

Tom Davies Square  
200 Brady St

Monday, June 3, 2024

**B0017/2024**

**2380363 ONTARIO LIMITED**

Ward: 4

PIN 02127 0011, Parcel 49451 SEC SES SRO, Lot(s) Block Y, Subdivision M-597, Lot Part 6, Concession 5, Township of McKim, 0 Burton Avenue, Sudbury, [2010-100Z, R3-1 (Medium Density Residential)]

Transfer a south vacant portion of the subject property providing approximately 40.0m lot frontage, 24.0m lot depth and 1000.0 sq.m lot area, subject to an easement/right-of-way for drainage and maintenance access measuring approximately 1.5m in width for a total approximate area of 30.0 sq.m and together with two easements/rights-of-way for drainage and maintenance access measuring approximately 3.5m in width for a total approximate area of 80.0 sq.m and 4.0m width for a total approximate area of 55.0 sq.m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A49/233 AND A50/23 (APR 10/24) AND A158/22 (DEC 14/22)

**B0030/2024**

**ACCOR DEVELOPMENT INC.**

Ward: 10

PIN 73594 0469, Parcel 12891 SEC SES, Lot(s) 1, Subdivision M-183, Lot Part 5, Concession 1, Township of McKim, 259 Walford Road, 261 Walford Road, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

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

**B0031/2024**

**PERRY ROLLINS**

Ward: 7

PIN 73492 0646, SRO, Survey Plan 53R-19891 Part(s) 9, 10, 11, 12, and 13, Lot Part 3, Concession 4, Township of Garson, 25 Old Skead Road, Garson, [2010-100Z, R1-1. D1.5 (Low Density Residential One)]

Consolidate an approximate 184.1 sq.m south portion of the subject property with abutting PIN 73492-0675.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B205/11 TO B207/11 (MAR 15/12), B158/92 AND B159/92 (MAY 25/92) AND MINOR VARIANCE APPLICATION A107/92  
PREVIOUSLY SUBJECT TO REZONING 751-3/02-005 AND SUBDIVISION 780-3/02-004

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED  
NO LATER THAN WEDNESDAY MAY 29, 2024 FOR CONSIDERATION**

Office Use Only 2024.01.01
B 0017/2024
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): 2380363 ONTARIO LIMITED	Email: [REDACTED]
Mailing Address: 219 O'Neil Drive East, Hanmer	Home Phone: _____
	Business Phone: _____
City: Sudbury	Postal Code: P3L 1H6
	Fax Phone: _____

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

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

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

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

Name of Agent: TULLOCH	Email: [REDACTED]
Mailing Address: 1942 Regent Street Unit L	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3E 5V5
	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 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. \_\_\_\_\_

N/A

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

Roll # _____	Township: Sudbury	Lot No. _____	Concession No. _____
PIN(s): 02127-0011		Parcel(s): 49451	
Subdivision Plan No. M597	Lot: BLK Y	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): _____			Ward: _____

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

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

No existing easements or restrictive covenants - proposed drainage/maintenance access easement benefitting the proposed retained lot.

8) Date of acquisition of subject land. 2021

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

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

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

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

Yes  No

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

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

Yes  No

If "yes", indicate the file number(s). Applications for minor variance A0049/2023 & A0050/2023 - approved, subject to a 20-day appeal period - acknowledgement of risks application required at the time of this submission

**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±40m</u>	<u>Depth±24m</u>	<u>Area±1000m<sup>2</sup></u>
<u>Existing Use Vacant</u>	<u>Proposed Use Residential - see attached concept plan</u>	

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

<u>Existing 0</u>	<u>Proposed 1</u>
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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.

Proposed drainage/maintenance access easement benefitting the proposed retained lot.

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

<u>Frontage±20m</u>	<u>Depth±55m</u>	<u>Area±1340m<sup>2</sup></u>
<u>Existing Use Vacant</u>	<u>Proposed Use Residential - see attached concept plan</u>	

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

<u>Existing 0</u>	<u>Proposed 1</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.

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

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

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

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

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

Municipally owned and operated piped water system	<input checked="" type="radio"/>	<input type="radio"/>
Municipally owned and operated sanitary sewage system	<input checked="" type="radio"/>	<input 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 I. The application conforms with Section 3.2.1.2 of the OP as it would facilitate the development of a medium density housing option over the subject property.

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

The application is consistent with Section 1.1.1(a) of the PPS as it promotes efficient development and land use patterns which would assist in sustaining the financial well-being of the Province, and the City of Greater Sudbury over the long term.

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 applicable policies found within the GPNO.

