

Tom Davies Square
200 Brady St

Monday, May 6, 2024

B0007/2024

JAMES BELANGER

Ward: 3

PIN 73347 0875, Parcel 6889 SEC SWS SRO, Survey Plan 53R-14952 Part(s) 19, Lot Part 7, Concession 2, Township of Rayside, 601-605 Notre Dame Street West, Azilda, [2010-100Z, R1-5 (Low Density Residential One), FD (Future Development)]

Transfer an easterly vacant portion of the subject property providing an approximate 21.342m lot frontage, 33.0m lot depth and 704.3 sq.m. lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B58/05 TO B61/05 (7 NOV 05), B41/03 (28 APR 03) B151/94 TO B163/94 (20 JUN 94), B192/92 (8 JUN 92) AND B79/88 (11 APR 88) AND TO MINOR VARIANCE APPLICATIONS A112/06 (30 OCT 06) AND A54/05 (27 JUN 05)

PREVIOUSLY SUBJECT TO REZONING APPLICATION 751-5/5-02

B0013/2024

**VALLEY GROWERS INC.
JUSTIN GAUDET**

Ward: 4

PIN 73345 0472, Parcel 62 SEC SWS, Surveys Plan 53R-7143 Part(s) except 1 & Plan 53R-7519 Part(s) except 1 & 2 & Plan 53R-10298 Part(s) except 1 & Plan 53R-13580 Part(s) except 1 & 2, Lot Part 1, Concession 5, Township of Rayside, 3268 St Laurent Street, Blezard Valley, [2010-100Z, A (Agricultural)]

Transfer a south portion of the subject property, providing approximately 61.0m lot frontage, 78.2m lot depth and 0.47ha lot area, and also, consolidate an approximate 0.06ha south east portion with abutting PIN 73345-0297, Parcel 26295 SEC SWS, Part Lot 1, Concession 5, Part 2, Plan 53R-7519, Township of Rayside.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0221/1975 (FEB 14/77), B0172/1977 (APRIL 18/77), B0173/1977 (APRIL 18/77), B0178/1985 (SEPT 9/85) AND B0259/1991 (JULY 29/91) AND REZONING APPLICATION 751-5/24-03

B0014/2024

749459 ONTARIO LTD.

Ward: 6

PIN 73503 1217, Parcel 20955 SEC SES SRO, Survey Plan 53R-21891 Part(s) 1, Lot Part 2, Concession 2, Township of Hanmer, 5887 Highway 69 North, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer a west portion of the subject property providing an approximate 17.12m lot frontage, 60.96m lot depth and 1036.47sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B37/23 (MAY 15/23), B23/19 (AUG 6/19), B24/19 (AUG 6/19), B25/19 (AUG 6/19)
PREVIOUSLY SUBJECT TO REZONING 751-7/22-008

B0015/2024

**HEIDI ELINA MAKI
JOZEF LAKATOS**

Ward: 9

PIN 73480 0104, Parcel 39360A SEC SES, Surveys Plan 53R-5533 Part(s) except 2 & Plan 53R-10506 Part(s) except 1, Lot(s) V, Subdivision M-134, Lot Part 4, Concession 6, Township of Cleland, 935 Red Deer Lake Road North, Wahnapiatae, [2010-100Z, RU (Rural)]

Transfer a north east portion of the subject property providing 131.0m lot frontage, 137.8m lot depth and 2.0ha lot area.

B0016/2024

**ALICIA GAUDET
JUSTIN GAUDET**

Ward: 4

PINs 73345 0176 & 73345 0105, Parcels 17959 SEC SWS SRO & 15846 SEC SWS, Survey Plan 53R-11564 Part(s) 1, Lot Part 1, Concession 4 as in LT145757, LT187135, Township of Rayside, 3261 St Laurent Street, Blezard Valley, [2010-100Z, A (Agricultural)]

Transfer a north easterly portion of the subject property providing 51.4m lot frontage, 47.0m lot depth and 0.24 ha lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B251/88 (27 JUN 88)

ALSO SUBJECT TO REZONING APPLICATION 751-5/24-02

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY MAY 1, 2024 FOR CONSIDERATION**

Office Use Only 2023.01.01
B 0007/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

City of Greater Sudbury
APPLICATION FOR CONSENT

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): James Belanger Email: [REDACTED]
 Mailing Address: 605 Notre-Dame W Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Azilda Postal Code: P0M 1B0 Fax Phone: [REDACTED]

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

Name of Purchaser(s) or Chargee(s): Shanel Belanger Email: [REDACTED]
 Mailing Address: 2757 Fleetwood Dr Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Azilda Postal Code: P0M 1B0 Fax Phone: [REDACTED]

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

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

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

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

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

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

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

Roll # 160 021 09200 ⁰⁰⁰⁰ Township Rayside Lot No. 7 Concession No. 2
 PIN(s): 73347-0875 Parcel(s) 6889
 Subdivision Plan No. _____ Lot _____ R-Plan No. 53R14952 Part(s) 19
 Municipal Address or Street(s): 601-605 Notre-Dame W, Azilda, ON Ward: 4
P0M 1B0

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. ~~N/A~~ 2003

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.

unknown
B0522/1990
B0155/94 to B0163/94

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	Depth	Area
Existing Use	Proposed Use	

21.342m 33m 704.13m
vacant residential

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

Existing 0 Proposed 1

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	Depth	Area
Existing Use	Proposed Use	

IRREGULAR SEE ATTACHED SKETCH
Area 756.250m²

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

Existing 4 Proposed 4

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.

B000712224

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 4, no conflict as not changing the designation

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

no conflict

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

no conflict

21) What is the number of dwelling units on the property? 3

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

B0007/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

601-Notre Dame St W, Rayside Con 2 Lot 7 RFM PCL 6889
RP 53R14962 Part 19

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.

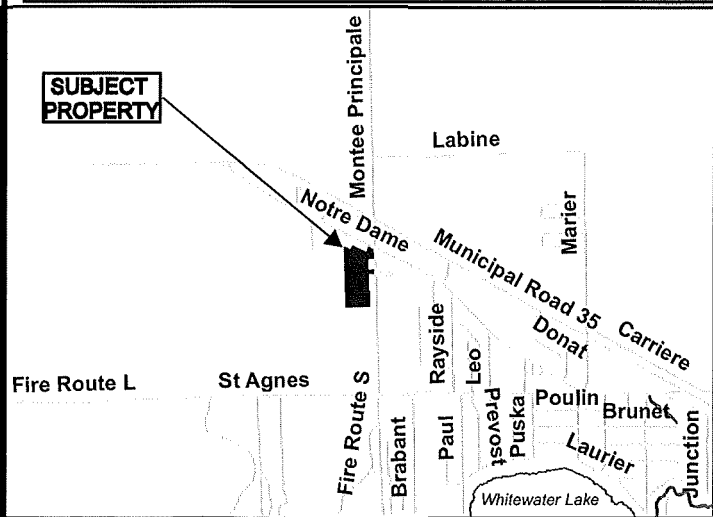
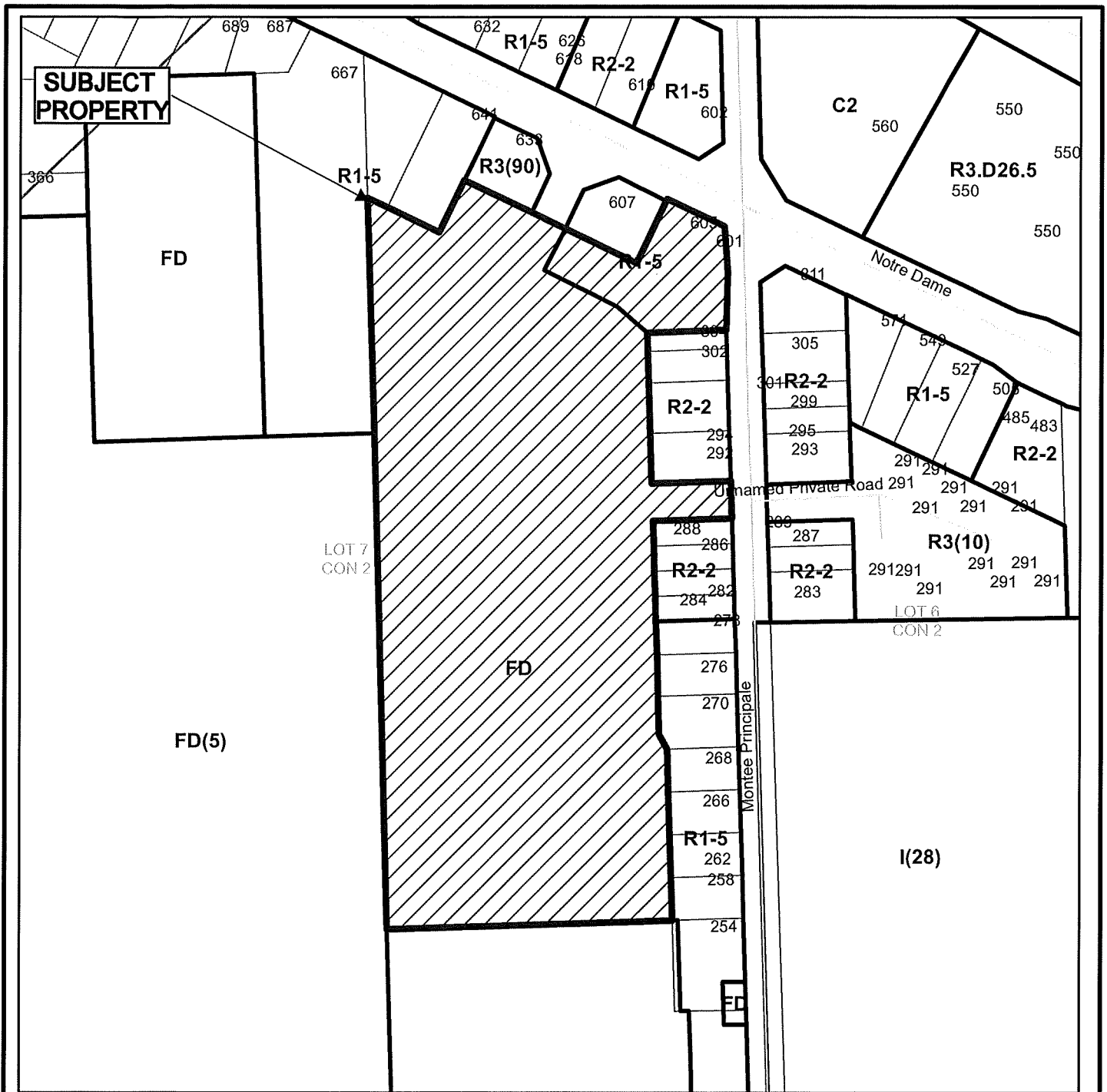
Dated this 12th day of December, 2023

[Signature]
(witness)

