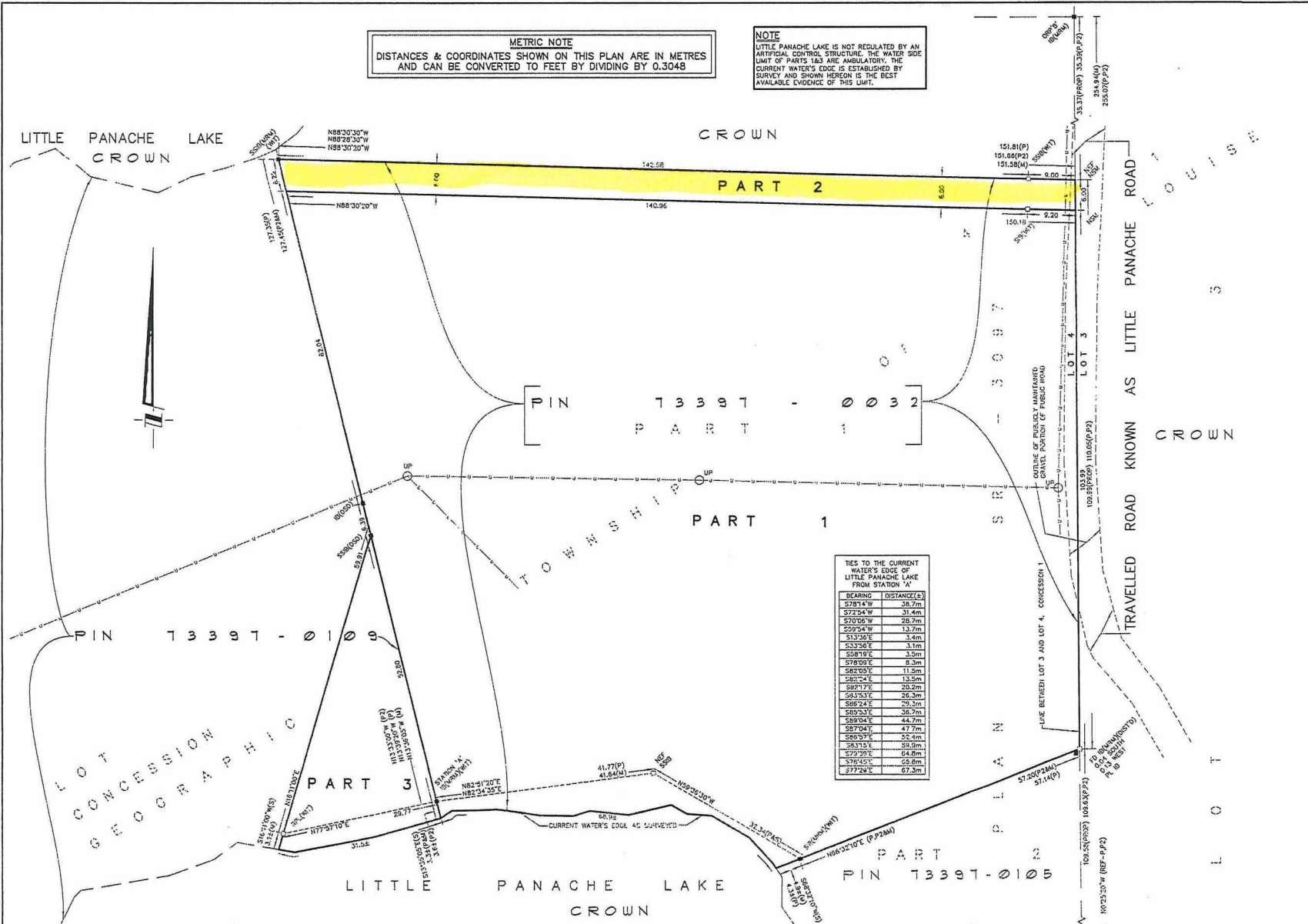


Subject Property being PIN 73397-0032,
 Parcel 21078 SEC SWS, Part 1 on Plan SR-3097,
 Part Lot 4, Concession 1,
 Township of Louise,
 121 Little Panache Road, Whitefish,
 City of Greater Sudbury

NTS B0037/2024
 Sketch 1 Date: 2024 06 06

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

NOTE
 LITTLE PANACHE LAKE IS NOT REGULATED BY AN
 ARTIFICIAL CONTROL STRUCTURE. THE WATER SIDE
 LIMIT OF PARTS 1&2 ARE AMBIGUOUS. THE
 CURRENT WATER'S EDGE IS ESTABLISHED BY
 SURVEY AND SHOWN HEREON IS THE BEST
 AVAILABLE EVIDENCE OF THIS LIMIT.



TIES TO THE CURRENT WATER'S EDGE OF LITTLE PANACHE LAKE FROM STATION 'A'

| BEARING | DISTANCE (m) |
|----------|--------------|
| S78°14'W | 38.7m |
| S72°24'W | 31.4m |
| S70°06'W | 28.7m |
| S29°24'W | 13.7m |
| S33°30'E | 1.4m |
| S33°38'E | 3.1m |
| S38°19'E | 3.5m |
| S74°00'E | 8.3m |
| S82°05'E | 11.5m |
| S80°24'E | 13.5m |
| S80°17'E | 29.2m |
| S83°53'E | 26.3m |
| S89°24'E | 29.2m |
| S80°04'E | 44.7m |
| S87°04'E | 47.7m |
| S50°37'E | 52.4m |
| S33°13'E | 50.9m |
| S72°29'E | 64.8m |
| S74°51'E | 59.8m |
| S77°22'E | 67.3m |

PLAN 53R-21838

RECEIVED AND DEPOSITED.
 DATE: JUNE 23, 2023
 J. H. DORLAND, O.L.S.
 REPRESENTATIVE FOR THE LAID REGISTRAR FOR THE LAND TITLES DIVISION OF SUBSURY, ONTARIO (No. 53)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

| PART | LOT | CONCESSION | PIN | AREA |
|------|-------|------------|------------------------|----------|
| 1 | | | ALL OF PIN 73397-0032 | 1.60 ha |
| 2 | LOT 4 | 1 | | 908 Sq.m |
| 3 | | | PART OF PIN 73397-0109 | 908 Sq.m |

PLAN OF SURVEY OF
**PART OF LOT 4
 CONCESSION 1**
 GEOGRAPHIC
 TOWNSHIP OF LOUISE
 CITY OF GREATER SUBSURY
 DISTRICT OF SUBSURY

SCALE 1:400
 0 10 20 METRES

NOTE: THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 533mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1.
D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS

- LEGEND**
- V- DENOTES NOT TO SCALE
 - DENOTES MONUMENT FOUND
 - DENOTES MONUMENT PLANTED
 - DENOTES UTILITY POLE
 - P DENOTES OVERHEAD UTILITY LINE
 - L- DENOTES STANDARD IRON BAR
 - S- DENOTES SHORT STANDARD IRON BAR
 - R- DENOTES IRON BAR
 - RB- DENOTES ROCK BAR
 - RPL- DENOTES ROCK PLUG
 - DISTO- DENOTES DISTURBED MONUMENT
 - WT- DENOTES WITNESS MONUMENT
 - CU- DENOTES CURB UNKNOWN
 - PIN- DENOTES PROPERTY IDENTIFICATION NUMBER
 - LT- DENOTES LAND TITLES
 - M- DENOTES MEASURED
 - S- DENOTES SET
 - P- DENOTES PLAN SR-2097
 - P2- DENOTES BUILDING LOCATION PLAN OF SURVEY BY D.S. DORLAND LIMITED O.L.S. DATED MAY 8, 1987 (FILE No. 4574)
 - OSD- DENOTES D.S. DORLAND LIMITED, O.L.S.
 - MRM- DENOTES M.P. MARKER, O.L.S.
 - REF- DENOTES ORIGIN OF BEARING ROTATION
 - PL- DENOTES PLANTED BAR
 - FB- DENOTES FOUND BAR
 - NEP- DENOTES NOT EVIDENCE FOUND
 - NSM- DENOTES NOT SUITABLE FOR MONUMENTATION
 - PROP- DENOTES PROPOSED

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:
 A ROTATION OF 0°02'20" COUNTER-CLOCKWISE WAS APPLIED TO ASTROLOGIC BEARINGS OF PLAN P AND P2.
 DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999574.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE 9TH DAY OF MARCH, 2023.