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

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, 2380363 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as PCL 49451 SEC SES SRO BLK Y, PLAN M597 CITY OF SUDBURY (PIN 02127-0011)

in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

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

Dated this 11 day of April, 2024

X  
OFFICIAL USE ONLY - DO NOT WRITE  
 (witness)

Paul Charbonneau  
OFFICIAL USE ONLY - DO NOT WRITE  
 signature of Owner(s) or Agent or Signing Officer  
 (\*where a Corporation)

Print Name: Paul Charbonneau

\*I have authority to bind the Corporation



**Application for Consent: Burton & Selkirk Proposal**

**APPENDIX 1: Details of Proposed Easements**

<b>EASEMENT TYPE</b>	<b>AREA</b>	<b>WIDTH</b>	<b>EXISTING USE</b>	<b>PROPOSED USE</b>
①	±30m <sup>2</sup>	±1.5m	VACANT	Drainage + maintenance access easement benefitting retained lot
②	±80m <sup>2</sup>	±1m – 3.5m (IRREGULAR)	VACANT	Drainage easement benefitting severed lot
③	±55m <sup>2</sup>	±1.5m – 4m (IRREGULAR)	VACANT	Drainage easement benefitting severed lot

April 12, 2024  
Project No.: 21-1584

Planning Services  
City of Greater Sudbury  
Tom Davies Square  
200 Brady Street  
Ontario, P3A 5P3

**Re: Application for Consent – Burton & Selkirk Proposal**

Dear Planning Services,

TULLOCH is retained by the owner of PIN 02127-0011 in Sudbury to coordinate the submission of an application for consent over the subject property. The property is legally described as follows:

**PCL 49451 SEC SES SRO BLK Y, PLAN M597 CITY OF SUDBURY**

The application would facilitate the **creation of one new lot**, and the development of a 2-storey, 8-unit multiple dwelling over the proposed severed lot and a 2-storey, 10-unit multiple dwelling over the proposed retained lot. The **application also proposes a drainage/maintenance access easement over the severed lot, benefitting the retained lot.**

The property is subject to applications for minor variance A0049/2023 & A0050/2023. These applications were approved by the City's Committee of Adjustments on April 10, 2024. Such applications are not final and binding, being subject to a 20-day appeal period ending on April 30, 2024. Therefore, an acknowledgement of risks application is required at the time of this submission.

TULLOCH's Civil Engineering Group are actively collaborating with the City's Development Engineering Department regarding a lot grading plan for the proposed development. They have had multiple correspondence, and TULLOCH's Civil Engineering Group has received multiple sets of comments from the City. The latest grading plan dated April 12, 2024 is included in this submission.

This submission package includes the following:

- 2024 City of Greater Sudbury Application for Consent;
- Concept Plan;
- Lot Grading Plan dated April 12, 2024;
- Plan M-597; and
- Notice of Decision's for Application for Minor Variance A0049/2023 & A0050/2023.

We trust that this submission package will enable the City of Greater Sudbury to issue a Notice of Consent Application with respect to the subject proposal.