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

Print Name: James Belanger
*I have authority to bind the Corporation

800071/2024

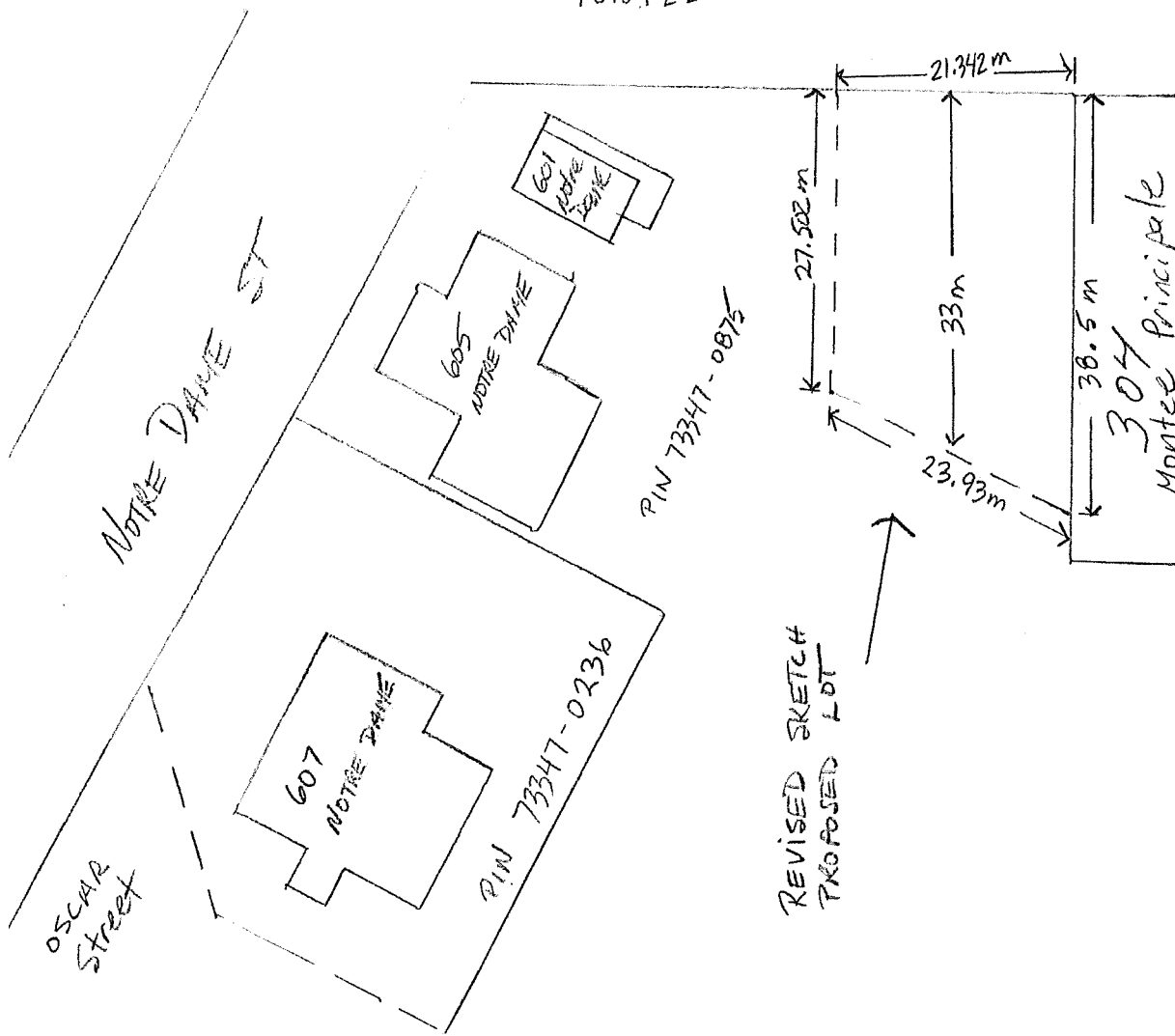


Application for Consent

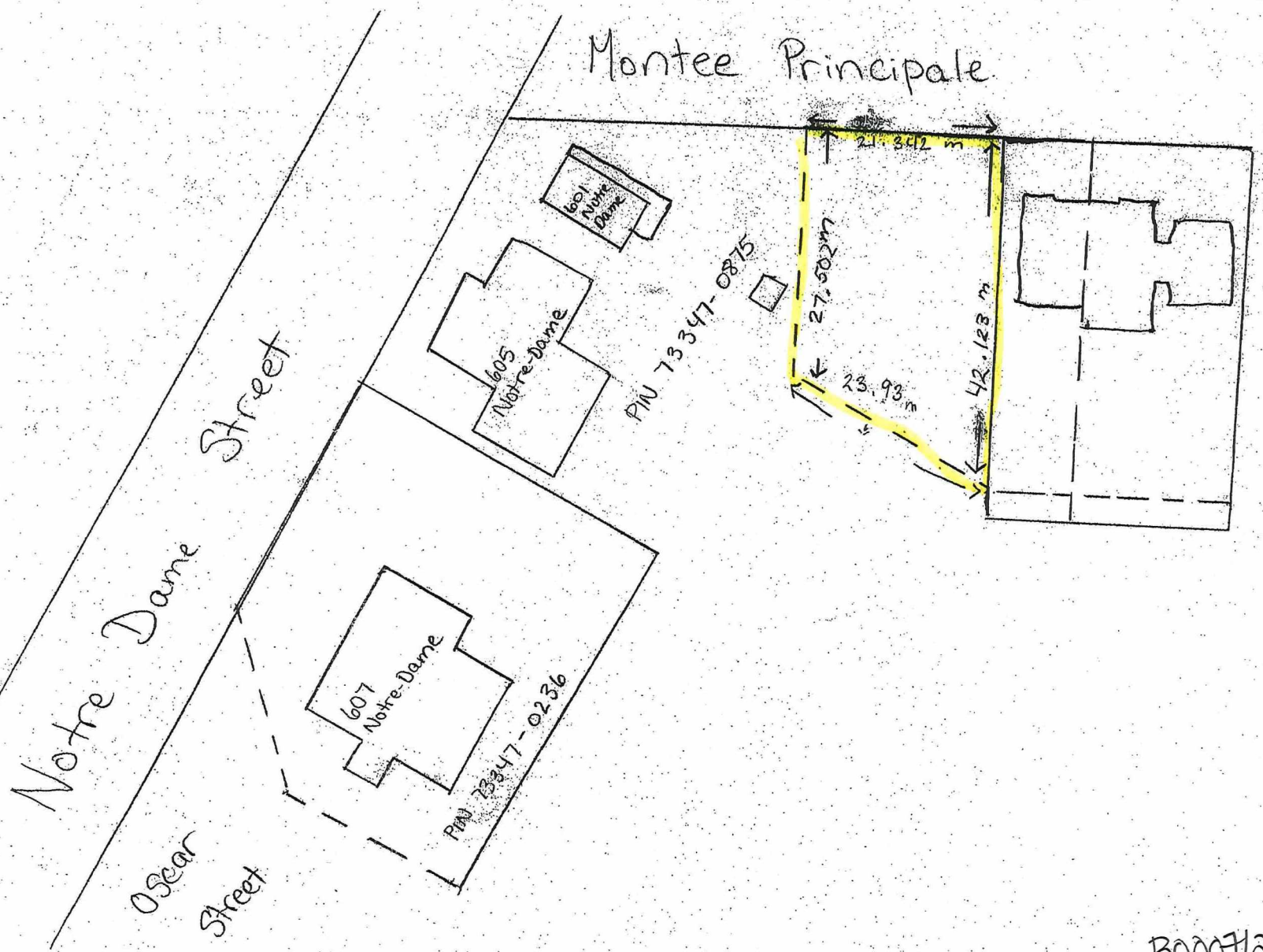
Subject Property being PIN 73347-0875,
 Parcel 6889 SEC SWS SRO, Part Lot 7,
 Concession 2, Part 19 on Plan 53R-14952,
 Township of Rayside,
 601-605 Notre Dame Street West, Azilda,
 City of Greater Sudbury

NTS B0007/2024
 Sketch 1 Date: 2024 01 31

MONTÉE PRINCIPALE



B0007/2024
Sketch 2



B000712224
 Sketch 3

Lot creation + lot addition

Office Use Only 2024.01.01
B 0013/20024
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>Valley Growers Inc, Justin Gaudet</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>2960 Martin Road, Blezard Valley</u>	Home Phone: _____
	Business Phone: <u>[REDACTED]</u>
City: <u>Greater Sudbury</u>	Postal Code: <u>P0M 1E0</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: <u>Soumaya Ben Miled</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>314 Countryside Dr</u>	Home Phone: _____
	Business Phone: <u>[REDACTED]</u>
City: <u>Greater Sudbury</u>	Postal Code: <u>P3E 6G2</u> 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 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. _____

Valley Growers Inc, Justin Gaudet

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

Roll # <u>530716002309300</u> Township <u>RAYSIDE</u>	Lot No. <u>1</u>	Concession No. <u>5</u>
PIN(s): <u>733450472</u>	Parcel(s) <u>62</u>	
Subdivision Plan No. _____	Lot _____	R-Plan No. _____ Part(s) _____
Municipal Address or Street(s): <u>3268 St Laurent Street, Chelmsford</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. April 24, 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	Consent File No.
		B0221/1975 (Feb 14, 1977) B0172/1977 (April 18, 1977)
		B0173/1977 (April 18, 1977) B0178/1985 (Sept. 9, 1985)
Use of severed land		B0259/1991 (July 29, 1991)

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). File # 751-5/24-03

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>61 m</u>	Depth <u>78.2 m</u>	Area <u>0.47 ha</u>
Existing Use <u>Residential</u>	Proposed Use <u>Residence surplus</u>	

Number and use of existing buildings and structures on the land to be severed?
 Existing 6 Proposed 2

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>402 m</u>	Depth +/- <u>682 m</u>	Area <u>39.1 ha</u>
Existing Use <u>Agricultural</u>	Proposed Use <u>Agricultural</u>	

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

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.

B0013/2024

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

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

8) Date of acquisition of subject land. April 24, 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>9.1 m</u>	Depth <u>66.4 m</u>	Area <u>0.06 ha</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 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.

PCL 26295 SEC SWS; PT 1 T 1 CON 5 RAYSIDE PT 2 53R7519; S/T 1 T 182147; GREATER SUDBURY

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>62.7 m</u>	Depth +/- <u>45.6 m</u>	Area <u>0.29 ha</u>
Existing Use <u>Residential</u>	Proposed Use <u>Residential</u>	

Number and use of existing buildings and structures on the land to be retained?
 Existing 3 (dwelling, garage, shed) Proposed 3 (dwelling, garage, shed)

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
- Municipally owned and operated sanitary sewage system
- Lake
- Individual Well
- Communal Well
- Individual Septic System
- Pit Privy
- Other

Individual Sand Point servicing the severed lot (1)

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

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

The property is designated "Agricultural Reserve"
See Planning Justification Report (PJR)

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.

See PJR

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.

See PJR

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

B0013/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Valley Growers Inc, Justin Gaudet (please print all names), the registered owner(s) of the property described as PCL 62 SEC SWS; PT LT 1 CON 5 RAYSIDE AS IN WP58 EXCEPT PT 1 53R7143, PT 1 & 2 53R7519, PT 1 53R10298, PT 1 & 2 53R13580; S/T LT182147; GREATER SUDBURY (under PIN 733450472). 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

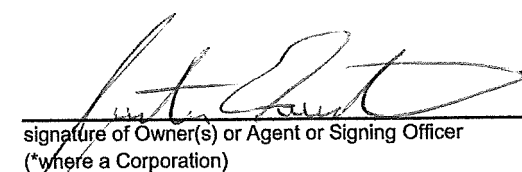
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 Soumaya Ben Miled (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 March, 20 24

(witness) 


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

Print Name: Justin Gaudet

*I have authority to bind the Corporation

B0013/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Valley Growers Inc, Justin Gaudet (please print all names),

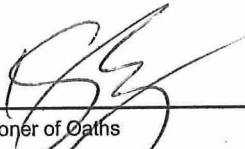
the registered owner(s) or authorized agent of the property described as _____

PCL 62 SEC SWS; PT LT 1 CON 5 RAYSIDE AS IN WP58 EXCEPT PT 1 53R7143, PT 1 & 2 53R7519, PT 1 53R10298, PT 1 & 2 53R13580; S/T LT182147; GREATER SUDBURY (under PIN 733450472).

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 12 13 day of March, 20 24



Commissioner of Oaths

Karen Elizabeth Pigeau, a Commissioner for taking Affidavits in and 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.



Soumaya Ben Miled
J.L. Richards & Associates Limited

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

Print Name: Justin Gaudet
Soumaya Ben Miled
*I have authority to bind the Corporation

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

FOR OFFICE USE

Date of Receipt:	Decision Date: <u>May 6/24</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>A</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:	Received Approval from Planning:	
Acknowledgement of Risk received: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Notes: <u>Subject to Rezoning Application 751-5/24-03</u>		
Previously subject to:		
<u>B0221/1975 (Feb 14/77) - Part 1, Plan 53R-7143</u>		
<u>B0172/1977 (April 18/77) - Part 1, Plan 53R-7519</u>		
<u>B0173/1977 (April 18/77) - Part 2, Plan 53R-7519</u>		
<u>B0178/1985 (Sept 9/85) - Part 1, Plan 53R-10298</u>		
<u>B0259/1991 (July 29/91) - Part 1, Plan 53R-13580</u>		

B0013/2024

MEMORANDUM



**J.L. Richards
& Associates Limited**
314 Countryside Drive
Sudbury, ON Canada
P3E 6G2
Tel: [REDACTED]
Fax: [REDACTED]

Page 1 of 6

To: Mr. Alex Singbush
Manager of Development Approvals
City of Greater Sudbury

Date: January 23, 2024

JLR No.: 32678-000

CC: Tim Chadder, MCIP, RPP
Associate, Senior Consultant

From: Soumaya Ben Miled, Planner

Re: **Application for Severance and Zoning By-law
Amendment**
3268 St Laurent St, Chelmsford, Chelmsford, ON
P0M 1L0
Applicant(s): Valley Growers Inc, Justin Gaudet

PROPERTY DESCRIPTION

The subject property is in Chelmsford on St Laurent Street. It is 39.7 ha in land area and bordered by the Whitson River to the north and east.

The lot to be severed (1) is 1.1 acre (0.47 ha) and has a residential dwelling, a Quonset hut and four (4) sheds. All of the existing will be removed. The lot to be severed (2) is 0.14 acre (0.06 ha) in land area and will be conveyed to the adjacent property. The retained lot is 39.1 ha (96.6 acres). It is vacant and being operated as a farm unit for cash crops.