J. H. DORLAND
 SUBSURY, ONTARIO
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER: 2199482

D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

288 LARCH STREET
 SUBSURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

PREPARED BY: JH
 CHECKED BY: JH
 DATE: MARCH 15, 2023

SCALE: 1:400 METRIC
 CAD FILE: 19780 54101.dwg
 P. SHEET 180 OF 181 PLAN

CITY OF GREATER SUBSURY SURVEY CONTROL INTEGRATION
 CONTROL STATION INFORMATION OBTAINED FROM CITY OF GREATER SUBSURY ONLINE SURVEY CONTROL APPLICATION

| FROM POINT | TO CONTROL STATION | BEARING | DISTANCE |
|------------|--------------------|-------------|----------|
| GRP A | 027100112 | S11°52'20"W | 1980.00m |
| GRP B | 008680294 | N1°50'15"E | 9853.40m |

OBSERVED REFERENCE POINTS (ORP#) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POSITIONING SERVICES AS PROVIDED BY NATURAL RESOURCES CANADA.
 UTM ZONE 17, NAD 83 (CSRS) (VER. 4/2002)
 URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|----------|--------------|------------|
| GRP 'A' | 5,125,730.72 | 473,497.82 |
| GRP 'B' | 5,125,655.56 | 473,425.95 |

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

80037/2024
 sketch 2

| |
|---|
| Office Use Only 2024 01 01 |
| BOOKED 3/8/2024 |
| 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.

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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.

| | | |
|-----------------------------------|----------------------|------------|
| Registered Owner(s): Luc Messier | Email: | [REDACTED] |
| Mailing Address: 3416 Martin Road | Home: | [REDACTED] |
| | Business Phone: | |
| City: Blezard Valley | Postal Code: POM 1E0 | Fax Phone: |

- 2) Name of Purchaser(s) or Chargee(s): N/A

| | | |
|-------------------------------------|-----------------|------------|
| 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: Sarah Vaillancourt | Email: | [REDACTED] |
| Mailing Address: 3416 Martin Road | Home: | [REDACTED] |
| | Business: | [REDACTED] |
| City: Blezard Valley | Postal Code: POM 1E0 | 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. _____
Luc Messier

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

| | | | |
|---|------------------------|----------------------|-------------------------|
| Roll # <u>530717001900100</u> | Township <u>Hanmer</u> | Lot No. <u>lot 2</u> | Concession No. <u>3</u> |
| PIN(s): <u>735031224</u> | Parcel(s) <u>20550</u> | | |
| Subdivision Plan No. <u>M566 Lot 4</u> | R-Plan No. | Part(s) | |
| Municipal Address or Street(s): <u>5780 Old Hwy 16N</u> | | Ward: | |

Hanmer CN P3P 1G5

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. June 2, 2023

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

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

| | |
|----------------------------|---------------------------|
| <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. M-566 (1960)

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 21.64 m</u> | <u>Depth 45.72m</u> | <u>Area 989.38 m</u> |
| <u>Existing Use vacant land</u> | <u>Proposed Use Main Dwelling with Registered SU</u> | |

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

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

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

| | | |
|--|-------------------------|---------------------|
| <u>Frontage 22.25m</u> | <u>Depth 45.12m</u> | <u>Area 1017.27</u> |
| <u>Existing Use Single Family Dwelling</u> | <u>Proposed Use SFD</u> | |

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

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.

B0038/2024

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.

R1.5 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.

No conflicts

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

No conflicts

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

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

If "yes", how many? _____

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

Yes No

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

Vulnerability 8

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

B0038/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Luc Messier (please print all names), the registered owner(s) of the property described as 5780 Highway 18 N, Hamner ON P3P 1G5
ca

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;

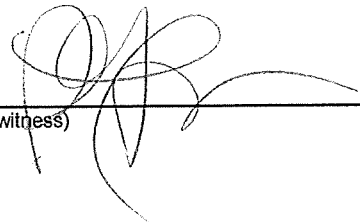
Authority to Enter Land and Photograph

- 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;

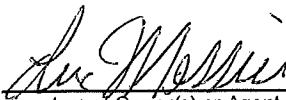
Appointment of Authorized Agent

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

Dated this 22 day of May, 20 24



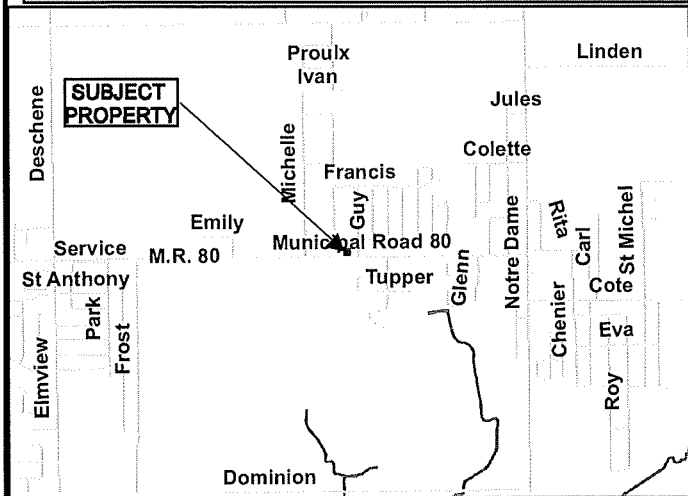
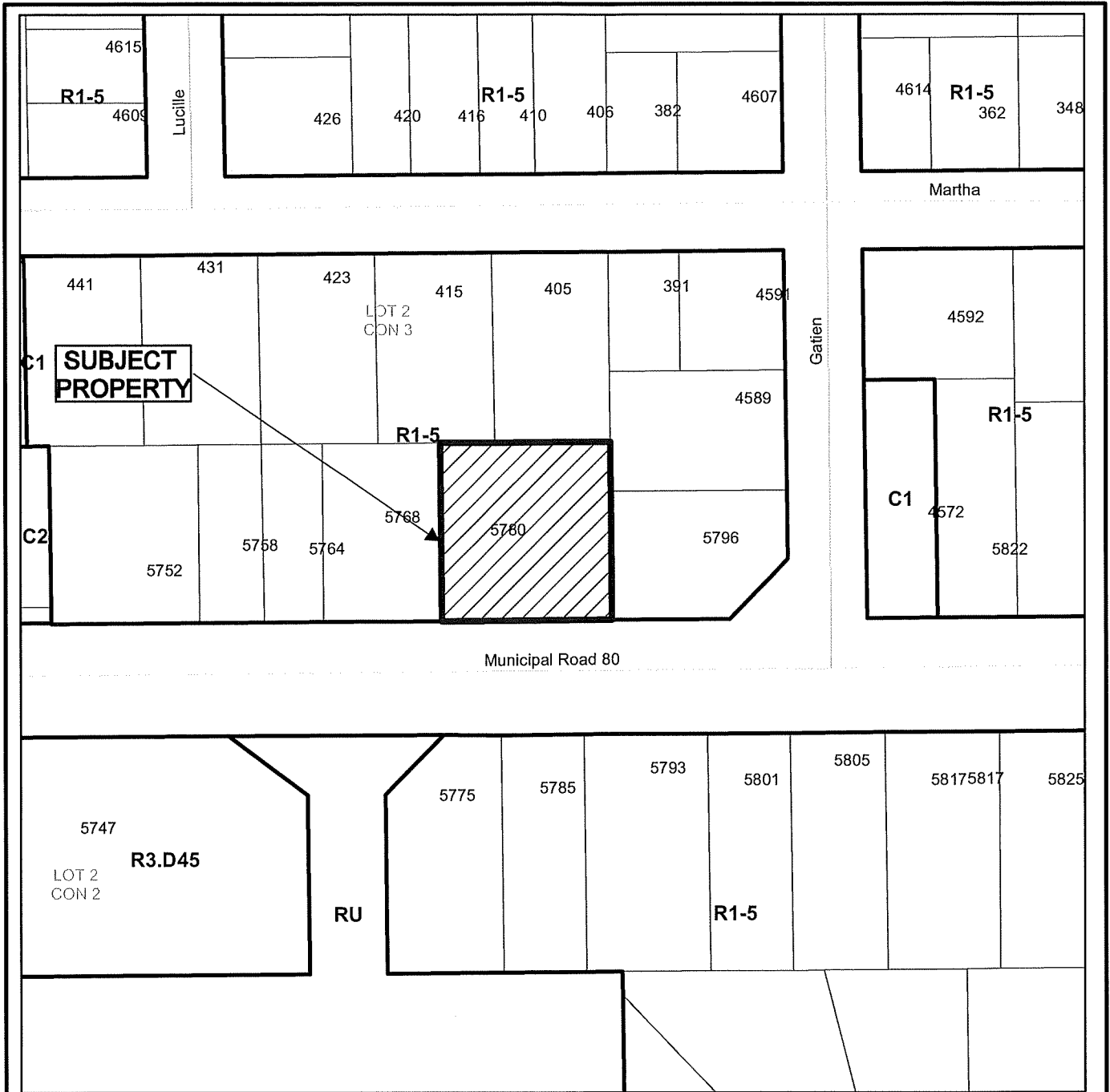
 (witness)