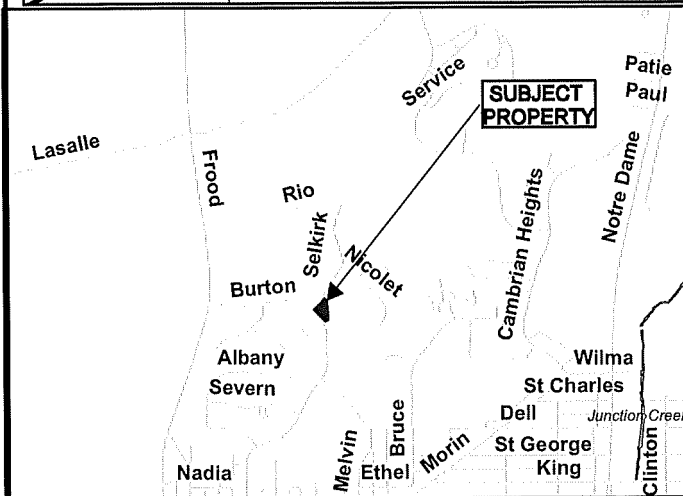
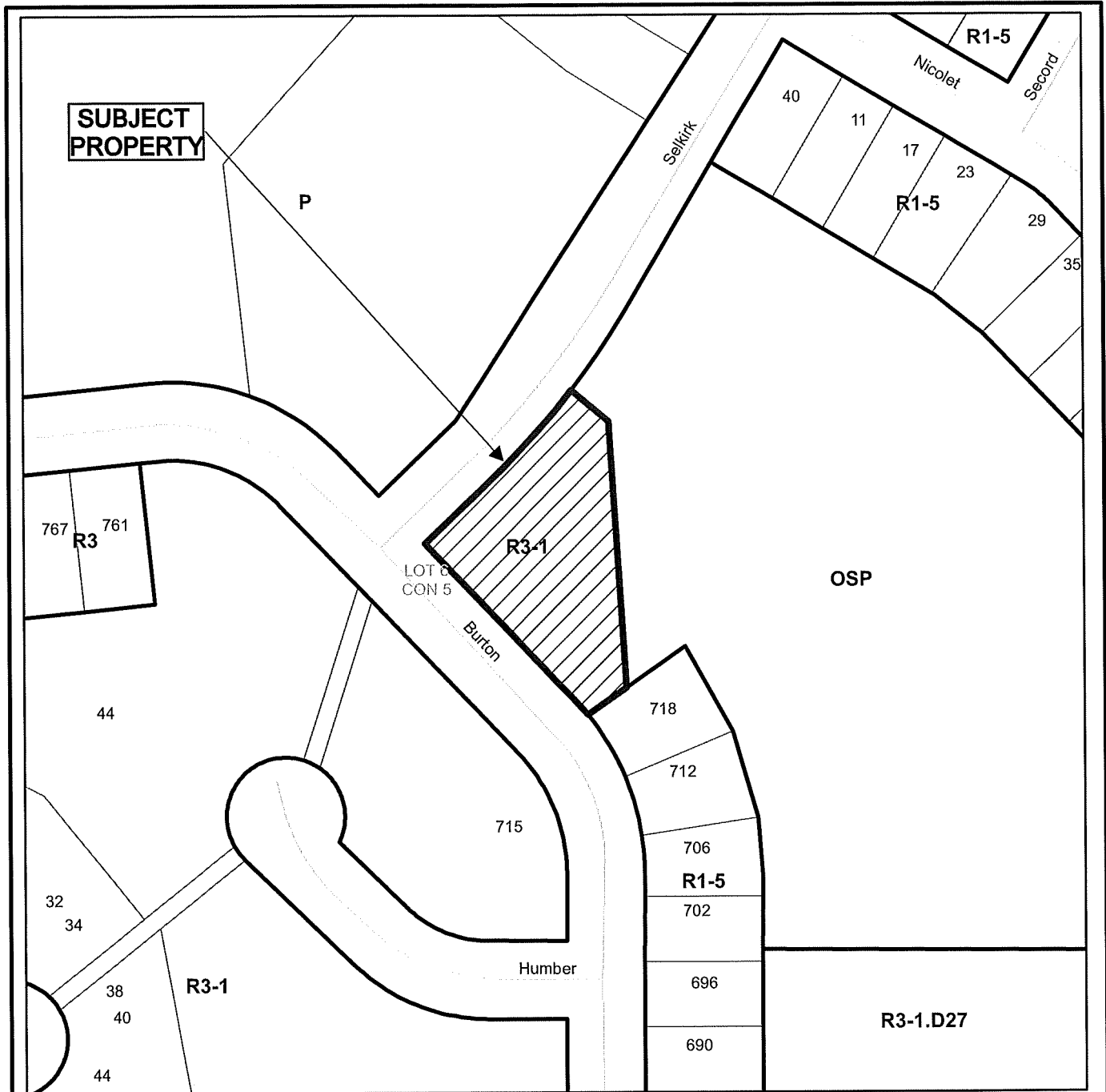
We understand that this application for consent requires an application fee. For payment of this fee, please contact Chelsea Streich by calling [REDACTED], or by emailing [REDACTED]



Respectfully Submitted,

A handwritten signature in black ink that reads 'A. Ariganello'.