The subject property is legally described as:

PCL 62 SEC SWS; PT LT 1 CON 5 RAYSIDE AS IN WP58 EXCEPT PT 1 53R7143, PT 1 & 2 53R7519, PT 1 53R10298, PT 1 & 2 53R13580; S/T LT182147; GREATER SUDBURY (under PIN 733450472).

APPLICATIONS

CONSENT

The application proposes to sever the existing residential dwelling, and Quonset hut to create a severed lot (1) of 1.1 acre in lot size and a frontage of 61 m on St Laurent Street. The severed lot (2) is 0.14 acre with a frontage of 9.1 m on St Laurent Street. The retained lot is 39.1 ha with a frontage of +/- 402 m on St Laurent Street. The dwelling is surplus to our client's agricultural operations.

ADDITION TO A LOT

During the process our client spoke to the abutting neighbour who asked the owner to convey a portion of the severed lot to adjust the lot boundary of both lots. While this is not necessary, it is a technical request to allow for proper operation of the existing residential dwelling and the associated outbuildings.

The intent is to convey the severed lot (2) to the adjacent property at 3260 St Laurent Street. The transaction is referred to as "addition to a lot" in the consent application form.

REZONING

The subject property is designated "Agricultural" in the City of Greater Sudbury's Official Plan and zoned as "Agricultural" (A)". The Official Plan requires that the:

B0013/2024

- Severed lot (1) be rezoned for only residential purposes.
- Retained lot be rezoned to prohibit any residential uses.

**OPINION/
RECOMMENDATION**

It is our opinion that these applications are consistent with the Provincial Policy Statement 2020, are in conformity with the City's Official Plan and represent good land use planning. We would recommend that the City approves these applications.

1.0 BACKGROUND

A pre-consultation meeting was previously held on July 12, 2023. This was held with City of Greater Sudbury staff (File No PC2023-061).

JLR followed up with the City staff to confirm the contents of the SPART on September 14, 2023.

The subject property is currently owned by "Valley Growers Inc, Justin Gaudet". It is being operated for farming for over 100 years and over 30 years by the applicant.

Surrounding lands are located within an agricultural area with numerous residential lots/uses and where most of the large parcels/lands are being operated for farming. Most agricultural lands have a residential dwelling along St Laurent Street.

The applicant, through their application, has confirmed the following:

- That no future development is proposed at this time on either the severed or the retained lots;
- Both the severed lot and retained lot have year-round municipal road access;
- There are no proposed changes in the existing land uses;
- The severed lot has private sewer service (Septic) and water is provided on-site (Sand Point);
- The retained lot is currently used for agricultural cropping and the applicant provided a secondary entrance permit (refer to Appendix A).

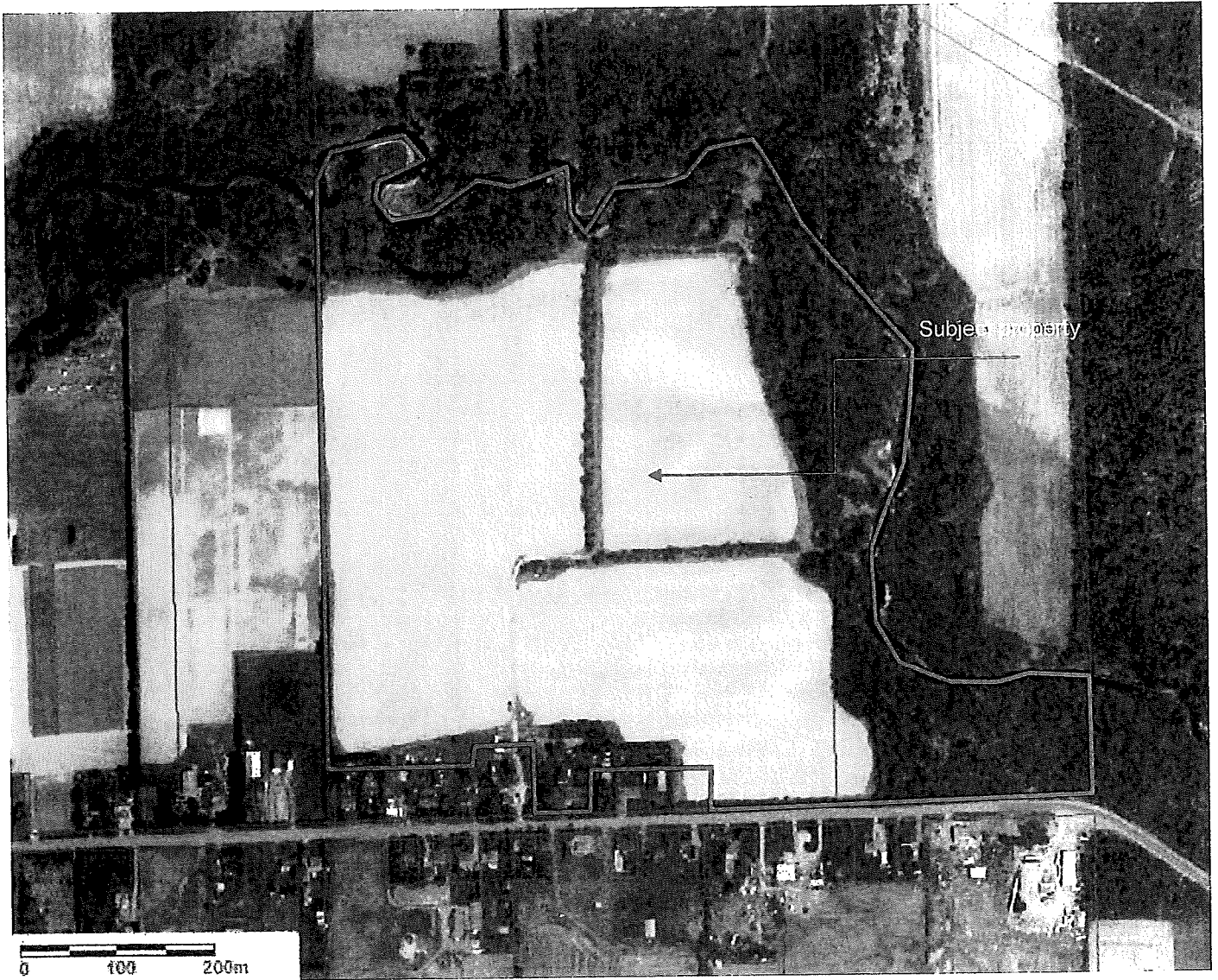
Our client has commissioned a draft survey plan (refer to Appendix B) which confirms that the severed lot has an individual septic and well system contained within the proposed lot boundary.

Comment on lot line adjustment

No future development is being proposed on either the retained or severed lots. The retained lot will continue to be operated for farming.

B0013/2024

Figure 1 Aerial view of the subject property



B0013/2024

Figure 2 Proposed severed lot



2.0 ANALYSIS

2.1. Provincial Policy Statement (2020)

The Planning Act also gives the Province of Ontario the ability to issue policy statements on matters of provincial interest in municipal planning (ss. 3(1)). The Act requires that municipal decisions in respect to the exercises of any authority that affects a planning matter "shall be consistent with" the policy statement in effect at the time of the decision (ss. 3(5)). The Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020. The proposal and applications engage various policies in the PPS, including those outlined below.

2.3 Agriculture

Policy 2.3.1. specifies that "Prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority".

2.3.3. Permitted uses

Policy 2.3.3.1. states that "In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses".

Policy 2.3.3.3. specifies that "New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae".

B0013/2024

2.3.4. Lot Creation and Lot Adjustments

Policy 2.3.4.1 states that "Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- c) a residence surplus to a farming operation as a result of farm consolidation, provided that:
 - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 - 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way".

Policy 2.3.4.3 specifies that "The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c)".

1.3 Employment

Policy 1.3.1. states that "Planning authorities shall promote economic development and competitiveness by providing an appropriate mix and range of employment ...to meet long-term needs and provide opportunities for a diversified economic base...".

A **residence surplus to a farming operation** shall mean "an existing habitable farm residence that is rendered surplus as a result of farm consolidation".

Farm consolidation shall mean "the acquisition of additional farm parcels to be operated as one farm operation".

The farm is currently operated by Valley Growers, Justin Gaudet, a farmer that is operating several farm parcels in the area that are listed in Table 1 below.

Table 1 Farm parcels operated by Valley Growers

Address	Lot area (acres)
2960 Martin Rd, Blezard Valley, On	35
Frappier Road, Blezard Concession 6 Lot 9 Part 1 & 2	50
Regional Road 15, Rayside Concession 4 Lot 3 Part Lot 4	100
3003 Main Street, Blezard Concession 5 Lot 12	100
2941 Main Street, Blezard Concession 5, Part Lot 12	55
Regional Road 15, Rayside Concession 5 Lot 2	35
Regional Road 15, Rayside Concession 6 Lot 1	20
3211 Regional Road 15, Rayside Concession 5, Lot 1	60
777 Montee Rouleau, Chelmsford, On P0m 110	30
Montee Rouleau, Rayside Concession 4 Lot 3, Chelmsford, ON	45
3268 St-Laurent St., Chelmsford, ON	60
3261 St-Laurent St., Chelmsford, ON	15
Pin 735000-0141-Pcl 513 SEC SES SRO, W 3/4 LT 12 CON 5 BLEZARD VALLEY, ON, P0M 1E0 (77 acres)	8
741 Dominion Drive, Hanmer, ON (J.P. Belanger)	33
686 Main St., Val Caron, ON, (Marlene Bole)	15
3733 Rg. Rd. 15, Chelmsford, ON (Hollandia Nursery Sod)	25
3365 St Laurent, Chelmsford, ON (Jean-Jacques Simard)	50
3247 Rue St-Laurent Rr#1, Chelmsford, ON (Lionel Lalonde)	15

B0013/2024

3215 St Laurent, Chelmsford, ON (Raymond Langlois)	18
2811 Main St., Blezard Valley, ON (Hector Rainville)	40
3342 St. Laurent St., Chelmsford, ON (Allan & Rita Guse)	35
203 Main Street East, Chelmsford, ON (Aurelien Marcotte)	40
21 Seguin Road, Chelmsford, ON (Paul Menard)	45
7-420 Westmount, Sudbury, ON (Alcide Paquette)	60
490 Dominion Drive, Hanmer, ON (Mary Shields)	18
686 Main St., Val Caron, ON (Tamara Mellaney)	15
679 Dominion Drive, Hanmer, ON (Henri St.Germain)	13
2917 Main St., Blezard Valley, ON (Peter Van De Ligt)	41
3313 St. Laurent St., Chelmsford, ON (Daniel Yasko)	35
Total	1111

The dwelling unit will no longer be in the ownership of (Valley Growers Inc, Justin Gaudet) as it is currently rented which supports the supply of residential units available. The farmer will continue to operate the farm unit.

Based on our assessment of surrounding lands, it can be stated that no livestock facility is being operated within 500 meters of the subject property boundary line.

In our professional opinion, as the farm parcel is being operated as part of one farm operation, the application does not contradict with the intent of lot creation in prime agricultural land policies of the PPS 2020.

The intent of this application is also consistent with strengthening the local economic base and promoting agricultural activities of an established farm operations.

2.2. Growth Plan for Northern Ontario (2011)

The Growth Plan for Northern Ontario, 2010 (Growth Plan) was prepared under the Places to Grow Act, 2005 and came into effect on March 3, 2011. The Growth Plan applies to the Northern Growth Plan Area. The Growth Plan provides specialized policies for northern Ontario which guide municipal decisions and improve coordination throughout the region related to growth and development, infrastructure planning, land use planning, housing, resource protection, and transportation.

Municipalities are encouraged to contribute to the protection of surface water features and ground water features by co-ordinating planning for potable water, stormwater, and wastewater systems with communities with which they share inland water sources and/or receiving water bodies (section 6.3.2)

The Province will work with the federal government, municipalities and others to include measures to protect and preserve air quality, water quality and quantity, and natural heritage in planning for climate change impacts and environmental sustainability (section 6.3.5).

In our opinion, the proposed agricultural severance supports the general policies of the Growth Plan for Northern Ontario and the specific policies with respect to environmental protection and the protection of agricultural operations.

2.3. Official Plan for the City of Sudbury (as amended, January 2023)

The subject property is designated "Agricultural Reserve" in schedule 1a Land Use Overview of the City's Official Plan.

The intent of the "Agricultural Reserve" designation is to encourage all agricultural uses, agricultural related uses, on-farm diversified uses and normal farm practices.

It is a policy of the OP to permit a single detached dwelling for the owner of a farm, accessory buildings, structures and facilities "required to accommodate the agricultural uses in the Agricultural Reserve area" (Section 6.2.1.(3) of the OP).