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

Print Name: Luc Messier
 *I have authority to bind the Corporation

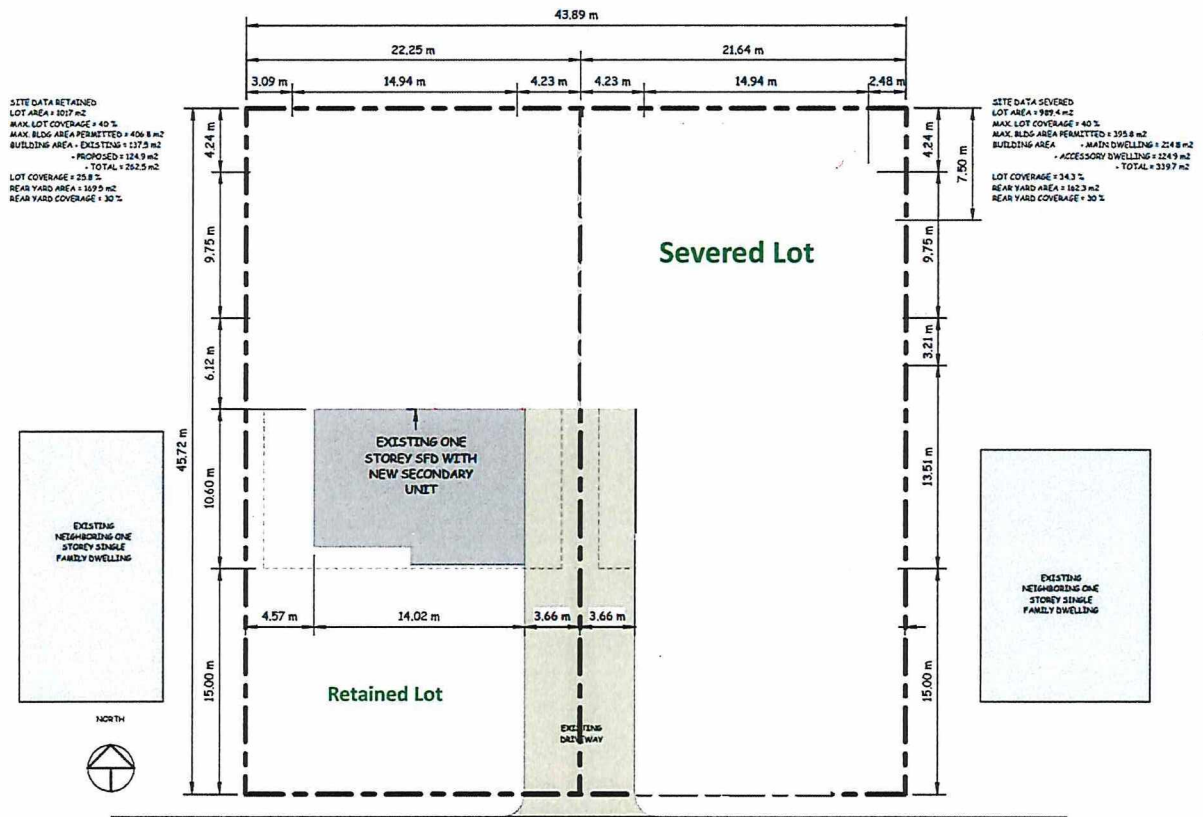
B0038/2024



Application for Consent 

Subject Property being PIN 73503-1224,
Parcel 20550 SEC SES SRO, Lot 4, Plan M-566,
Township of Hanmer,
5780 Municipal Road 80, Hanmer,
City of Greater Sudbury

NTS B0038/2024
Sketch 1 Date: 2024 06 11



SITE DATA RETAINED
 LOT AREA = 1017 m²
 MAX. LOT COVERAGE = 40 %
 MAX. BLDG. AREA PERMITTED = 406.8 m²
 BUILDING AREA - EXISTING = 137.9 m²
 - PROPOSED = 124.9 m²
 - TOTAL = 262.8 m²
 LOT COVERAGE = 25.8 %
 REAR YARD AREA = 169.9 m²
 REAR YARD COVERAGE = 10 %

SITE DATA SEVERED
 LOT AREA = 989.4 m²
 MAX. LOT COVERAGE = 40 %
 MAX. BLDG. AREA PERMITTED = 395.8 m²
 BUILDING AREA - MAIN DWELLING = 214.8 m²
 - ACCESSORY DWELLING = 124.9 m²
 - TOTAL = 339.7 m²
 LOT COVERAGE = 34.3 %
 REAR YARD AREA = 162.3 m²
 REAR YARD COVERAGE = 10 %

① PLOT PLAN
 1" = 20'-0"

5780 MUNICIPAL RD 80

B0038/2024
 sketch 2

Rec'd June 12/24

| |
|---|
| Office Use Only 2024.01.01 |
| B0039/2024 |
| S.P.P. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| NDCA REG. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

City of Greater Sudbury

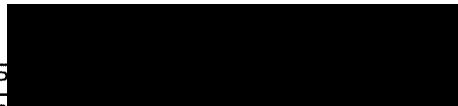

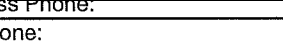
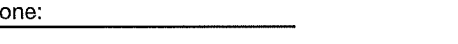
APPLICATION FOR CONSENT

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



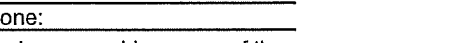
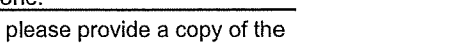
Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

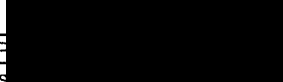



Registered Owner(s): LISA & RONALD DUCHARME Email: 
 Mailing Address: 50 BAYRIDGE CRT. Home Phone: 
 Business Phone: 
 City: SUDBURY Postal Code: P3B 0B2 Fax Phone: 

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

Name of Purchaser(s) or Chargee(s): PAULINA RENELLI Email: 
 Mailing Address: 69 BAYCREST RD. Home Phone: 
 Business Phone: 
 City: SUDBURY Postal Code: P3B3X7 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: SIMONE RENELLI Email: 
 Mailing Address: 69 BAYCREST RD. Home Phone: 
 Business Phone: 
 City: SUDBURY Postal Code: P3B3X7 Fax Phone: 

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

- 4) Purpose of Transaction

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

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

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

Roll # _____ Township NEELON Lot No. 9 Concession No. _____
 PIN(s): 73578-0501 Parcel(s) _____
 Subdivision Plan No 53M-1347 Lot 9 R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): 50 BAYRIDGE CRT. Ward: 11

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.

