

Tom Davies Square
200 Brady St

Tuesday, November 12, 2024

B0072/2024

MANON MARIE WHITMAN

Ward: 2

Firstly: PINs 73383-0281 and 73383-0282, SRO, Part Lot 4, Concession 1 as in S102277, south of 53R-16577, Township of Drury; Secondly: PIN 73383-0020, Parcel 13272 SEC SWS SRO, Part Lot 5, Concession 1, Township of Drury; and Thirdly, PINs 73383-0312 and 73383-0323, SRO, Part Lot 5, Concession 1, Township of Drury, 265 Spanish River Road, Whitefish, [2010-100Z, RU (Rural)]

Grant an easement/right-of-way for a powerline in favour of Vale Canada Limited benefitting multiple PINs.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B63/12 (JUN 21/12) AND B194/11 AND B195/11 (DEC 22/11)

B0077/2024

DALRON CONSTRUCTION LIMITED

Ward: 12

PIN 02115 0291, Survey Plan 53R-21697 Part(s) 1 to 3, 5 to 7, Lot(s) Part Block I, Subdivision M-1044, Lot Part 2, Concession 6, Township of McKim, 838 Woodbine Avenue, 840 Woodbine Avenue, Sudbury, [2010-100Z, R2-2(49) (Low Density Residential Two)]

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

B0080/2024

**LISE COURCHESNE
RICHARD COURCHESNE**

Ward: 9

PIN 73479 0007, Parcel 53370 SEC SES, Survey Plan 53R-12806 Part(s) 1, 2, and 3, Lot Part 12, Concession 5, Township of Dill, 2033 South Lane Road, Sudbury, [2010-100Z, RU (Rural)]

Create a new lot on the south side of the subject property providing an approximate 165.0m lot frontage and 2.11 ha lot area.

B0082/2024

ONT INC 1594779

Ward: 9

PIN 73476-0831, Part Lot 6, Concession 4, Part 2 on Plan 53R-21527, together with an easement over Part 3 on Plan 53R-21527, Township of Broder, 0 Long Lake Road, Sudbury [2010-100Z, RU (Rural)]

Create a new lot on the north side of the subject property providing an approximate 91.0m lot frontage and 2.0 ha lot area, subject to an approximate 10.0m wide easement/right-of-way for access purposes in favour of the proposed retained lot.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0062/2022 (OCT 3/22 EXPIRED), B10/21 (APR 26/21), B32/09 (APR 9/09), B114/05 (SEP 6/06), AND B113/05 (SEP 6/06)

B0083/2024

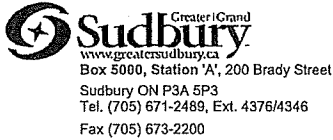
DALRON CONSTRUCTION LIMITED

Ward: 12

PIN 02115 0291, Survey Plan 53R-21697 Part(s) 1 to 3 and 5 to 7, Lot(s) Part Block I, Subdivision M-1044, Lot Part 2, Concession 6, Township of McKim, 838 Woodbine Avenue, 840 Woodbine Avenue, Sudbury, [2010-100Z, R2-2(49) (Low Density Residential Two)]

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

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY NOVEMBER 6, 2024 FOR CONSIDERATION**



Office Use Only 2024.01.01	
B0072/2024	
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): Manon Marie Whitman	Email:	[Redacted]
Mailing Address: 247 Spanish River Road	Home:	[Redacted]
City: <u>Whitby</u>	Business:	[Redacted]
Postal Code: <u>T6M 3H0</u>	Fax Phone:	[Redacted]

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

Name of Purchaser(s) or Chargee(s): Vale Canada	Email:	
Mailing Address: 18 Rink Street	Home Phone:	
City: Copper Cliff	Business Phone:	
Postal Code: P0M 1N0	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: Roger Rainville, Bestech Canada Ltd	Email:	[Redacted]
Mailing Address: 1010 Lorne St	Home:	[Redacted]
City: Sudbury	Business:	[Redacted]
Postal Code: P3C4R9	Fax Phone:	[Redacted]

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

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

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

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

Roll # 530712000102	Township Drury	Lot No. 5	Concession No. 1
PIN(s): 733830020		Parcel(s) 13272	
Subdivision Plan No.	Lot	R-Plan No.	Part(s)
Municipal Address or Street(s): 217 Spanish River Road		Ward:	

PINs 73383-0323, 73383-0020, 73383-0281 and 73383-0282

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. May, 10th 1991

9) Has the land ever had any previous severances? Yes No 265 Spanish River Road

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 (Dec 22/11), (June 21/12)	Consent File No. B0195/2011, B0063/2012

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. n/a

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). n/a

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)? IRREGULAR, PLEASE SEE SKETCH

Frontage ~20m	Depth ~220m	Area ~4400m ² ~1.087 acs
Existing Use Vacant	Proposed Use Powerline ROW	

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.

n/a PINS 73383-0157, 73383-0292, 73383-0277, 73383-0156, 73383-0098, 73383-0309 and 73383-0077

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 N/A	Depth N/A	Area
Existing Use N/A	Proposed Use N/A	

Number and use of existing buildings and structures on the land to be retained?
 Existing 0 Proposed 0

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

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

B0072/2024

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 type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other <u>n/a</u>		

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

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

N/A

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

N/A

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

B0072/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Manon Marie Whitman (please print all names), the registered owner(s) of the property described as
Pin: 733830020

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 Roger Rainville Bestech Canada Ltd (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.