Agricultural land severance and lot creation

It is the intent of the OP to preserve Agricultural Reserve lands in large parcels. Nevertheless, lot creation is permitted for a residence surplus to a farming operation as a result of a farm consolidation (section 6.2.2.(1)).

B0013/2024

Severances for agricultural use in "Agricultural Reserve" areas are subject to conditions defined in section 6.2.2.(2) of the OP. New and retained lots from severances are to be of an appropriate size for the type of agricultural uses common in the area and sufficiently large to maintain flexibility for future changes in the type or size of the agricultural operation (section 6.2.2. (2.a)). The retained lot of 39.1 ha will continue to be used for farming and is deemed appropriate for the current farm operation.

It is a policy of the OP that the severed and retained lots will have a minimum land area of 30 ha each (section 6.2.2.(2b)).

"The City may consider the creation of smaller lot parcels if the parcel retained is at least 30 hectares and the part severed is less than 30 hectares but is being conveyed to a neighbouring farmer for consolidation" (section 6.2.2.(2c) of the OP).

We note that the proposed severed lot (1) is limited to a minimum size of 1.1 acre required to accommodate the existing residential dwelling, the individual water and sewer on-site systems are provided within the severed lot boundary. The severed lot (2) will be conveyed to the adjacent property as part of a lot adjustment.

Lot adjustments

Policy 6.2.3. states that *"Lot adjustments may be permitted for legal and technical reasons"*.

The land to be conveyed to the adjacent property located at 3260 St Laurent Street will allow for an enhanced delineation the property line of the subject property and the adjacent property. The conveyance will increase the interior side setback of the adjacent property to better align with the ZBL standards which still complying with the requirements on the subject property.

Figure 3 Land to be conveyed to adjacent lot



B0013/2024

Figure 4 Approximate delimitation of the land to be conveyed



Floodplain area

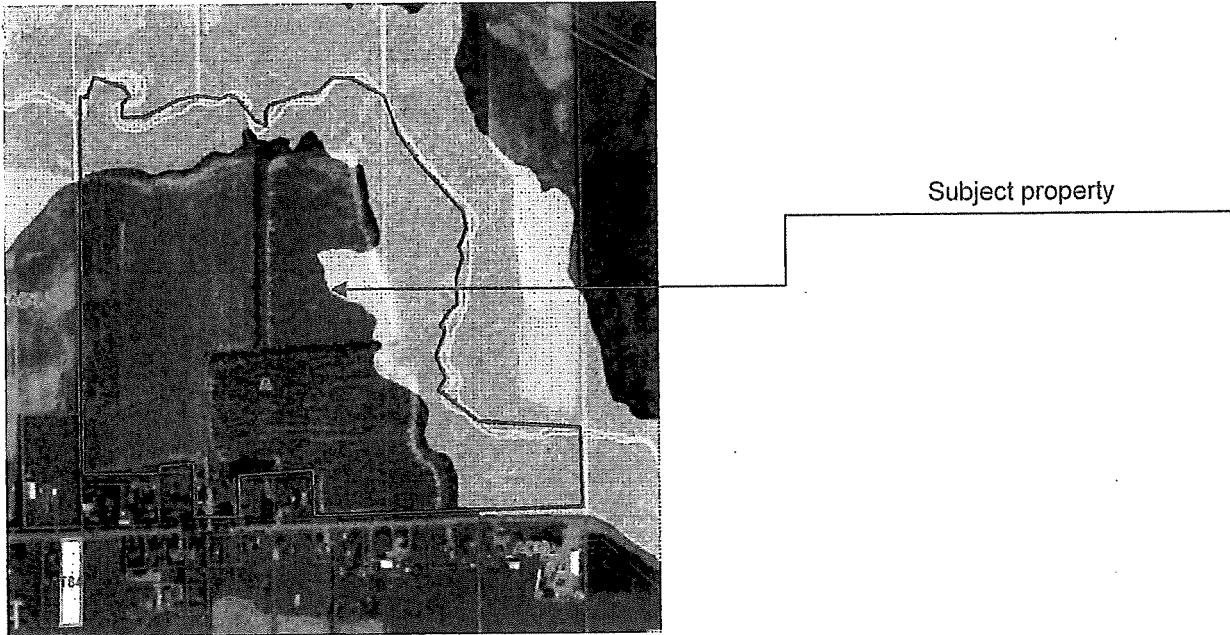
We note that the subject property is located within the floodplain as depicted in the figure below. Conservation Sudbury is responsible for regulating development and site alteration on lands adjacent to the shoreline of lakes, rivers and streams impacted by flooding.

Section 10.2.1 of the OP states that development on lands adjacent to the shoreline of watercourse or waterbody affected by flooding or erosion hazards are generally restricted and may be approved by Conservation Sudbury or MNRF.

The agricultural operation is partially located within the floodplain. The proposed residence surplus is already built outside of the floodplain. Given that the applicant does not propose any future development on the retained or the severed lots, it can be stated that the agricultural severance will not have negative impacts.

B0013/2024

Figure 5 Flood plain area within the subject property



In our professional opinion, we deem that even though the farm is not acquiring the subject property, the agricultural severance can be considered as a residence surplus to a farming operation and does not contradict with the general policies of the Official Plan and the specific policies 6.2.2.(1) and 6.2.2.(4) of the OP.

In our opinion, and in discussion with City staff, the proposed agricultural severance is consistent with the policies of the OP. The agricultural severance can be considered as a residence surplus to a farming operation and does not contradict with the general policies of the Official Plan and the specific policies 6.2.2.(1) and 6.2.2.(4) of the OP.

It is a policy of the OP to permit lot adjustments for legal and technical reasons (Section 6.2.3.). It is our opinion that the lot line adjustment would meet the intent of the City's Official Plan as this is a consent that is technical in nature as it alters the shared boundary to reflect the use of the land between two residential lots that both already exist within the agricultural designation and does not affect the agricultural operations.

2.4. Zoning By-law for the City of Sudbury 2010-100z

The subject property is zoned as Agricultural (A).

Single detached dwelling as a residential use is permitted in A-zone subject to a maximum of 1 dwelling per lot (section 9.2. of the ZBL).

The zoning By-law standards for Agricultural (A) Zone are the following:

Minimum Lot Area	30.0 ha
Minimum Lot Frontage	90.0 m
Minimum Required Front Yard	10.0 m
Minimum Required Rear Yard	10.0 m
Minimum Required Interior Side Yard	3 m
Minimum Required Corner Side Yard	4.5
Maximum Lot Coverage	25%
Maximum Height	11 m
Other	

For a new lot created for a residence surplus to a farming operation through farm consolidation the minimum lot area shall be 0.4 ha and the maximum lot area shall be 1.0 ha and the minimum lot frontage shall be 45.0 m. (By-law 2021-152Z)

B0013/2024

Severed lot (1)

Zoning By-law 2021-152Z establishes that a new lot for a residence surplus to a farming operation through farm consolidation requires a minimum lot area of 0.4 ha (1 acre) and a frontage of 45 metres.

The severed lot has a residential dwelling built in 1900 and a Quonset hut built in 1974 as shown in the figures below.

Figure 6 Existing dwelling on the lot to be severed (1), constructed around 1900

Figure 7 Quonset hut, accessory structure building constructed around 1974



The applicant has provided a survey plan for the severed lot (1) showing the existing setbacks and dimensions:

- a land area of 0.47 ha (1.5 acre),
- a lot frontage of 61.0 m,
- a lot depth of 78.2 m,
- a front yard of 10.6 m,
- a rear yard of 54.1 m,
- a corner side yard of 16.1 m,
- a side yard of 11.6 m.

Accessory buildings or structures, which are detached from the main building, shall be erected in compliance with the yard and setback requirements of the zone in which such building or structure is located (section 4.2.2.). The maximum *height* of any *accessory building or structure* on a *residential lot* shall be 5.0 metres (section 4.2.4 (a)) which is consistent with the existing accessory buildings.

It can be confirmed that the accessory Quonset hut is compliant with the ZBL requirements of the A-zone (refer to figure 6).

Figure 8 Sheds to be removed



B0013/2024

Severed lot (2)

The severed lot (2) is 0.06 ha (0.2 acre) in land area with a frontage of 9.1 meters on St Laurent Street.

The land is vacant and will be conveyed to the adjacent property legally described as PCL 26295 SEC SWS; PT LT 1 CON 5 RAYSIDE PT 2 53R7519; S/T LT182147; GREATER SUDBURY.

The adjacent lot located at 3260 St Laurent St is 0.71 acre (0.28 ha) in land area with ± 62.5 meters of frontage on St Laurent St. The lot is currently zoned Agricultural (A).

The conveyance of land would result in a benefitting lot of 0.84 acre (0.34 ha) with a frontage of ± 71.6 meters on St Laurent St. Based on the review of Section 4.25.3 of the Zoning By-law 2010-100Z, a rezoning of the benefitting lot, an existing lot of record is not required.

Retained lot

The retained lot has a land area of 39.1 ha (96.6 acres) and a lot frontage of +/- 402 m on St Laurent Street. The retained lot is vacant and used exclusively for farming.

A secondary entrance permit to the retained lot was issued on October 25, 2023.

Figure 10 Vacant retained lot



In our opinion, a zoning by-law amendment to a Special Agricultural A(S) zone that recognizes the residence surplus to a farm operation is required.

3.0 RECOMMENDATIONS AND CONDITIONS OF APPROVAL

Having reviewed the requirements of the zoning by-law, we are of the opinion that the applications are consistent with the PPS 2020, the Northern Ontario Growth Plan and the Official Plan of the City of Greater Sudbury.

We are of the opinion that the rezoning of the two resulting parcels, one for a surplus dwelling and one for agricultural purposes only, would be good land use planning and we would recommend to the City that the application be supported.

Should the Committee support the approval of the consent, we would anticipate that the following conditions of provisional consent approval will be included, and we have reviewed these with our client and find them acceptable:

1. That the Owner(s) shall submit a copy of the registered Reference Plan, prepared by an Ontario Land Surveyor registered in the Province of Ontario, to include the following:
 - Part of the severed lot;
 - Part for lands subject to lot line adjustment; and,
 - Lot dimensions and area in accordance with the applications.

The Reference Plan should conform substantially to the sketch (Schedule A) filed with the Application for Consent.

B0013/2024

2. That the Owner(s) shall apply for and receive a zoning by-law amendment to a Special Agricultural-A(S) zone which recognizes the residence surplus dwelling and the retained lot used for farming only. Both lots comply with the minimum requirements for lot size and frontage. The application for such rezoning has been filed concurrently with the consent application.
3. Standard condition related to the part subject to lot line adjustment that would require consent of the committee should be conveyed separately from the lands which it is added to by this application, Section 50(3) and (5).

Should you have any questions regarding the above, or if additional information is required, please contact the undersigned.

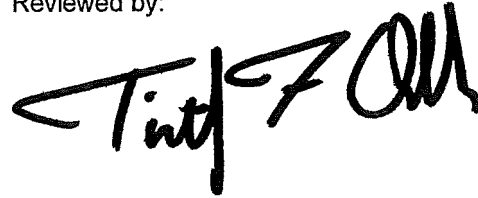
J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Soumaya Ben Miled, M.Arch, M.Pl
Planner

Reviewed by:



Tim F. Chadder, RPP, MCIP
Associate, Senior Consultant

SBM:tc

Appendix A – Secondary entrance permit, farmers field
Schedule B – Survey Plan

B0013/2024

Appendix A – Secondary entrance permit, farmers field



PERMIT NUMBER: TS-ROP-2023-00028

DATE ISSUED: Oct 25, 2023

ADDRESS	3268 St Laurent Street, Chelmsford
UNIT NO:	
APPLICANT	Valley Growers Inc. 2960 Martin Road, Blezard Valley, ON, P0M 1E0
TYPE	Road Occupancy
PERMITTED AREA	3268 St Laurent St. Chelmsford
AUTHORIZED ACTIVITIES	Install a secondary entrance to access a farmers field. Culvert cannot be longer than 12m and must be 450mm in diameter. See approval criteria on driveway application.
START DATE/TIME	10/24/2023
END DATE/TIME	10/24/2023
TYPE OF WORK	Shoulder of Road
TRAFFIC FLOW	Maintained
ISSUED BY	Robert James

B0013/2024

Office Use Only 2024.01.01
B0014/2024
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): 749459 Ontario Ltd - Michel Belanger	Email: [REDACTED]
Mailing Address: 366 Bodson Dr Box 21	Home Phone: [REDACTED]
	Business Phone:
City: Hanmer, ON	Postal Code: P3P 1J9
	Fax Phone:

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

Name of Purchaser(s) or Chargee(s): NONE	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: NONE	Email:
Mailing Address:	Home Phone:
	Business Phone:
City:	Postal Code:
	Fax Phone:

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

- 4) Purpose of Transaction

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

File # _____ Date: _____

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

NONE

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

Roll # 5307170012162 Township HANMER	Lot No. 2	Concession No. 2
PIN(s):	Parcel(s) 20955	
Subdivision Plan No.	Lot	R-Plan No. 53R-21891
Municipal Address or Street(s): 5887 HIGHWAY 69 N		Part(s) 1
		Ward: 6

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. MARCH 2019

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 MARCH 2023 Name of Transferee NEW VIEW HOMES
Use of severed land RESIDENTIAL Consent File No. B0037/2023

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 17.12 Depth 60.96 Area 1036.47
Existing Use DET SECONDARY UNIT Proposed Use SINGLE FAMILY DWELLING

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

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 17.20 Depth 60.96 Area 1057.5
Existing Use SFD W SECONDARY UNIT Proposed Use SFD W SECONDARY UNIT

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

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.