BELL CANADA, PERSONA COMMUNICATIONS, GREATER SUDBURY HYDRO, CITY OF GREATER SUDBURY.

8) Date of acquisition of subject land. JUNE 28, 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)?

| | | | | | |
|--------------|---------------|--------------|---------------|------|------------------------|
| Frontage | <u>39.6m</u> | Depth | <u>2.4m</u> | Area | <u>95m²</u> |
| Existing Use | <u>VACANT</u> | Proposed Use | <u>VACANT</u> | | |

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

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

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

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

| | | | | | |
|--------------|------------------|--------------|------------------|------|--------------------------|
| Frontage | <u>IRREGULAR</u> | Depth | <u>IRREGULAR</u> | Area | <u>1624m²</u> |
| Existing Use | <u>SFD</u> | Proposed Use | <u>SFD</u> | | |

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

| | | | |
|----------|----------------------------|----------|-------------|
| Existing | <u>PRINCIPLE RESIDENCE</u> | Proposed | <u>NONE</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.

B0039/2024

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 I - THE PROPOSAL IS FOR A LOT ADDITION
AND CONFORMS TO THE OFFICIAL PLAN

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

THE PROPOSAL IS FOR A LOT ADDITION WHICH DOES NOT
CONFLICT WITH 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.

THE PROPOSAL IS FOR A LOT ADDITION WHICH DOES NOT
CONFLICT WITH THE GROWTH PLAN FOR NORTHERN ONTARIO.

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

B0039/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, LISA & RONALD DUCHARME (please print all names), the registered owner(s) of the property described as 50 BAYLIAGE CRT.

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 SIMONE RENECCI (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.

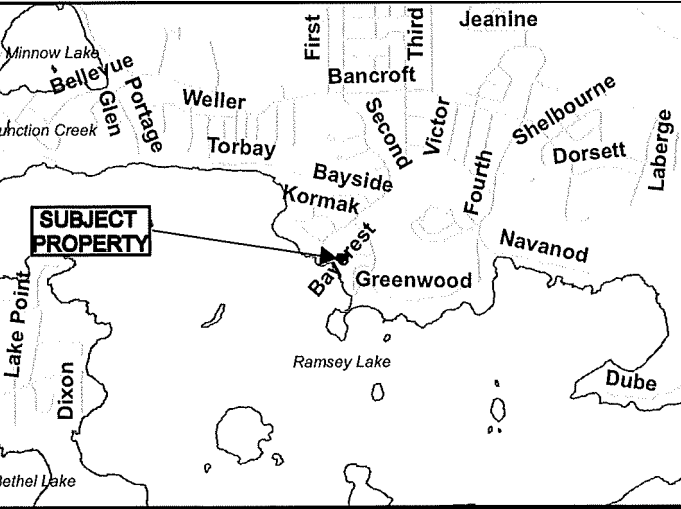
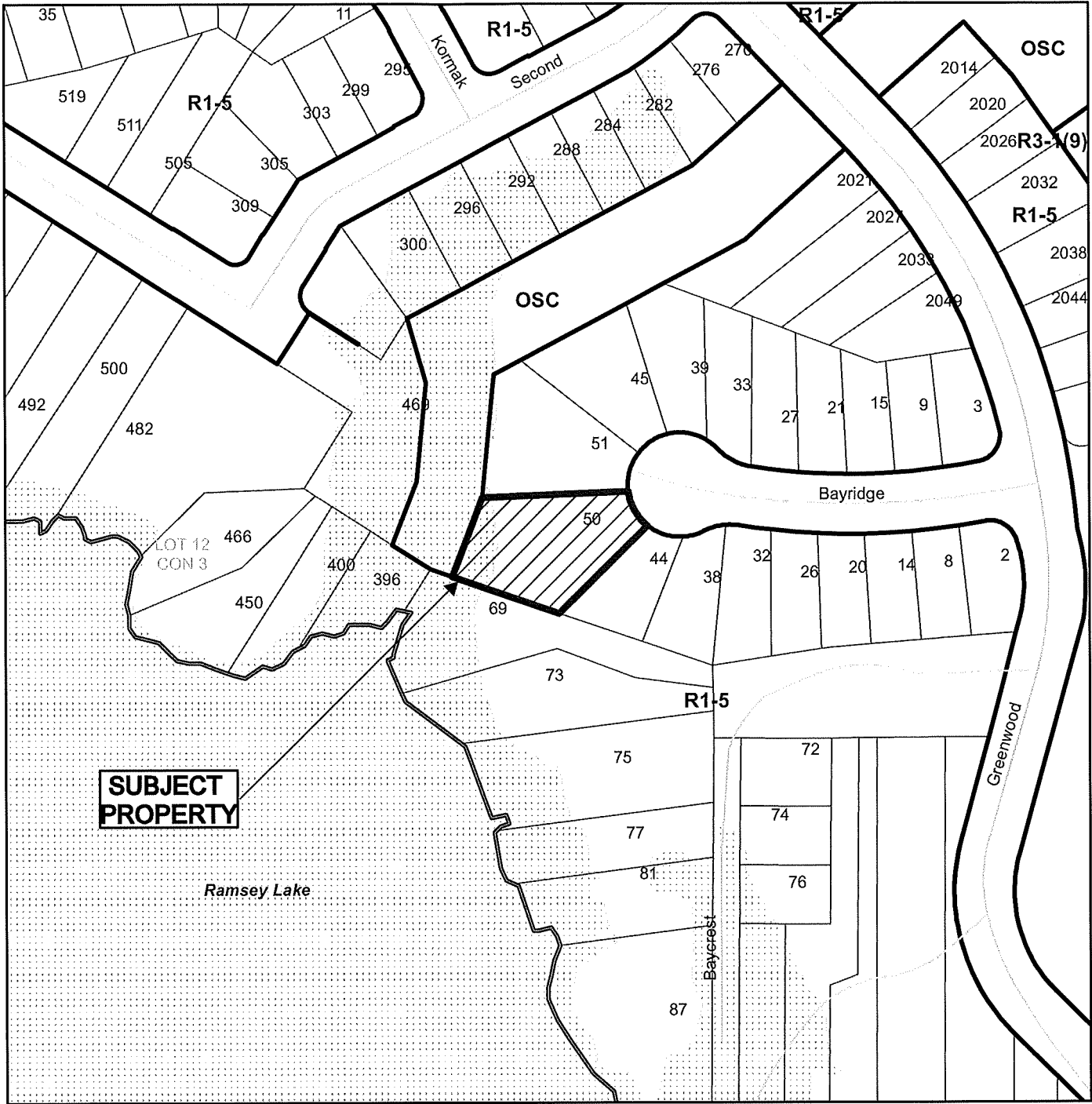
Dated this 31st day of MAY 2024, 20