Aaron Ariganello  
Land Use Planner, BURP  
TULLOCH



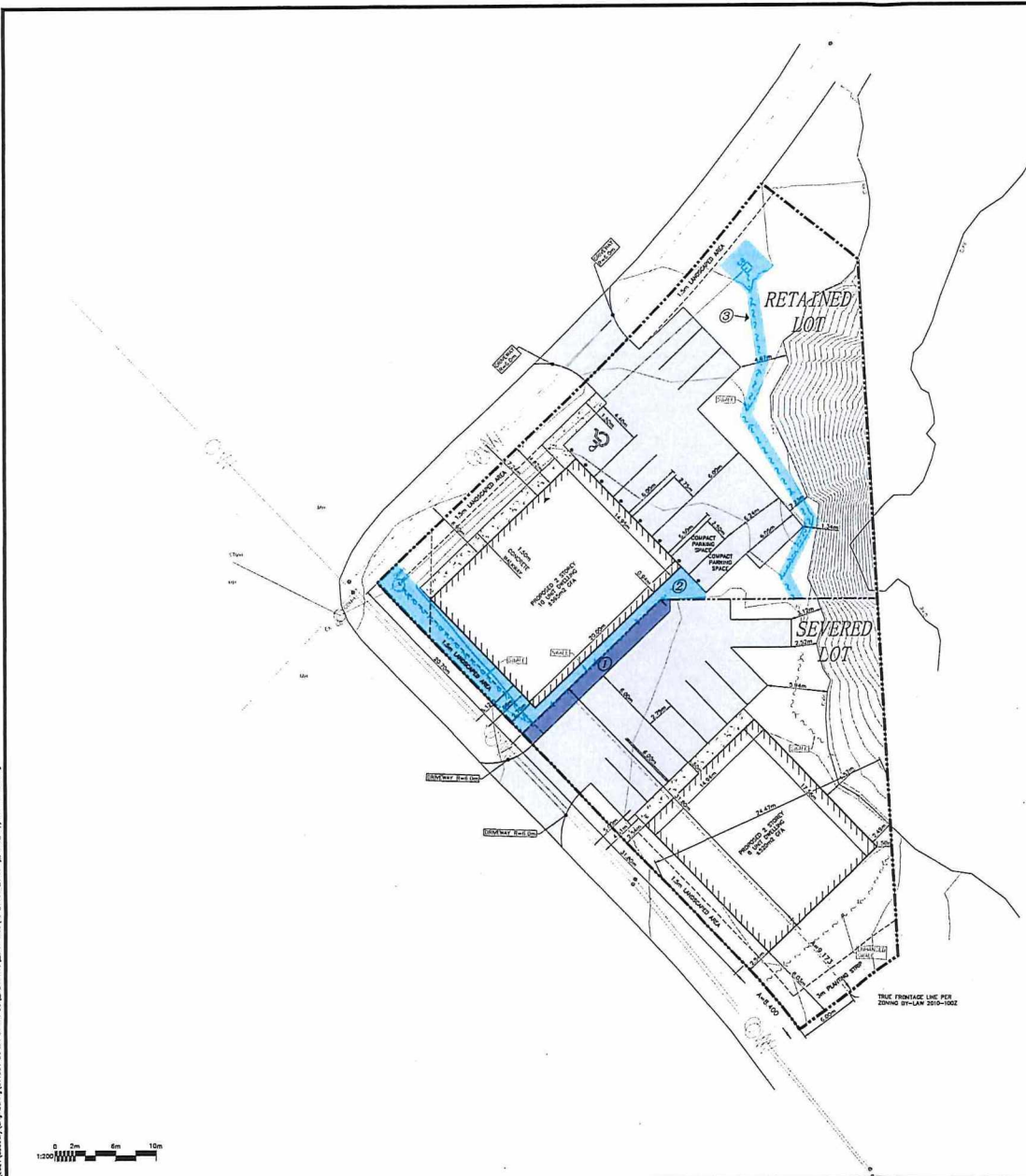
N

**Application for Consent**

Subject Property being PIN 02127-0011,  
Parcel 49451 SEC SES SRO, Block Y, Plan M-597,  
Part Lot 6, Concession 5, Township of McKim,  
0 Burton Avenue, Sudbury,  
City of Greater Sudbury

NTS  
Sketch 1

B0017/2024  
Date: 2024 04 19



**SITE PLAN DATA**

ADDRESS: BURTON/SELKIRK (PW 02127-0011)  
 CITY OF GREATER SUDBURY

ZONING: R3-1 (Medium Density Residential) (AS EXISTING)

USE OF BUILDINGS:  
 - SEVERED LOT: Multiple Dwelling (PROPOSED)  
 - RETAINED LOT: Multiple Dwelling (PROPOSED)

	RETAINED LOT	SEVERED LOT	REQUIRED
PROPERTY AREA:	±1340sq.m	±1000sq.m	MIN 110m <sup>2</sup> /unit
SITE FRONTAGE:	±20m	±40m	MIN 16/20m
SITE DEPTH:	±30m	±24m	MIN 30m
BUILDING COVERAGE:	±22%	±20%	MAX 30%
BUILDING HEIGHT:	2 STOREYS	3 STOREYS	2 STOREYS
LANDSCAPING:	±60%	±50%	MIN 30%

**SETBACKS**

	RETAINED LOT	SEVERED LOT	REQUIRED
FRONT YARD SETBACK:	±2.7m	±2.54m	6m
INTERIOR SIDE YARD SETBACK:	±0.94m	±1.8m	1.8m
CORNER SIDE YARD SETBACK:	±4.82m	N/A	4.5m
REAR YARD SETBACK:	±7.5m	±1.5m	7.5m

**LANDSCAPING**

	RETAINED LOT	SEVERED LOT	REQUIRED
LANDSCAPED AREA:	1.5m	1.5m	3.0m
PLANTING STRIP:	N/A	3m	3.0m

**PARKING CALCULATIONS:**

	RETAINED LOT	SEVERED LOT	REQUIRED
PARKING SPACES:	1/unit	1/unit	1.5/unit
ACCESSIBLE SPACES:	1	N/A	1 (ONLY ON THE RETAINED)

**BICYCLE PARKING:** 5 (RETAINED) / 4 (SEVERED)

-NOTE: ALL BICYCLE PARKING TO BE LOCATED WITHIN THE PROPOSED MULTIPLE DWELLINGS

- ① DENOTES DRAINAGE + MAINTENANCE ACCESS EASEMENT BENEFITING RETAINED LOT
- ② DENOTES DRAINAGE EASEMENT BENEFITING SEVERED LOT
- ③ DENOTES DRAINAGE EASEMENT BENEFITING SEVERED LOT