B0014/2024

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

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

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

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

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

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

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

LIVING AREA 1

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.

LOT CREATION IS PERMITTED WITHIN URBAN SETTLEMENT AREA

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.

LOT CREATION IN URBAN RESIDENTIAL DOES NOT CONFLICT WITH THE GROWTH PLAN

21) What is the number of dwelling units on the property? 3

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

BO014/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 749459 ONTARIO LTC - MICHEL BELANGER (please print all names), the registered owner(s) of the property described as 5887 HIGHWAY 69 N, HANMER

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;

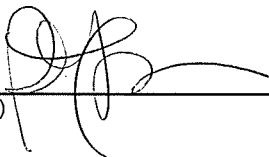
Authority to Enter Land and Photograph

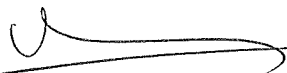
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 5th day of April, 2024

(witness) 

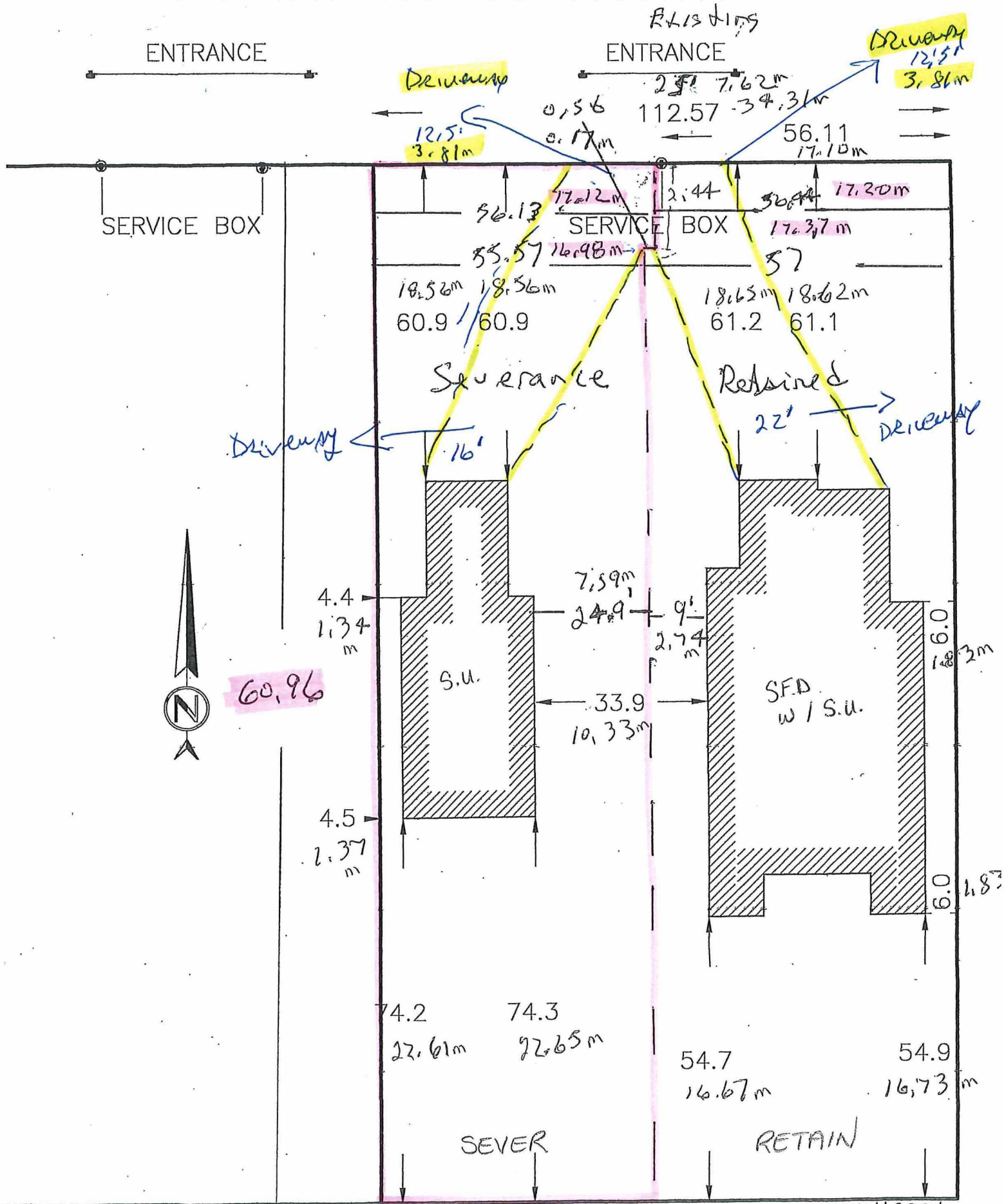

signature of Owner(s) or Agent or Signing Officer
(*where a Corporation)

Print Name: Michel Belanger
*I have authority to bind the Corporation

B0014/2024

HIGHWAY No 69 NORTH

5887



BO014/2024
Sketch 2

Office Use Only 2024.01.01	
B 0013/2024	
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):	LAKATOS, Jozef & MAKI, Heidi Elina	Email:	[REDACTED]
Mailing Address:	935 Red Deer Lake Road NORTH	Home Phone:	[REDACTED]
		Business Phone:	
City:	Wahnapiatae	Postal Code:	P0M 3C0
		Fax Phone:	Joe Cell [REDACTED]

- 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:	n/a	Email:	
Mailing Address:		Home Phone:	
		Business Phone:	
City:		Postal Code:	
		Fax Phone:	

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

- 4) Purpose of Transaction

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

- 5) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged. _____
 n/a - to be listed for sale at a future date

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

Roll # 250 003 31100 Township Cleland	Lot No. P44	Concession No. 60
PIN(s): 73480-0104 LT	Parcel(s) 39360A SEC SES	
Subdivision Plan No. M-134 Lot V	R-Plan No. 53R-10506 Part(s) 2ex	
Municipal Address or Street(s): 935 & 951 Red Deer Lake Road NORTH	Ward:	

+ 53R-5533
P4 2

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

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

8) Date of acquisition of subject land. September 5, 2014

9) Has the land ever had any previous severances? Yes No Previous owner(s)
If "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed: (attach a schedule if necessary).

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

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

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

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

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

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

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

<u>Frontage 131 +/-</u>	<u>Depth 137.8 +/-</u>	<u>Area 2 Ha</u>
<u>Existing Use Rural</u>	<u>Proposed Use Rural</u>	

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

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

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 222 +/-</u>	<u>Depth 756 +/-</u>	<u>Area Ha +/-</u>
<u>Existing Use Residential/Rural</u>	<u>Proposed Use Residential/Rural</u>	

Number and use of existing buildings and structures on the land to be retained?
Existing 2 Single Family Dwellings Proposed No

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.

BOOKBODY

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

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

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

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

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

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

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

Rural - No conflict

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

Large Lot with infrastructure in place Rural - No conflict

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

Rural - No conflict

Conforms to present way of life

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

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

B0015/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Jozef Lakatos & Heidi Elina Maki (please print all names), the registered owner(s) of the property described as 935 & 951 Red Deer Lake Road NORTH

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;

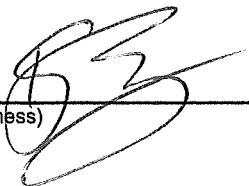
Authority to Enter Land and Photograph


- 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

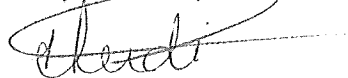
- g) appoint and authorize none (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents 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 14th day of ~~February~~ March, 2024

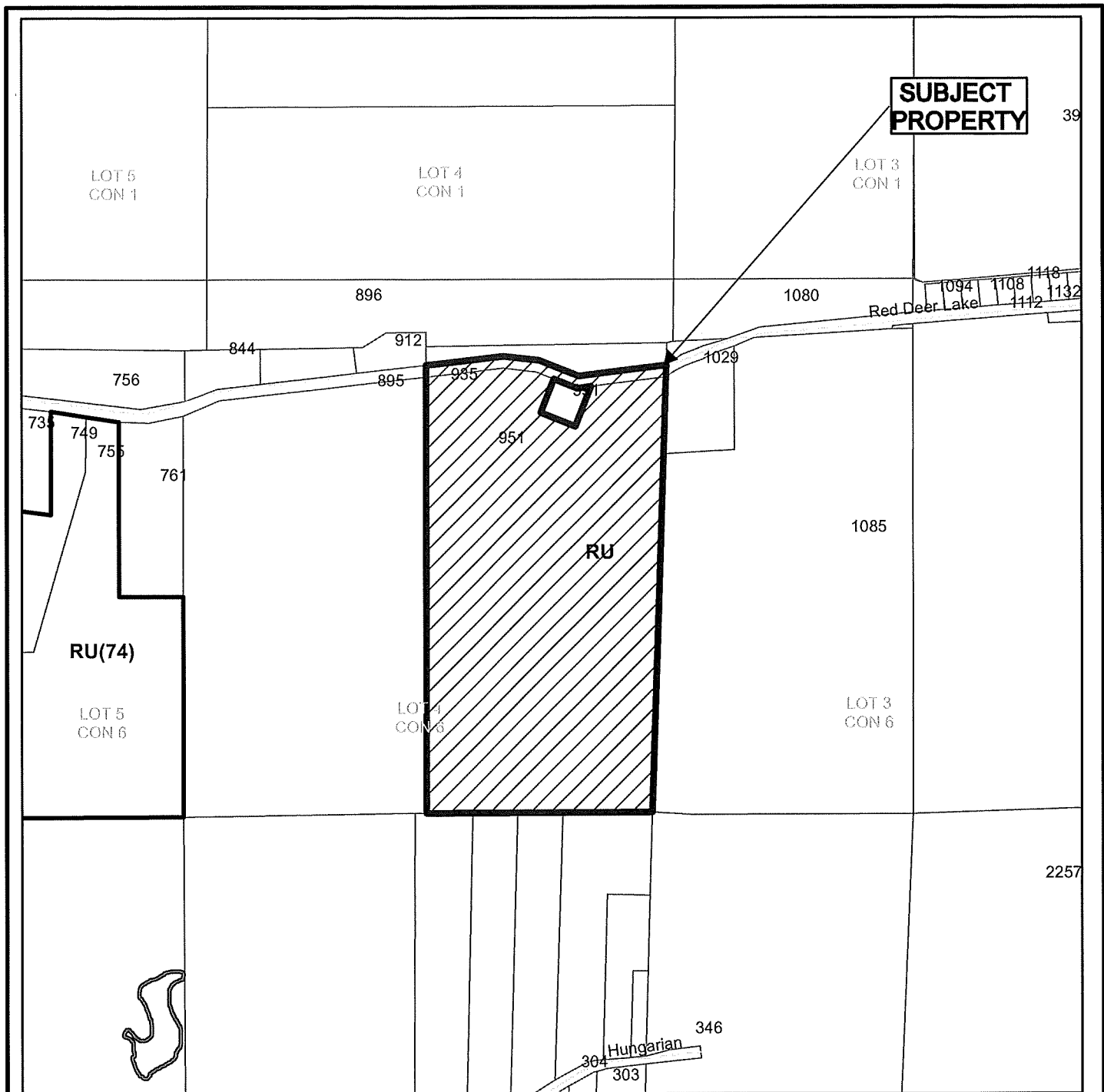
(witness) 