(witness) Matthew McGregor


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

Print Name: Lisa Ducharme Ron Ducharme
*I have authority to bind the Corporation

30039/2024

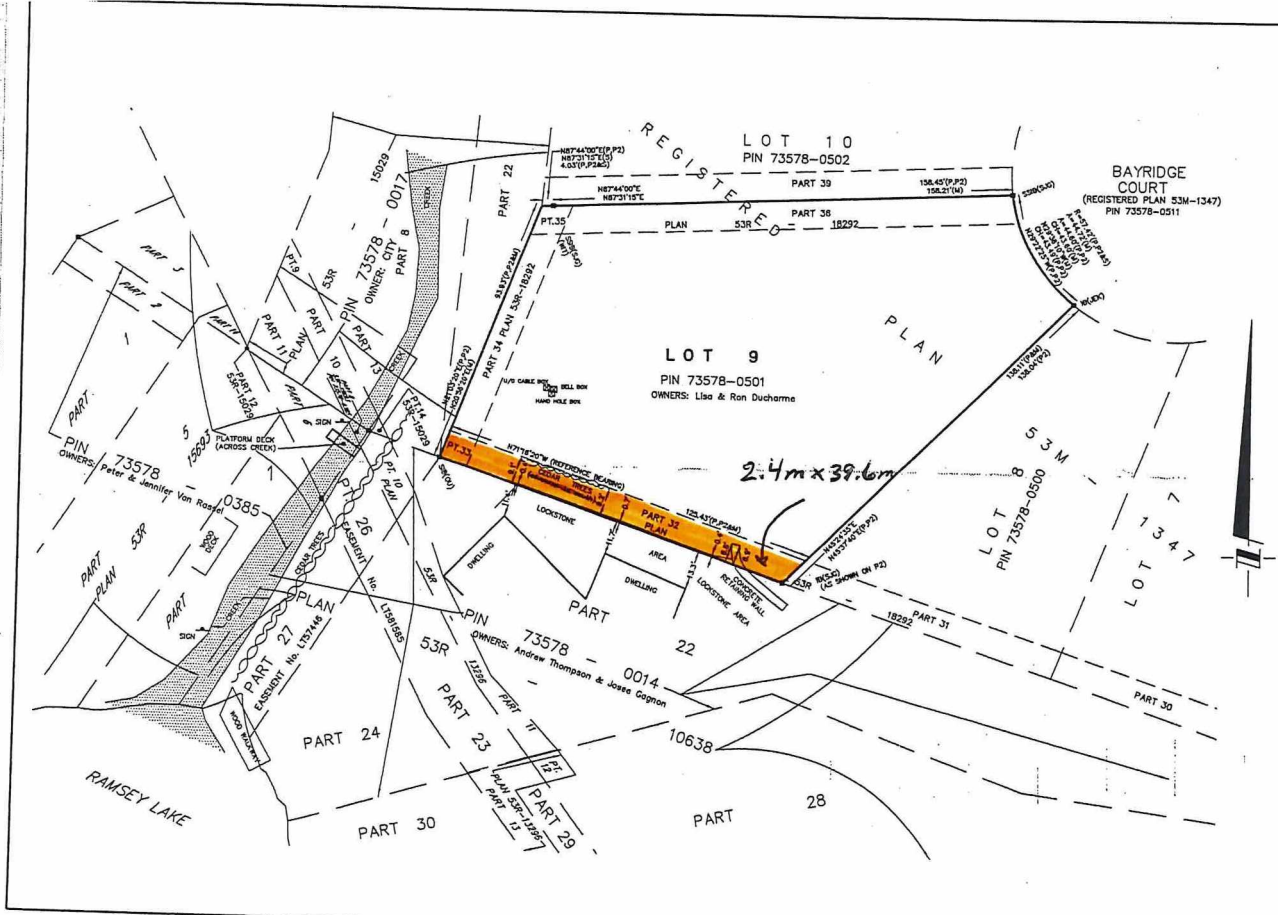


Application for Consent

N

Subject Property being PIN 73578-0501,
 Lot 9, Plan 53M-1347,
 Part Lot 12, Concession 3,
 Township of Neelon,
 50 Bayridge Court, Sudbury,
 City of Greater Sudbury

NTS B0039/2024
 Sketch 1 Date: 2024 06 12



SKETCH
OF
LOT 9
REGISTERED PLAN
53M-1347
GEOGRAPHIC
TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1 INCH = 20 FEET
0 10 20 40 60 FEET

D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS

- LEGEND**
- SD DENOTES STANDARD IRON BAR
 - SDR DENOTES SHORT STANDARD IRON BAR
 - SB DENOTES IRON BAR
 - RS DENOTES ROCK BAR
 - RPL DENOTES ROCK PLUG
 - RSB DENOTES ROUND IRON BAR
 - IP DENOTES IRON PIPE
 - # DENOTES MONUMENT FOUND
 - PT DENOTES MONUMENT PLANTED
 - OSTO DENOTES OBTUSE ANGLE
 - MEF DENOTES NO EVIDENCE FOUND
 - NSM DENOTES NOT SUITABLE FOR MONUMENTATION
 - N/S DENOTES NOT TO SCALE
 - WT DENOTES WITNESS MONUMENT
 - PP DENOTES PROPERTY IDENTIFIER NUMBER
 - LT DENOTES LAND TITLES
 - S DENOTES SET
 - M DENOTES MEASURED
 - P DENOTES REGISTERED PLAN 53M-1347
 - P2 DENOTES PLAN OF SURVEY BY J.E. KIRKLAND, O.L.S. DATED NOV. 15, 2009
 - DU DENOTES DEED UNKNOWN
 - S/C DENOTES S.A. COSSLING, O.L.S.
 - JK DENOTES J.E. KIRKLAND, O.L.S.
 - DD DENOTES D.S. DORLAND LIMITED, O.L.S.

SPECIAL NOTE
DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

NOTE
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE SOUTHERLY LIMIT OF LOT 8, REGISTERED PLAN 53M-1347 SHOWN THEREON TO HAVE A BEARING OF N71°12'32"W.

D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS
288 LANSI STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE (705) 973-2556 FAX (705) 973-1051

80039/2024
Sketch 2

| |
|--|
| Office Use Only 2024.01.01 |
| B 0040/2024 |
| S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/> |
| NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/> |

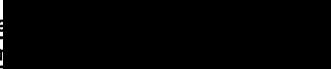

City of Greater Sudbury
APPLICATION FOR CONSENT

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.

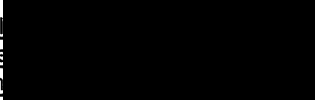
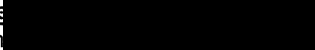
Registered Owner(s): LUC + ANNE PIGEAU Email: 
 Mailing Address: 5345 DESCARRE RD Home Phone: 
 Business Phone: _____
 City: HATFIELD Postal Code: P3P 1R3 Fax Phone: _____

- 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: ADRIAN BORTOLUSSI Email: 
 Mailing Address: 144 ELM ST Home Phone: 
 Business Phone: _____
 City: SUDBURY Postal Code: P3C 1T7 Fax Phone: _____

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

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

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

Roll # _____ Township CARROL Lot No. 10 Concession No. 6
 PIN(s): 73507-0057 Parcel(s) 53412 ses
 Subdivision Plan No. _____ Lot _____ R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): REGIMAN RD 84 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.