*BOO17/2024  
 sketch 2*

DATE	REV	REVISION	BY	APP'D

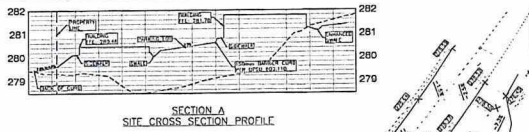
CLIENT:  
 2380363  
 ONTARIO LIMITED

PROJECT TITLE:  
 BURTON/SELKIRK PROPOSAL

DRAWING TITLE:  
 CONCEPT PLAN FOR PROPOSED MINOR VARIANCES & SEVERANCE

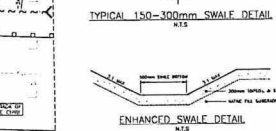
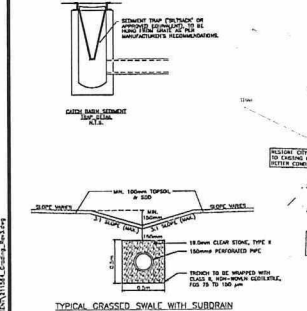
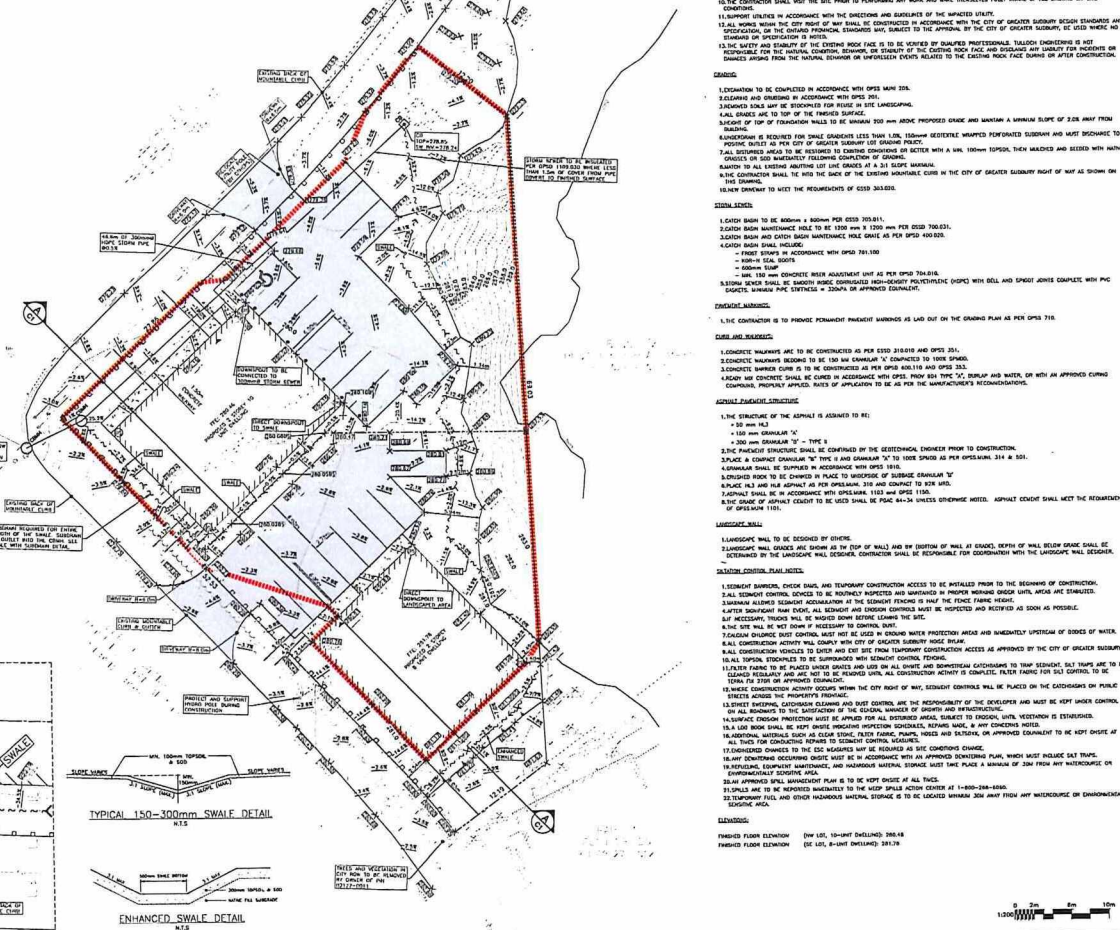
AA	AA	KJ	KJ
DRAWN	DESIGNED	CHECKED	APPROVED
1:200		MAR 2024	
SCALE		DATE	
21-1584	-	-	-
PROJECT NO.	REVISION	DRAWING	