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

Print Name: Heidi Maki
*I have authority to bind the Corporation



B0015/0024



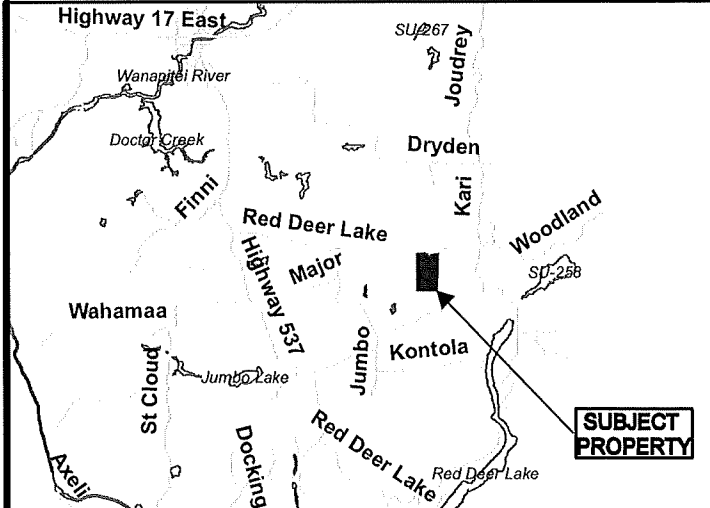
SUBJECT PROPERTY

39

Application for Consent



Subject Property being PIN 73480-0104, Parcel 39360A SEC SES, Lot V, Plan M-134, except Part 2, Plan 53R-5533 and Part 1, Plan 53R-10506, Part Lot 4, Concession 6, Township of Cleland, 935 Red Deer Lake Road North and 951 Red Deer Lake Road North, Wahnapiatae, City of Greater Sudbury



NTS
Sketch 1

B0015/2024
Date: 2024 04 17



LOT 4
CONCESSION 1
TOWNSHIP OF DRYDEN

PART 2, PLAN 53R-5533

TRAVELLED ROAD (KNOWN AS RED DEER LAKE ROAD NORTH)

(APPROX. LOCATION)
DWELLING MUNIC. No. 925

Garage

Garage

GARAGE
(APPROX. LOCATION)

Storage

House

Garage

Shed

REMAINDER
AREA = 2813.16

PN 73480-0005
PART 1, PLAN 53R-10506
AREA = 0.41 Ha

SEVER
PART 1
AREA = 2.0 Ha

0104

PIN 73480

REGISTERED PLAN M-134

LOT W
768 +/-

LOT V

LOT V

LOT U
768 +/-

LOT P

LOT Q

LOT Q

LOT R

TOWNSHIP OF CLELAND

400.730

SKETCH FOR SEVERANCE

PLAN OF SURVEY OF
PART OF LOT V
REGISTERED PLAN M-134

GEOGRAPHIC TOWNSHIP OF CLELAND
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:1600
JAMES E. KIRKLAND O.L.S.

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

FIELD SURVEY: J.E.K. PLAN: JK REFERENCE No.: K22-5716

JAMES E. KIRKLAND LTD.
ONTARIO LAND SURVEYOR
CIVIL ENGINEER
255 DESJARDIS ROAD
SUDBURY, ONT. P3C 1C8

80015/2024
Sketch 2

Office Use Only 2024.01.01	
B 00116/2024	
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): Justin Gaudet, Alicia Gaudet	Email: [REDACTED]
Mailing Address: 2960 Martin Rd, Blezard Valley	Home Phone: _____
	Business Phone: [REDACTED]
City: Greater Sudbury	Postal Code: P01 1E0
	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: Soumaya Ben Miled	Email: [REDACTED]
Mailing Address: 314 Countryside Dr	Home Phone: _____
	Business Phone: [REDACTED]
City: Greater Sudbury	Postal Code: P3E 6G2
	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;
<input type="checkbox"/> Cancellation of Prior Consent	Semi-detached or row housing	specify _____
File # _____	Date: _____	

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

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

Roll # 530716002300800 Township RAYSIDE	Lot No. 1	Concession No. 4
PIN(s): 733450176 ; 733450105	Parcel(s) 17959 ; 15846	
Subdivision Plan No. _____	Lot _____	R-Plan No. 53R11564
Municipal Address or Street(s): 3261 St Laurent Street, Blezard Valley		Part(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.

8) Date of acquisition of subject land. September 27, 2019

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

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

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

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

Yes No

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

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

Yes No

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

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

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

<u>Frontage</u> 51.4 m	<u>Depth</u> +/- 47 m	<u>Area</u> 0.24 ha (0.59 acre)
<u>Existing Use Residential</u>	<u>Proposed Use Residence Surplus</u>	

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

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

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.

PCL 15846 SEC SWS; PT LT 1 CON 4 RAYSIDE AS IN LT145757; GREATER SUDBURY (PIN 733450105)

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

<u>Frontage</u> 29.9 m	<u>Depth</u> +/- 1530 m	<u>Area</u> 15.29 ha (37.7 acres)
<u>Existing Use Agricultural</u>	<u>Proposed Use Agricultural</u>	

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

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

Boo/b/2024

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

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

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

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

Municipally owned and operated piped water system	<input type="radio"/>	<input type="radio"/>
Municipally owned and operated sanitary sewage system	<input type="radio"/>	<input type="radio"/>
Lake	<input 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 type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other		

Individual Sand Point servicing the severed lot

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

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

~~The property is designated "agricultural reserve"~~
See Planning Justification Report (PJR)

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.

~~See PJR~~

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.

See PJR

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

B0016/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Justin Gaudet, Alicia Gaudet (please print all names), the registered owner(s) of the property described as PCL 17959 SEC SWS SRO; PT LT 1 CON 4 RAYSIDE AS IN LT187135 & PT 1 53R11564; S/T LT150794; GREATER SUDBURY (PIN 733450176) 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 ~~Soumaya Ben Miled~~ Justin Gaudet (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 12 day of March, 2024

Holli Canning
(witness)

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

Print Name: Justin Gaudet Alicia Gaudet
*I have authority to bind the Corporation

B0016/2024

MEMORANDUM



**J.L. Richards
& Associates Limited**
314 Countryside Drive
Sudbury, ON Canada
P3E 6G2
Tel: [REDACTED]
Fax: [REDACTED]

Page 1 of 6

To: Ms. Stephanie Poirier
Senior Planner, Development Approvals
City of Greater Sudbury

Date: April 16, 2024

JLR No.: 32678-000

CC: Tim Chadder, MCIP, RPP
Associate, Senior Consultant

From: Soumaya Ben Miled, Planner

Re: **Application for Severance and Zoning By-law
Amendment**
3261 St Laurent St, Chelmsford, Chelmsford, ON
P0M 1L0
Applicant(s): Justin & Alicia Gaudet

PROPERTY DESCRIPTION

The subject property is legally described as PCL 17959 SEC SWS SRO; PT LT 1 CON 4 RAYSIDE AS IN LT187135 & PT 1 53R11564; S/T LT150794; GREATER SUDBURY (PIN 733450176). It is 15.5 ha (38.3 acres) in land area with a frontage of ± 51.4 m and located in Chelmsford on St Laurent Street.

Abutting western lot legally known as PCL 15846 SEC SWS; PT LT 1 CON 4 RAYSIDE AS IN LT145757; GREATER SUDBURY (PIN 733450105) is merged on title with the subject property. The lot is 0.13 ha (0.32 acre) with ± 29.9 m frontage on St Laurent Street.

The abutting lot will be merged with the **proposed retained lot resulting in lot having a land area of 15.29 ha (37.7 acres) with a frontage of ± 29.9 m**. It has an accessory shed and is being operated as a farm unit for cash crops.

The lot to be severed is 0.24 ha (0.59 acre) with a frontage of ± 51.4 m and has a residential dwelling with a private driveway access.

APPLICATIONS

CONSENT

The application proposes to sever the existing residential dwelling to have a severed lot of 0.24 ha and a frontage of ± 51.4 m. The retained lot will be merged with the abutting lot owned by the applicant. The proposed retained lot is 15.29 ha with a frontage of ± 29.9 m. Both the lots front onto St Laurent Street (collector road).

The dwelling is a residence surplus to our client's agricultural operations.

Upon completion of the process, our client will dispose of a dwelling that is rendered a surplus to the farm operation of Valley Growers.

REZONING

The subject property is designated "Agricultural" in the City of Greater Sudbury's Official Plan and zoned as "Agricultural-(A)".

The Official Plan requires that the:

- Severed lot be rezoned for only residential purposes.
- Retained lot be rezoned to prohibit any residential uses.
- Severed lot (residence) is 0.24 ha (0.59 acre) in lot area and the retained lot (farm unit) is 15.29 ha (37.7 acres).

OPINION/ RECOMMENDATION

It is our opinion that these applications are consistent with the Provincial Policy Statement 2020, are in conformity with the City's Official Plan and represent good land use planning. We would recommend that the City approves these applications.

Booth/2024

1.0 BACKGROUND

A pre-consultation meeting was held previously, dated November 3, 2021. This was held with City of Greater Sudbury staff (File No PC2023-088).

JLR followed up with the City staff to confirm the contents of the SPART on September 14, 2023. This was followed by additional discussions prior to submission.

The subject property is currently owned by "Justin & Alicia Gaudet". It has been operated for farming for 30-40 years.

Surrounding lands are located within an agricultural area with numerous residential lots/uses and where most of the large parcels/lands are being operated for farming. Most agricultural lands have a residential dwelling along St Laurent Street.

The applicant, through their application, has confirmed the following:

- That no future development is proposed at this time on either the severed or the retained lots;
- Both the severed and retained lots have year-round municipal road access;
- There are no proposed changes in the existing land uses;
- The severed lot has private sewer service (Septic) and water is provided on-site (Sand Point).
- The retained lot is being used for agricultural cropping with the buildings being used for storage only.

A severance sketch is presented in Schedule A illustrating the existing setbacks and servicing systems location for the severed lot.

No future development is being proposed on either the retained or severed lots. The retained lot will continue to be operated for farming.

B0016/2024

Figure 1 Aerial View of the Subject Property



Subject property

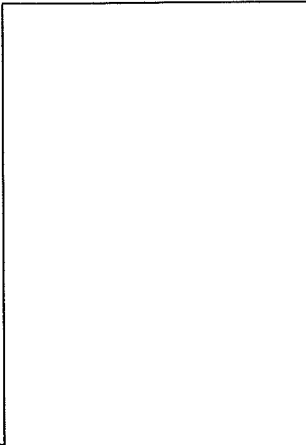
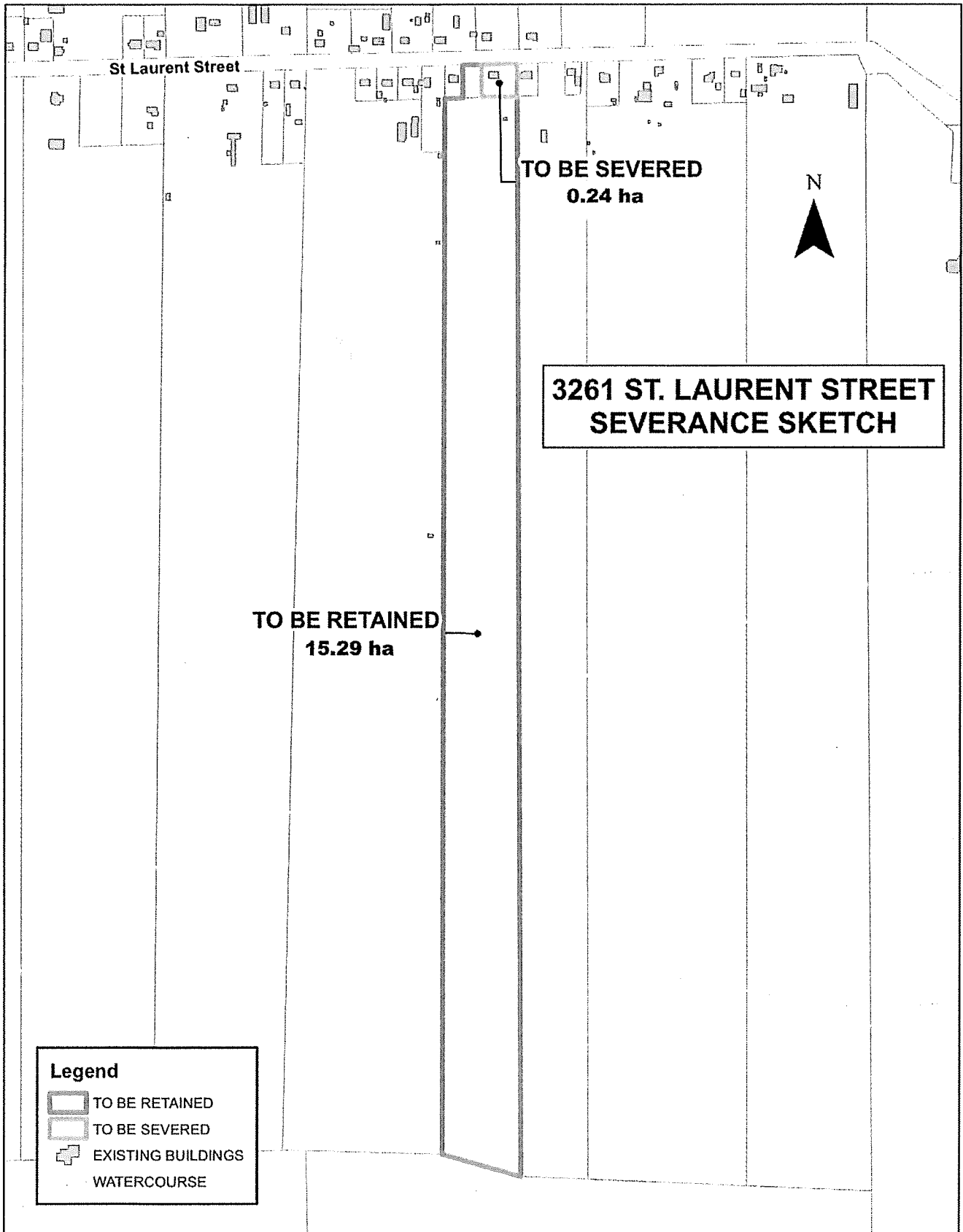


Figure 2 Subject property severance sketch



B0016/2024

Figure 3 Lot to be severed



2.0 ANALYSIS

2.1. Provincial Policy Statement (2020)

The Planning Act also gives the Province of Ontario the ability to issue policy statements on matters of provincial interest in municipal planning (ss. 3(1)). The Act requires that municipal decisions in respect to the exercises of any authority that affects a planning matter "shall be consistent with" the policy statement in effect at the time of the decision (ss. 3(5)). The Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020. The proposal and applications engage various policies in the PPS, including those outlined below.