LT663016, LT663017, LT663018 - BELL CABLE, HYDRO (SEE SKETCH)
LT663015, LT683824 - SUBDIVISION (SEE SKETCH)

8) Date of acquisition of subject land. OCT 6, 2023

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

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

| Date of Transfer | Name of Transferee |
|---------------------|--------------------|
| Use of severed land | 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 <u>86.72</u> | Depth <u>63.75</u> | Area <u>5562.15 m²</u> |
| Existing Use <u>VACANT</u> | Proposed Use <u>RESIDENTIAL</u> | |

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

Existing Proposed MULTI-UNIT BLDG

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

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

| | | |
|----------------------------|---------------------------------|-----------------------------------|
| Frontage <u>86.72</u> | Depth <u>65.14</u> | Area <u>5541.34 m²</u> |
| Existing Use <u>VACANT</u> | Proposed Use <u>RESIDENTIAL</u> | |

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

Existing Proposed MULTI-UNIT BLDG

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.

80040/2024

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.

MIXED USE COMMERCIAL & LIVING AREA 1 - BUILDING RESIDENTIAL
UNITS BESIDE RESIDENTIAL SUBDIVISION
- INFILL PROPERTY

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

CONSISTENT - WHOLE AREA IS BUILT UP RESIDENTIAL
- INFILL

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

CONFORMS - INFILL LOT
- NO NEGATIVE IMPACT ON NEIGHBORHOOD

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

B0040/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, ANNE + LUC PIGEON (please print all names), the registered owner(s) of the property described as

PIN 73507 - COS 7
ON REGIONAL RD 8-1

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 ADRIANO BORTOLUSSI (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.

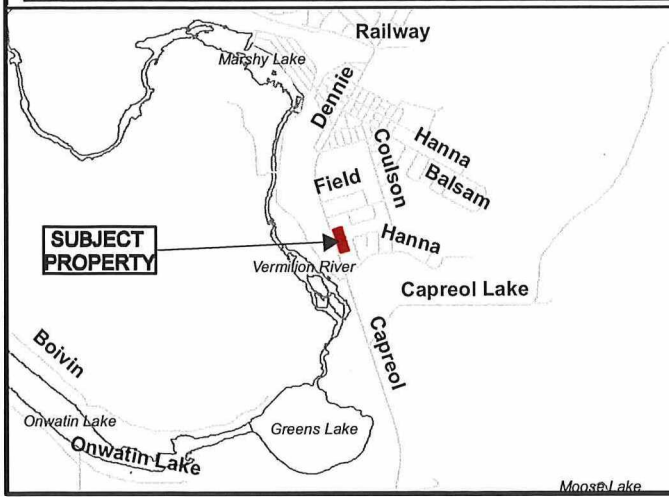
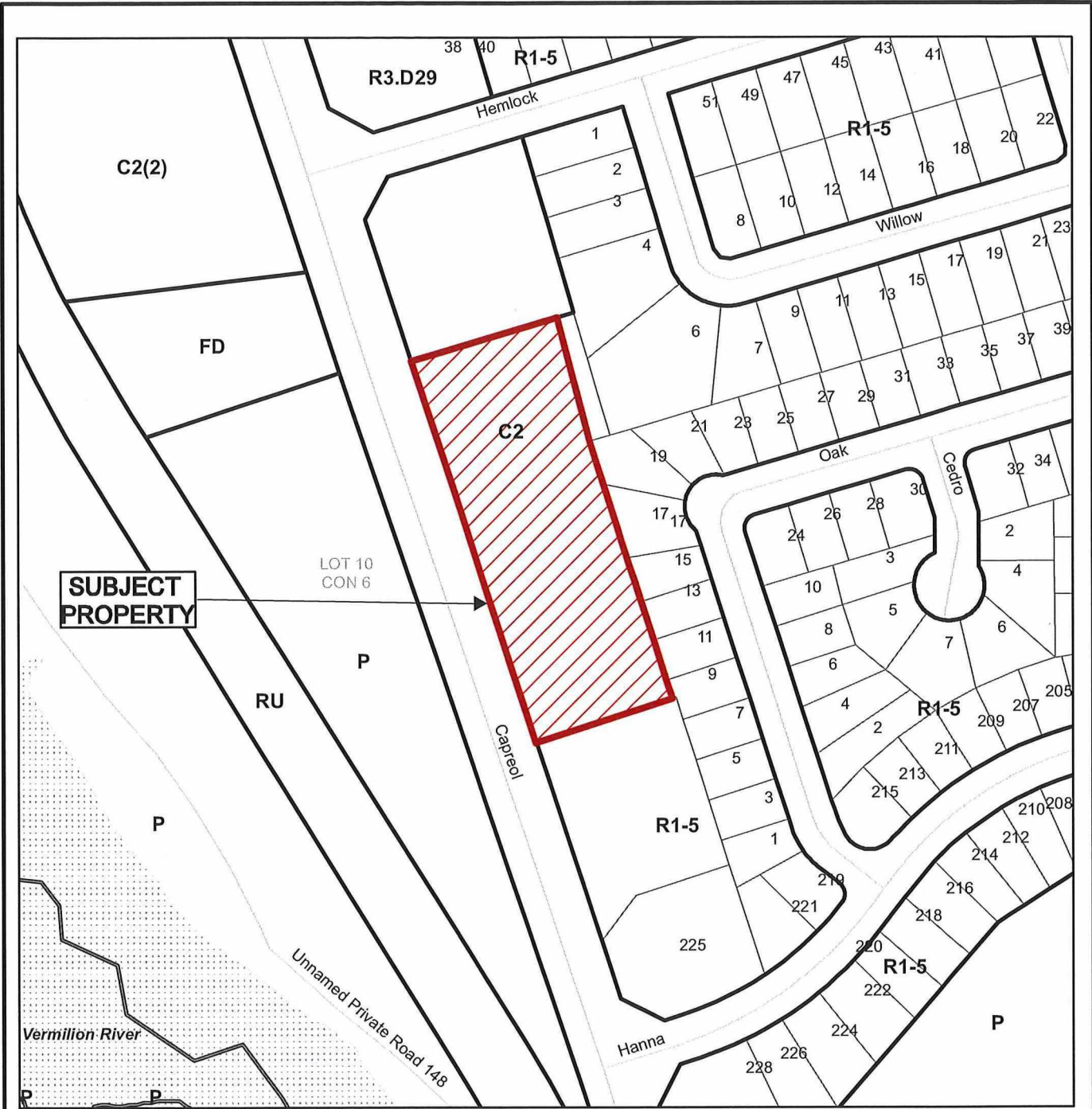
Dated this 27 day of May, 2024

Ashley Pigeon
(Witness)

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

ANNE PIGEON
LUC PIGEON
Print Name: _____
*I have authority to bind the Corporation

B0040/2024



Application for Consent



Subject Property being PIN 73507-0057,
 Parcel 53412 SEC SES,
 Parts 11,12, and 13 on Plan 53R-12270,
 Part Lot 10, Concession 6,
 Township of Capreol,
 0 Municipal Road 84, Capreol,
 City of Greater Sudbury