- LEGEND:**
- PROPOSED CONCRETE
  - PROPOSED DOWNSPOUT
  - PROPOSED BUILDING
  - PROPOSED SWALE
  - PROPOSED DRIVEWAY
  - PROPOSED SLOPE
  - PROPOSED ELEVATION
  - PROPOSED TOP OF SLOPE
  - PROPERTY LINE
  - PROPOSED LIGHT DUTY SALT FENCE
  - PROPOSED TREE LINE/RETAIN. CITY ROW
  - PROPOSED BOTTOM OF SWALE
  - PROPOSED ENTRANCE
  - PROPOSED BOTTOM OF ROCK FACE
  - PROPOSED GRASS
- CD** DENOTES CONCRETE PIN  
**PN** DENOTES PROPERTY IDENTIFICATION NUMBER  
**AC** DENOTES ASPHALT EDGE  
**AN** DENOTES ANCHOR  
**CR** DENOTES CURB  
**CL** DENOTES CONCRETE CURB & GUTTER  
**DB** DENOTES DOWNSPOUT  
**DM** DENOTES DRAIN MARK  
**EW** DENOTES OVERHEAD WIRE  
**EX** DENOTES EXISTING  
**GM** DENOTES GASLINE MARKER  
**HW** DENOTES HANDICAPPED WALKWAY  
**MC** DENOTES MUNICIPAL CURB  
**PKD** DENOTES ROCK OUTLINE  
**UP** DENOTES UTILITY POLE



**TULLOCH**  
**FOR SEVERANCE APPROVAL**  
**NOT FOR CONSTRUCTION**  
**APR. 12, 2024**

- GENERAL NOTES:**
1. LOCATOR SURVEY STATION DRAWINGS (E202) AND SPECIFICATIONS (E212) SUPERSEDE ANY OTHER SPECIFICATIONS FOR WORK WITHIN THE BOUNDARIES OF THE PROJECT UNLESS OTHERWISE NOTED.
  2. ALL ELEVATIONS ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  3. ALL THE LATEST APPROVED SPECIFICATIONS AND REQUIREMENTS ARE TO BE USED FOR CONSTRUCTION.
  4. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER, IN WHOLE OR IN PART, BY ANY MEANS WITHOUT THE PERMISSION OF THE CONSULTANT.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND VERIFYING ALL EXISTING SERVICES AND UTILITIES PRIOR TO PROCEEDING WITH ANY WORK.
  6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  7. THE CONTRACTOR SHALL NOT OBTAIN ANY SERVICE VALVES WITHOUT OBTAINING PERMISSION FROM THE SPECIFIC UTILITY SERVICE PROVIDER.
  8. THE CONTRACTOR SHALL NOT OBTAIN ANY SERVICE VALVES WITHOUT OBTAINING PERMISSION FROM THE SPECIFIC UTILITY SERVICE PROVIDER.
  9. THE CONTRACTOR SHALL NOT OBTAIN ANY SERVICE VALVES WITHOUT OBTAINING PERMISSION FROM THE SPECIFIC UTILITY SERVICE PROVIDER.
  10. THE CONTRACTOR SHALL NOT OBTAIN ANY SERVICE VALVES WITHOUT OBTAINING PERMISSION FROM THE SPECIFIC UTILITY SERVICE PROVIDER.
  11. ALL WORKS WITHIN THE CITY ROW SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GREATER SUDBURY REGION STANDARDS AND SPECIFICATIONS FOR THE DESIGN OF PUBLIC UTILITIES, EXCEPT WHERE SHOWN OTHERWISE ON THIS DRAWING.
  12. THE SAFETY AND STABILITY OF THE EXISTING ROCK FACE IS TO BE VERIFIED BY QUALIFIED PROFESSIONALS. TULLOCH ENGINEERING IS NOT RESPONSIBLE FOR THE NATURAL CONDITION, STABILITY OR STRENGTH OF THE EXISTING ROCK FACE AND STABILIZATION MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONCRETE:**
1. CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPCS 308.202.
  2. CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPCS 308.202.
  3. CONCRETE SHALL NOT BE CONSTRUCTED FOR FINISH IN SITE LANDSCAPING.
  4. ALL BRICKS ARE TO BE CONSTRUCTED TO THE FINISHED SURFACE.
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**KEY PLAN**

**ENGINEER'S SEAL:**

DATE	REVISION	BY	APP'D
2/24/21	3	RE-CHECKED FOR ENDORSE	KS KS
1/23/21	2	RE-CHECKED FOR ENDORSE	KS KS
1/23/21	1	RE-CHECKED FOR ENDORSE	KS KS
12/18/20	0	ISSUED FOR ENDORSE	KS KS

**CLIENT:**

**2380363 ONTARIO LIMITED**

**CONSULTANT:**

**PROJECT TITLE:**

**BURTON AVE & SELKIRK ST**

**DRAWING TITLE:**

**LOT GRADING PLAN**

MY	MY	KS	KS
DRAWN	DESIGNED	CHECKED	APPROVED
1:200			APR. 12, 2024
SCALE			DATE
24-1584	3	C1	
PROJECT No.	REVISION	DRAWING	

B0017/2024  
 sketch 3



Office Use Only 2024.01.01	
B0030/2024	
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