2.3 Agriculture

Policy 2.3.1. specifies that "Prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority".

2.3.3. Permitted uses

Policy 2.3.3.1. states that "In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses".

Boo16/2024

Policy 2.3.3.3. specifies that "New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae".

2.3.4. Lot Creation and Lot Adjustments

Policy 2.3.4.1 states that "Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- c) a residence surplus to a farming operation as a result of farm consolidation, provided that:
 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way".

Policy 2.3.4.3 specifies that "The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c)".

1.3 Employment

Policy 1.3.1. states that "Planning authorities shall promote economic development and competitiveness by providing an appropriate mix and range of employment ...to meet long-term needs and provide opportunities for a diversified economic base...".

A **residence surplus to a farming operation** shall mean "an existing habitable farm residence that is rendered surplus as a result of farm consolidation".

Farm consolidation shall mean "the acquisition of additional farm parcels to be operated as one farm operation".

The farm is currently operated by Valley Growers Inc., Justin Gaudet, a farmer that is operating several farm parcels in the area that are listed in Appendix B. The list specifies the land area and whether the property is used for residential purposes.

The dwelling unit will no longer be in the ownership of (Justin & Alicia Gaudet) as it is currently rented which supports the supply of available residential units. The farmer will continue to operate the farm unit.

Based on our assessment of surrounding lands, it can be stated that no livestock facility is being operated within 500 meters of the subject property boundary line.

In our professional opinion, as the farm parcel is being operated as part of one farm operation, the application does not contradict with the intent of lot creation in prime agricultural land policies of the PPS 2020.

The intent of this application is also consistent with strengthening the local economic base and promoting agricultural activities of an established farm operations.

2.2. Growth Plan for Northern Ontario (2011)

The Growth Plan for Northern Ontario, 2010 (Growth Plan) was prepared under the Places to Grow Act, 2005 and came into effect on March 3, 2011. The Growth Plan applies to the Northern Growth Plan Area. The Growth Plan provides specialized policies for northern Ontario which guide municipal decisions and improve coordination throughout the region related to growth and development, infrastructure planning, land use planning, housing, resource protection, and transportation.

Municipalities are encouraged to contribute to the protection of surface water features and ground water features by co-ordinating planning for potable water, stormwater, and wastewater systems with communities with which they share inland water sources and/or receiving water bodies (section 6.3.2)

80016/2024

The Province will work with the federal government, municipalities and others to include measures to protect and preserve air quality, water quality and quantity, and natural heritage in planning for climate change impacts and environmental sustainability (section 6.3.5).

In our opinion, the proposed agricultural severance supports the general policies of the Growth Plan for Northern Ontario and the specific policies with respect to environmental protection and the protection of agricultural operations.

2.3. Official Plan of the City of Sudbury (as amended, January 2023)

The subject property is designated "Agricultural Reserve" in schedule 1a Land Use Overview of the City's Official Plan.

The intent of the "Agricultural Reserve" designation is to encourage all agricultural uses, agricultural related uses, on-farm diversified uses and normal farm practices.

It is a policy of the OP to permit a single detached dwelling for the owner of a farm, accessory buildings, structures and facilities "required to accommodate the agricultural uses in the Agricultural Reserve area" (Section 6.2.1.(3) of the OP).

Agricultural land severance and lot creation

It is the intent of the OP to preserve Agricultural Reserve lands in large parcels. Nevertheless, lot creation is permitted for a residence surplus to a farming operation as a result of a farm consolidation (Section 6.2.2.(1)).

Severances for agricultural use in "Agricultural Reserve" areas are subject to conditions defined in section 6.2.2.(2) of the OP. New and retained lots from severances are to be of an appropriate size for the type of agricultural uses common in the area and sufficiently large to maintain flexibility for future changes in the type or size of the agricultural operation (section 6.2.2. (2.a)). The retained lot of 37.4 acres (15.1 ha) will continue to be used for farming and is deemed appropriate for the current farm operation.

It is a policy of the OP that the severed and retained lots will have a minimum land area of 30 ha each (section 6.2.2.(2b)). The retained lot (15.1 ha) does not fulfill the requirement of the OP. Nevertheless, in our professional opinion, the proposed lot size meets with the intent of the policy as it will not reduce the area of land being used for agricultural purposes and the viability and long-term flexibility of the existing farming unit. Furthermore, the existing Agricultural Reserve operations will not be subdivided into smaller parcels of land.

There is a specific policy of the OP that "the City may consider the creation of smaller lot parcels if the parcel retained is at least 30 hectares and the part severed is less than 30 hectares but is being conveyed to a neighbouring farmer for consolidation" (section 6.2.2.(2c)).

We note that the proposed severed lot is 0.24 ha (0.59 acre) to accommodate the existing residential dwelling, the individual septic/water systems provided on-site within the severed lot boundary.

In our opinion, and in discussion with City staff, the proposed agricultural severance is consistent with the policies of the OP. The agricultural severance can be considered as a residence surplus to a farming operation and does not contradict with the general policies of the Official Plan and the specific policies 6.2.2.(1) and 6.2.2.(4) of the OP.

2.4. Zoning By-law for the City of Sudbury 2010-100z

The subject property is zoned as Agricultural (A). Single detached dwelling as a residential use is permitted in A-zone subject to a maximum of 1 dwelling per lot (section 9.2. of the ZBL).

The zoning By-law standards for Agricultural (A) Zone are the following:

Minimum Lot Area	30.0 ha
Minimum Lot Frontage	90.0 m
Minimum Required Front Yard	10.0 m
Minimum Required Rear Yard	10.0 m
Minimum Required Interior Side Yard	3 m
Minimum Required Corner Side Yard	4.5
Maximum Lot Coverage	25%
Maximum Height	11 m

30016/2024

Other

For a new lot created for a residence surplus to a farming operation through farm consolidation the minimum lot area shall be 0.4 ha and the maximum lot area shall be 1.0 ha and the minimum lot frontage shall be 45.0 m. (By-law 2021-152Z)

Severed lot

Zoning By-law 2021-152Z establishes that a new lot for a residence surplus to a farming operation through farm consolidation requires a minimum lot area of 0.4 ha (1 acre) and a minimum lot frontage of 45 meters.

Based on the severance sketch, the lot to be severed has:

- a land area 0.24 ha (0.59 acre)
- a lot frontage \pm 51.4 m
- a lot depth \pm 47 m
- a front yard \pm 10 m
- a rear yard \pm 26 m
- a side yard 10 m.
- lot coverage 5.5%

The severance sketch in figure 5 depicts the existing setbacks and the location the water/sewer systems on-site. Figures 6 shows the primary driveway access to the existing dwelling.

Figure 4 Existing dwelling on the lot to be severed, constructed in 1964



Retained lot

The retained lot has a land area of 15.2 ha (37.7 acres) and a frontage of \pm 29.9 m on St Laurent Street. The accessory building used for storage on the retained land will be removed.

B0016/2024

Figure 5 Access to lot to be retained



Figure 6 Accessory storage shed on the retained lot



In our opinion, a zoning by-law amendment to a Special Agricultural A(S) zone that recognizes the residence surplus to a farm operation, the reduced lot area of the severed and retained lots and no permitted residential use on the retained parcel.

3.0 RECOMMENDATIONS AND CONDITIONS OF APPROVAL

Having reviewed the requirements of the zoning by-law, we are of the opinion that the applications are consistent with the PPS 2020, the Northern Ontario Growth Plan and the Official Plan of the City of Greater Sudbury.

We are of the opinion that the rezoning of the two resulting parcels, one for a surplus dwelling and one for agricultural purposes only, would be good land use planning and we would recommend to the City that the application be supported.

Should the Committee support the approval of the consent, we would anticipate that the following conditions of provisional consent approval will be included, and we have reviewed these with our client and find them acceptable:

1. That the Owner(s) shall submit a copy of the registered Reference Plan, prepared by an Ontario Land Surveyor registered in the Province of Ontario, to include the following:
 - One Part for the severed lot (residence);
 - Lot dimensions and area in accordance with the intent of the applications.
The Reference Plan should conform substantially to the sketch (Appendix 'A') filed with the Application for Consent.

B0016/2024

2. That the Owner(s) shall apply for and receive a zoning by-law amendment to a Special Agricultural A(S)-zone for both the retained and severed lots which recognizes the residence surplus lot as having a reduced lot area of 0.24 ha (0.59 acre) and a frontage of \pm 51.4 m and the retained lot having a lot area of 15.29 ha (37.7 acres) and a frontage of \pm 29.9 m on St Laurent Street. The application for such rezoning has been filed concurrently with the consent application.

Should you have any questions regarding the above, or if additional information is required, please contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Soumaya Ben Miled, M.Arch, M.Pl
Planner

Reviewed by:



Tim F. Chadder, RPP, MCIP
Associate, Senior Consultant

SBM:tc

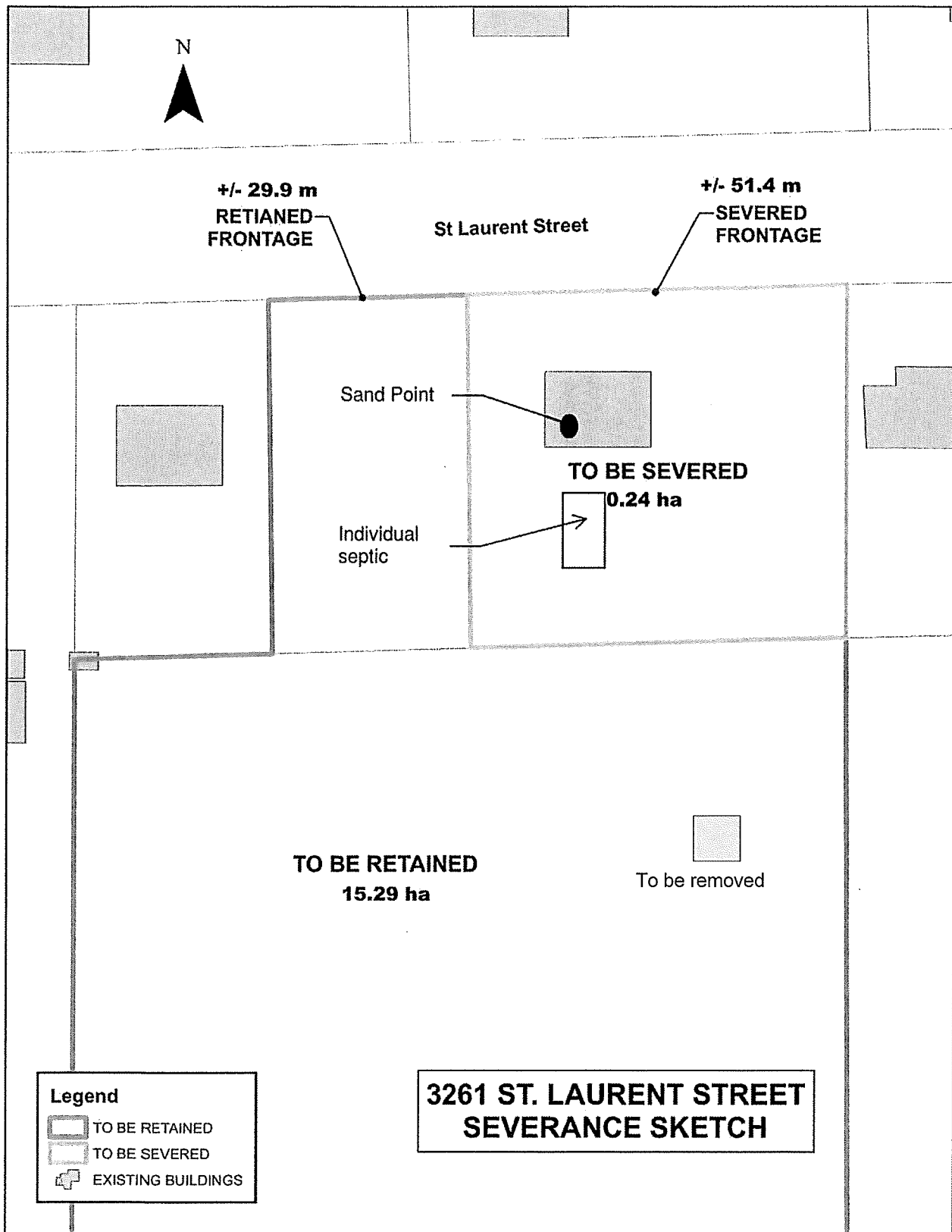
Appendix

Appendix A – Severance Sketch

Appendix B - List of farm parcels operated by Valley Growers Inc.