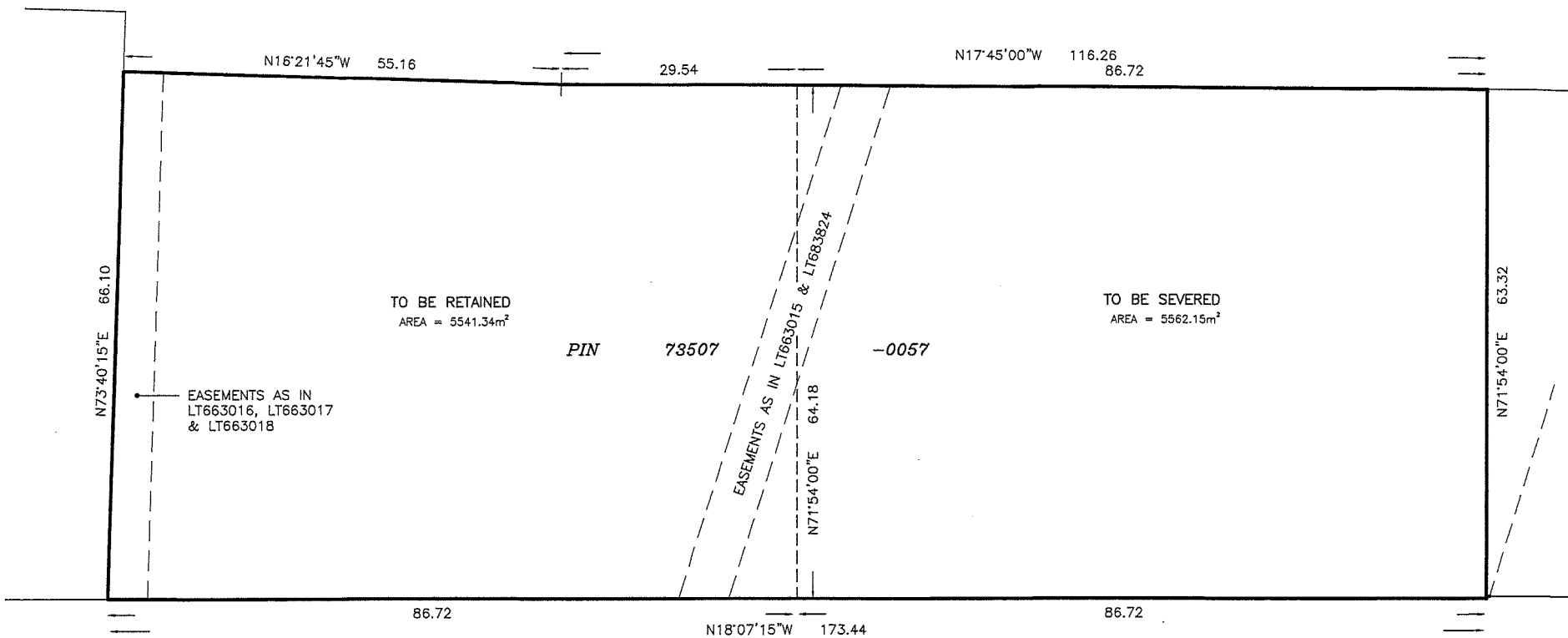
NTS B0040/2024
 Sketch 1 Date: 2024 06 13

SKETCH FOR SEVERANCE
PART LOT 10, CONCESSION 6
TOWNSHIP OF CAPREOL
 REGIONAL ROAD 84

SCALE 1 : 600 METRIC



ZONING = C2
 MIN FRONTAGE = 30m
 MIN AREA = 1350m²



REGIONAL ROAD 84

B0040/2024
 sketch 2

| |
|--|
| Office Use Only 2024 01 01 |
| B 0041/2024 |
| 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)

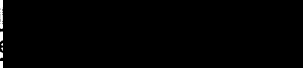
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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): DONNIE KENNETH ROBICHAUD Email: 
 Mailing Address: #1687 SECOND STREET Home Phone: _____
 Business Phone: _____
 City: VM CARON Postal Code: P3N 1K1 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: LUC + ANNE PIGEY Email: 
 Mailing Address: 5345 DESCHENE RD Home Phone: _____
 Business Phone: _____
 City: IMMER Postal Code: P3P 1R3 Fax Phone: _____

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

4) Purpose of Transaction

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

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

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

Roll # _____ Township BLEZARD Lot No. _____ Concession No. _____
 PIN(s): 73501-0891 Parcel(s) _____
 Subdivision Plan No. M-512 Lot 21 R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): #1687 SECOND STREET 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. 1954 7-

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

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

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

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

Yes No

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

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

Yes No

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

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

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

| | | |
|----------------------------|---------------------------------|----------------------------------|
| Frontage <u>18.02</u> | Depth <u>39.62</u> | Area <u>713.95 m²</u> |
| Existing Use <u>VACANT</u> | Proposed Use <u>RESIDENTIAL</u> | |

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

| | |
|-------------------|--|
| Existing <u>0</u> | Proposed <u>SINGLE FAMILY DWELLING</u> |
|-------------------|--|

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

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

| | | |
|----------------------------|---------------------------------|----------------------------------|
| Frontage <u>18.00</u> | Depth <u>39.62</u> | Area <u>713.16 m²</u> |
| Existing Use <u>VACANT</u> | Proposed Use <u>RESIDENTIAL</u> | |

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

| | |
|-------------------|--|
| Existing <u>0</u> | Proposed <u>SINGLE FAMILY DWELLING</u> |
|-------------------|--|

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

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

B0004/1/2024

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 - AN EXISTING RESIDENTIAL NEIGHBORHOOD
- REBUILDING DWELLING

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.

INFILL LOT - FITS IN NEIGHBORHOOD

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.

INFILL LOT - FITS IN NEIGHBORHOOD

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

B0041/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

#1687 Securus St

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 Luc & Anne Pigeau (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 16 day of May, 2024

As Cortain
(witness)

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

Print Name: Donnie Robichaud
I have authority to bind the Corporation

B0041/2024

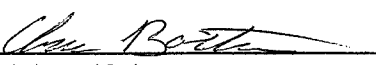
PART B: OWNER OR AUTHORIZED AGENT DECLARATION

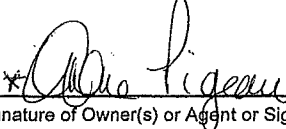
I/We, ANNE PIGEON (please print all names),
the registered owner(s) or authorized agent of the property described as #1687 Second St
VAC CARON

in the City of Greater Sudbury:

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

Dated this 4th day of June, 2024


Commissioner of Oaths
Christopher Bortolussi,
a Commissioner, ect.,
Province of Ontario,
for Bortolussi Surveying Ltd.
Expires August 31, 2025.