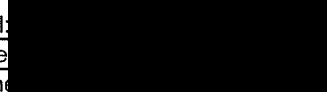
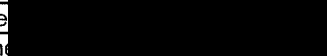

**APPLICATION FEE: \$2,170.00 (includes \$320.00 Legal Notice Fee)**  
**CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY**

**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): <u>Accor Development</u>	Email: 
Mailing Address: <u>84 Columbo Terrace</u>	Home Phone: 
	Business Phone: 
City: <u>Sudbury, ON</u>	Postal Code: <u>P3E0E4</u> 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 type="radio"/> Addition to a lot             | <input checked="" type="radio"/> Creation of lot(s) for | <input type="radio"/> Other; _____ |
| <input type="radio"/> Cancellation of Prior Consent | Semi-detached or row housing                            |                                    |
- File # \_\_\_\_\_ Date: \_\_\_\_\_

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

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

Roll # _____	Township <u>McKim</u>	Lot No. <u>5</u>	Concession No. <u>1</u>
PIN(s): _____		Parcel(s) <u>12891</u>	
Subdivision Plan No. _____	Lot <u>1</u>	R-Plan No. <u>M183</u>	Part(s) _____
Municipal Address or Street(s): <u>261 Walford</u>			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. Aug 20, 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	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>9.36</u>	Depth	<u>58.33</u> <del>64.33</del>	Area	<u>561.35</u> <del>591.51</del>
Existing Use	<u>semi D</u>	Proposed Use	<u>semi - D</u>		

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

Existing	<u>semi - D</u>	Proposed	<u>semi D</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>9.36</u> <u>9.39</u>	Depth	<u>64.33</u> <del>58.33</del>	Area	<u>591.91</u> <del>561.35</del>
Existing Use	<u>semi D</u>	Proposed Use	<u>semi D</u>		

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

Existing	<u>semi D</u>	Proposed	<u>semi D</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.

B0030/2024

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.

Designated 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.

In Fill Lot  
\_\_\_\_\_  
\_\_\_\_\_

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.

In Fill Lot - Fits in with current neighbourhood  
\_\_\_\_\_  
\_\_\_\_\_

21) What is the number of dwelling units on the property? 2 two

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

B0030/2024

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Accor Development Anthony Ricci (please print all names), the registered owner(s) of the property described as 261 Walford 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 \_\_\_\_\_ (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 1 day of May, 2024

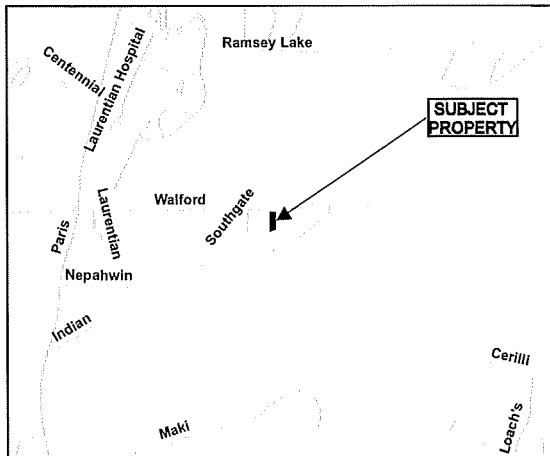
(witness) [Signature]

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

Print Name: Anthony Ricci  
\*I have authority to bind the Corporation

BO030/2024





**Application for Consent**



Subject Property being PIN 73594-0469,  
Parcel 12891 SEC SES, Lot 1, Plan M-183,  
Part Lot 5, Concession 1, Township of McKim,  
259 and 261 Walford Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

B0030/2024  
Date: 2024 05 08

SKETCH FOR PROPOSED SEVERENCE

**LOT 1**  
**REGISTERED PLAN M-183**

SCALE 1 : 300 METRIC



WALFORD ROAD

18.75

9.39

9.36

12.5

12.5

1.4

1.3

1.4

1.3

64.33

58.53

LOT 1  
PIN 73594-0469

CENTERLINE PARTY WALL  
61.42

TO BE RETAINED  
AREA=591.51m<sup>2</sup>

TO BE SEVERED  
AREA=561.35m<sup>2</sup>

33.2

30.3

9.86

19.66

9.80

- RETAINED - ZONING LOW DENSITY RESIDENTIAL (R2-2)
- FRONT YARD SETBACK = 12.5m (MINIMUM=6.0m)
- BACK YARD SETBACK = 33.2m (MINIMUM=7.5m)
- SIDE YARD SETBACK = 1.4m (MINIMUM=1.2m)
- LOT COVERAGE = 21.4% (MAXIMUM=40%)

- SEVERED - (ZONING LOW DENSITY RESIDENTIAL (R2-2))
- FRONT YARD SETBACK = 12.5m (MINIMUM=6.0m)
- BACK YARD SETBACK = 30.3m (MINIMUM=7.5m)
- SIDE YARD SETBACK = 1.3m (MINIMUM=1.2m)
- LOT COVERAGE = 22.5% (MAXIMUM=40%)