B0016/2024

Appendix A – Severance Sketch

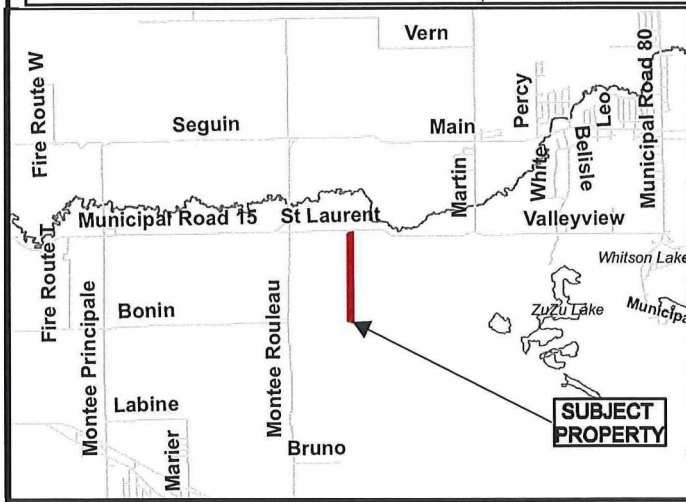
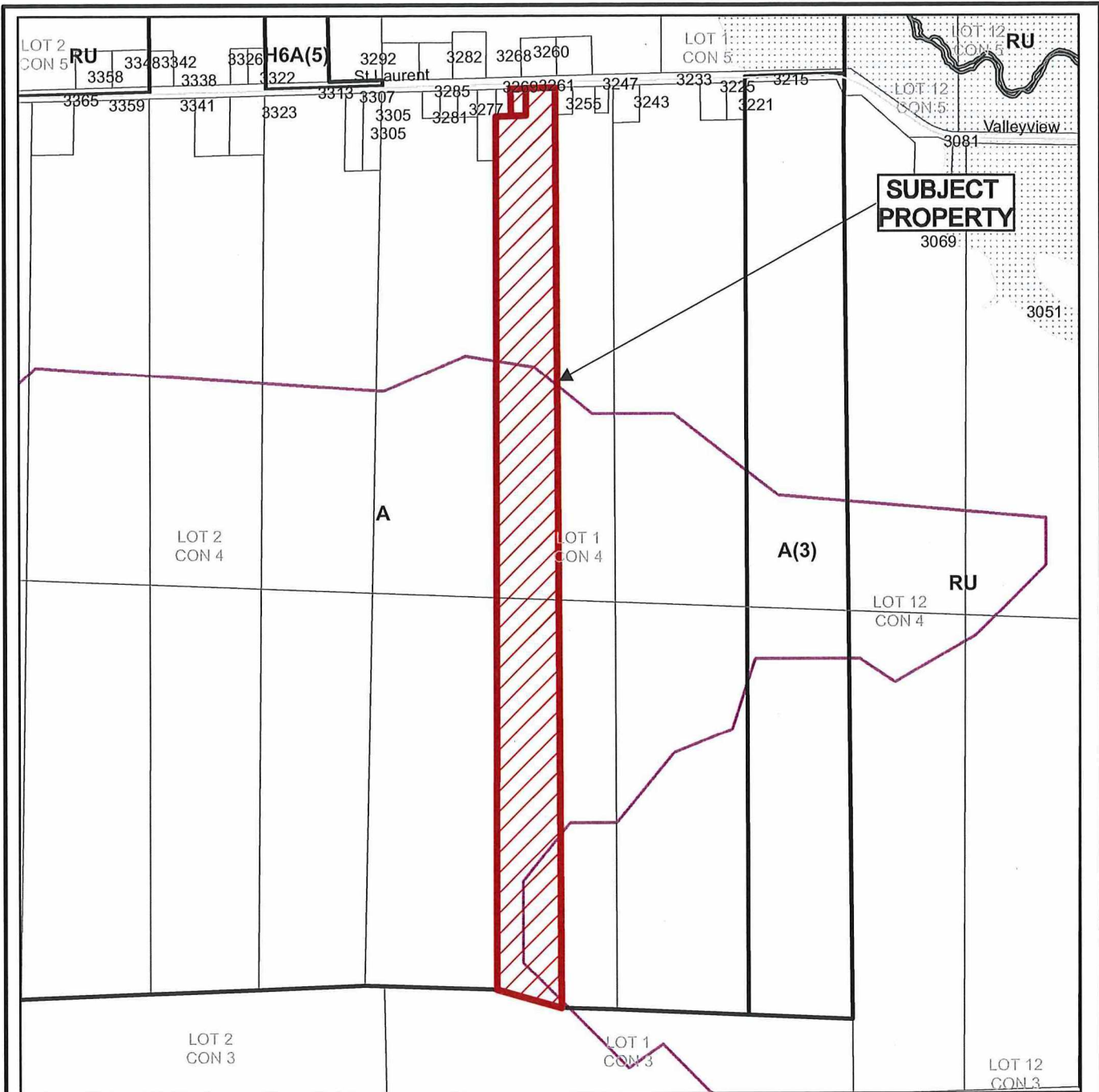


B0016/2024

Appendix B – List of farm parcels operated by Valley Growers Inc.

Address	Land Tenure	Owner(s)	Existing Residential use	Lot area (acres)
2960 Martin Rd, Blezard Valley, On	Owned	Valley Growers Inc	House trailer	35
Frappier Road, Blezard Concession 6 Lot 9 Part 1 & 2	Owned	Valley Growers Inc		50
Regional Road 15, Rayside Concession 4 Lot 3 Part Lot 4	Owned	Valley Growers Inc		100
3003 Main Street, Blezard Concession 5 Lot 12	Owned	Valley Growers Inc	Residential dwelling	100
2941 Main Street, Blezard Concession 5, Part Lot 12	Owned	Valley Growers Inc		55
Regional Road 15, Rayside Concession 5 Lot 2	Owned	Valley Growers Inc		35
Regional Road 15, Rayside Concession 6 Lot 1	Owned	Valley Growers Inc		20
3211 Regional Road 15, Rayside Concession 5, Lot 1	Owned	Valley Growers Inc		60
777 Montee Rouleau, Chelmsford, On P0m 110	Owned	Valley Growers Inc, Justin Gaudet		30
Montee Rouleau, Rayside Concession 4 Lot 3, Chelmsford, ON	Owned	Valley Growers Inc		45
3268 St-Laurent St., Chelmsford, ON	Owned	Valley Growers Inc, Justin Gaudet	Residential dwelling	60
3261 St-Laurent St., Chelmsford, ON	Owned	Justin & Alicia Gaudet	Residential dwelling	15
Pin 735000-0141-Pcl 513 SEC SES SRO, W 3/4 LT 12 CON 5 BLEZARD VALLEY, ON, P0M 1E0 (77 acres)	Owned	Justin Gaudet		8
203 Main Street East, Chelmsford, ON	Owned	Valley Growers Inc		40
Total farm parcels				653

B0016/2024

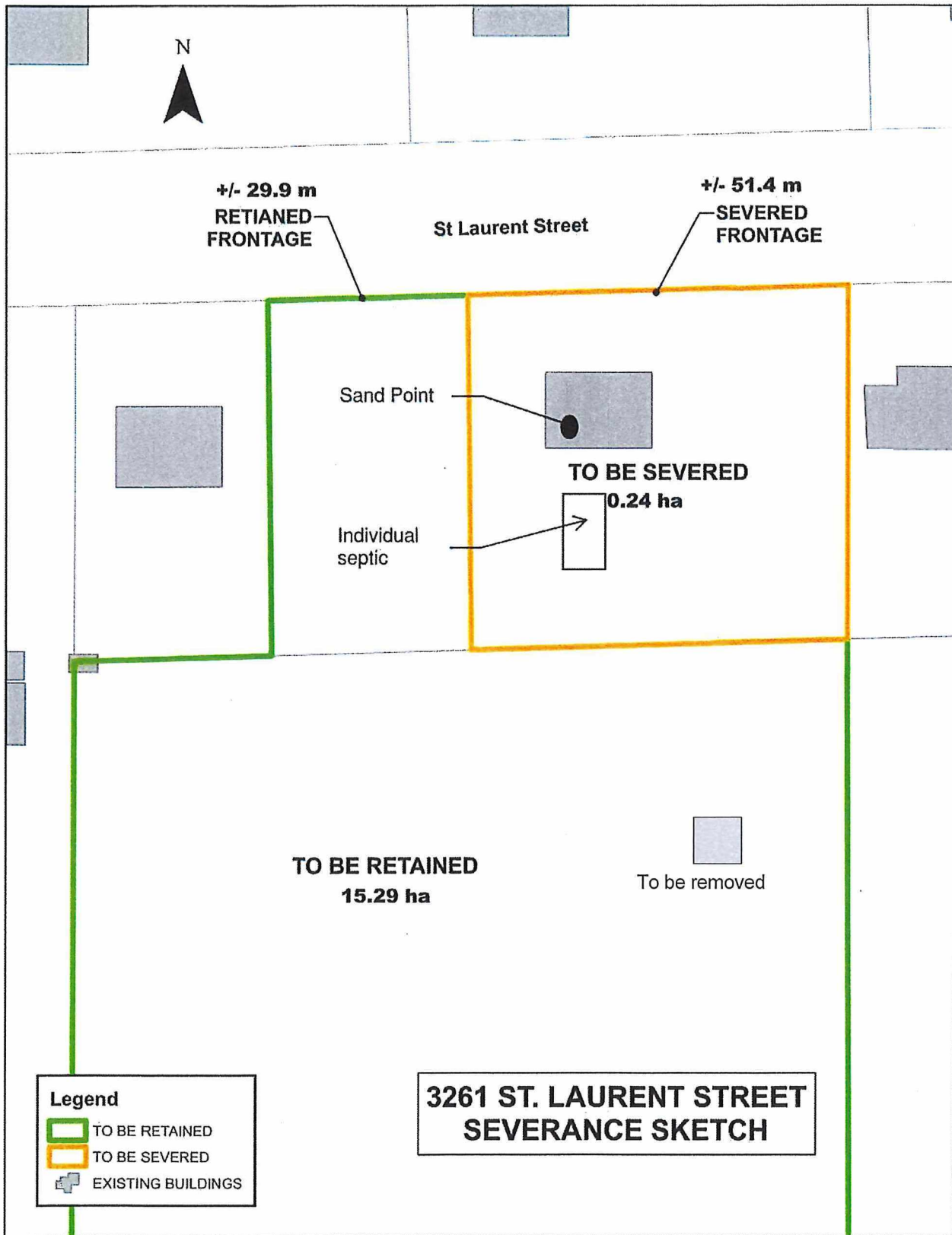


Application for Consent N
↑
↓
S

Subject Property being
 Firstly: PIN 73345-0176, Parcel 17959 SEC SWS SRO,
 Part Lot 1 as in LT187135, Concession 4, Part 1 on
 Plan 53R-11564, Secondly: PIN 73345-0105,
 Parcel 15846 SEC SWS, Part Lot 1, Concession 4 as in
 LT145757, Township of Rayside,
 3261 St. Laurent Street, Blezard Valley,
 City of Greater Sudbury

NTS B0016/2024
 Sketch 1 Date: 2024 04 17

Appendix A – Severance Sketch



B0016/2024
Sketch 2