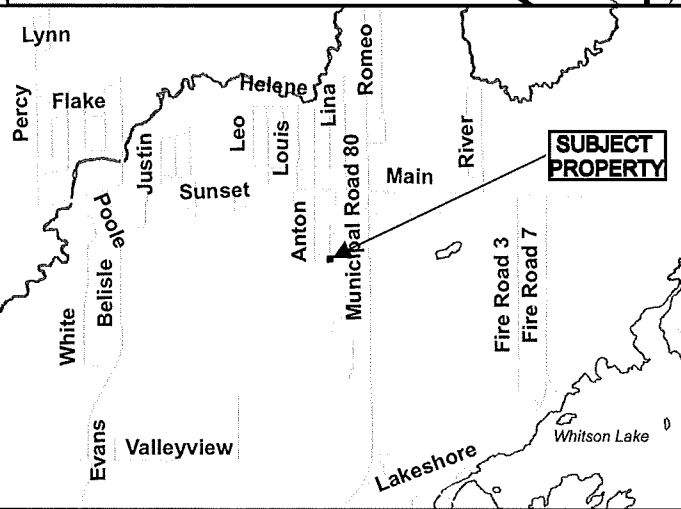
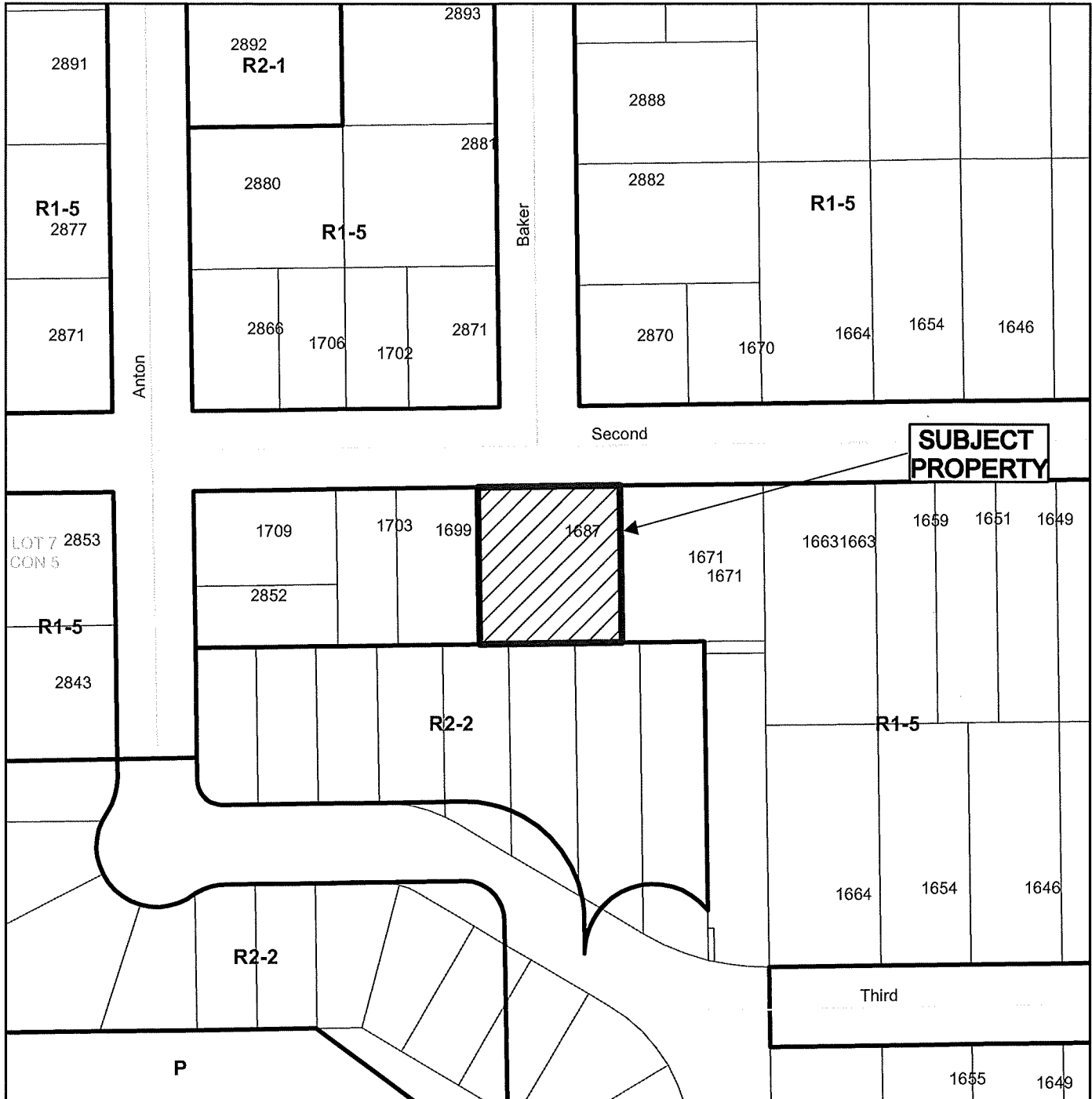

signature of Owner(s) or Agent or Signing Officer
(*where a Corporation)
Print Name: ANNE PIGEON
*I have authority to bind the Corporation

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

FOR OFFICE USE
USE

| | | |
|---|--|------------------------------|
| Date of Receipt: <u>June 10, 2024</u> | Decision Date: <u>July 8, 2024</u> | Received by: <u>N. Lewis</u> |
| Zoning Designation: <u>R1-5</u> | Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No | |
| Previous File Number(s): <u>None</u> | Previous Decision Date: <u>n/a</u> | |
| Referred to Planning: <u>n/a</u> | Received Approval from Planning: <u>n/a</u> | |
| Acknowledgement of Risk received: <input type="radio"/> Yes <input checked="" type="radio"/> No | | |
| Notes: | | |
| | | |
| | | |
| | | |
| | | |

B0041/2024



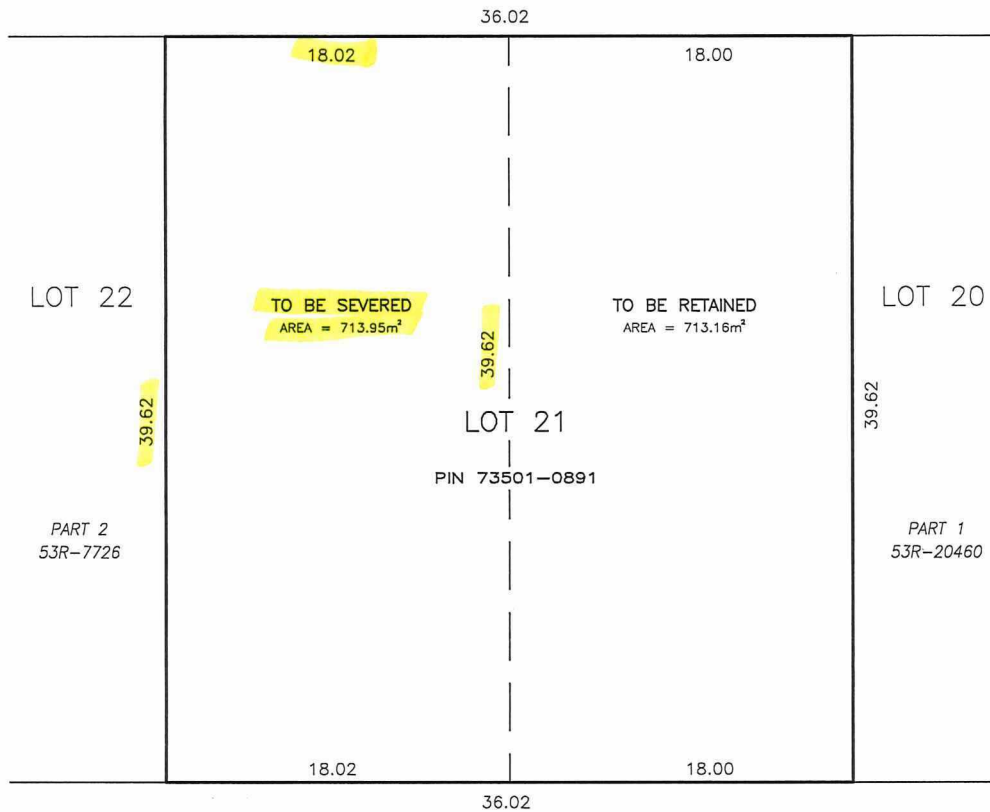
Application for Consent



Subject Property being PIN 73501-0891,
 Parcel 26661 SEC SES SRO,
 Lot 21, Plan M-512,
 Part Lot 7, Concession 5,
 Township of Blezard,
 1687 Second Street, Val Caron,
 City of Greater Sudbury

NTS B0041/2024
 Sketch 1 Date: 2024 06 18

SECOND STREET



SKETCH FOR SEVERANCE
LOT 21
REGISTERED PLAN M-512
#1687 SECOND STREET

SCALE 1 : 250 METRIC



ZONING = R1-5
MIN FRONTAGE = 15m
MIN DEPTH = 30m
MIN FRONT YARD = 6.0m
MIN REAR YARD = 7.5m
MIN SIDE YARD = 1.2m
MIN AREA = 465m²

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Sketch 2