*BO030/2024*  
*Sketch 2*

Office Use Only 2024.01.01
B 0031/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

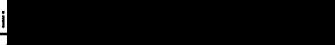
**City of Greater Sudbury**  
**APPLICATION FOR CONSENT**

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

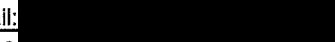
**Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and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

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

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


Registered Owner(s): <u>ROLLINS, PERRY</u>	Email: 
Mailing Address: <u>25 Old Skead Road (PIN 73492-0646)</u>	Home Phone: _____
City: <u>Sudbury</u>	Business Phone: _____
Postal Code: <u>P3L 1N1</u>	Fax Phone: _____

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

Name of Purchaser(s) or Chargee(s): <u>MAURO-ALLARD, WENDY; ALLARD, YVON</u>	Email: 
Mailing Address: <u>5 Old Skead Road (PIN 73492-0675)</u>	Home Phone: _____
City: <u>Sudbury</u>	Business Phone: _____
Postal Code: <u>P3L 1N2</u>	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: <u>TULLOCH</u>	Email: 
Mailing Address: <u>131 Fielding Road</u>	Home Phone: _____
City: <u>Sudbury</u>	Business Phone: _____
Postal Code: <u>P3Y 1L7</u>	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; 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.  
MAURO-ALLARD, WENDY; ALLARD, YVON

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

Roll # _____	Township <u>Garson</u>	Lot No. <u>3</u>	Concession No. <u>4</u>
PIN(s): <u>73492-0646</u>	Parcel(s) _____		
Subdivision Plan No. _____	Lot _____	R-Plan No. <u>53R19891</u>	Part(s) <u>9-13</u>
Municipal Address or Street(s): <u>25 Old Skead Road</u>			Ward: <u>7</u>

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. April 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±4.5m	Depth±49.9m	Area±184.1m <sup>2</sup>
Existing Use Driveway	Proposed Use Same	

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

Existing 0	Proposed 0
------------	------------

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.

Benefitting PIN 73492-0675

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

Frontage±55.1m	Depth±153.3m	Area±9335.6m <sup>2</sup> or ±0.9ha
Existing Use Residential	Proposed Use Same	

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

Existing 2	Proposed 0
------------	------------

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

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

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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 type="radio"/>	<input type="radio"/>
Lake	<input type="radio"/>	<input type="radio"/>
Individual Well	<input type="radio"/>	<input type="radio"/>
Communal Well	<input type="radio"/>	<input type="radio"/>
Individual Septic System	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other		

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

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

Living Area 2. The application conforms with section 2.3.2.2 of the OP as it does not affect the density of the subject lands, aims to make more efficient use of land and promotes safe legal access to the benefitting lands.

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

The application is consistent with policy 1.1.1(a) of the PPS as it promotes efficient development and land use patterns which would assist in sustaining the financial well-being of the the Province and municipality over the long term.

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 applicable policies under the Growth Plan for Northern Ontario.

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. \_\_\_\_\_

Intake protection zone 3

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, Perry Rollins (please print all names), the registered owner(s) of the property described as SURFACE RIGHTS ONLY; PT LT 3 CON 4 GARSON BEING PTS 9, 10, 11, 12 AND 13 53R19891; CITY OF GREATER SUDBURY

in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

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

Dated this 13 day of April, 2024

x [Signature]  
(witness)

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

Print Name: x Perry Rollins  
\*I have authority to bind the Corporation

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

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

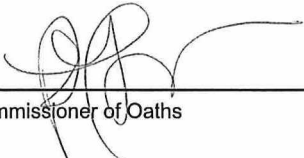
the registered owner(s) or authorized agent of the property described as \_\_\_\_\_

SURFACE RIGHTS ONLY; PT LT 3 CON 4 GARSON BEING PTS 9, 10, 11, 12 AND 13 53R19891; CITY OF GREATER SUDBURY


in the City of Greater Sudbury:

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

Dated this 2nd 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: Brandon Cormier  
\*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 2, 2024</u>	Decision Date: <u>3 June 24</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>R1-1.D1.5</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date: <u>see below</u>	
Referred to Planning: <u>n/a</u>	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Notes: <u>B205/2011 (Mar 15/12) Pts 1+2, Plan 53R-19891 (lot creation)</u>		
<u>B206/2011 (Mar 15/12) Pts 3, 4, 6-8, Plan 53R-19891 (lot creation)</u>		
<u>B207/2011 (Mar 15/12) Pts 9-13, Plan 53R-19891 (lot creation)</u>		
<u>B158/92 (May 25/92) P41, Plan 53R-14427 (lot creation)</u>		
<u>B159/92 (May 25/92) Pts 7-8, Plan 53R-14427 (lot creation)</u>		
<u>A107/92 (May 25/92) lot area variance re B158/92</u>		
<u>780-3/02-004 - subdivision</u>		
<u>751-3/02-005 - rezoning</u>		

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