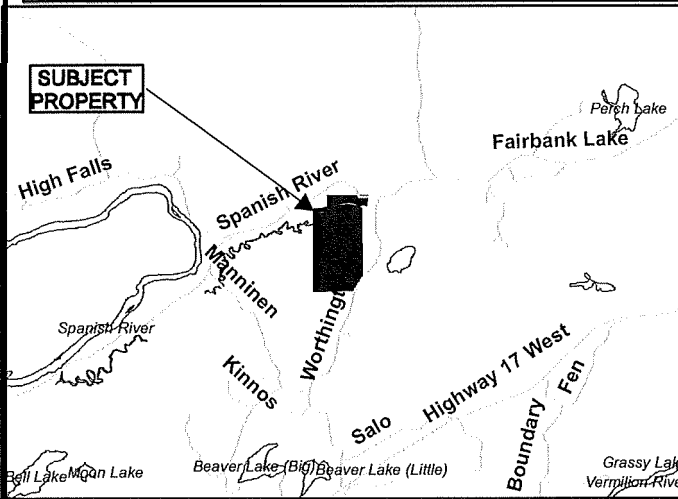
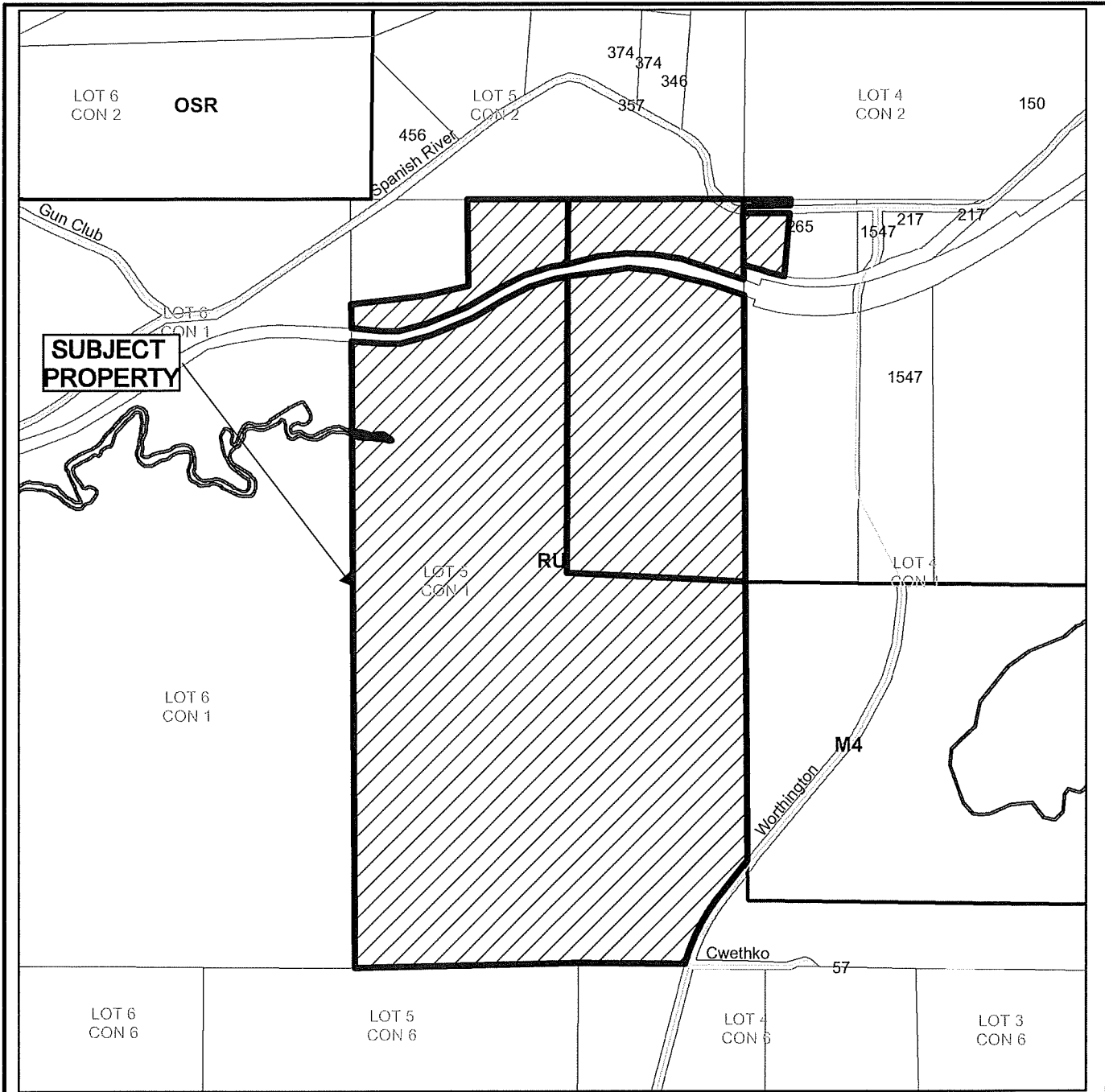
Dated this 20th day of August, 2024

[Signature]
(witness)

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

Print Name: Manon Whitman
*I have authority to bind the Corporation

B0072/2024

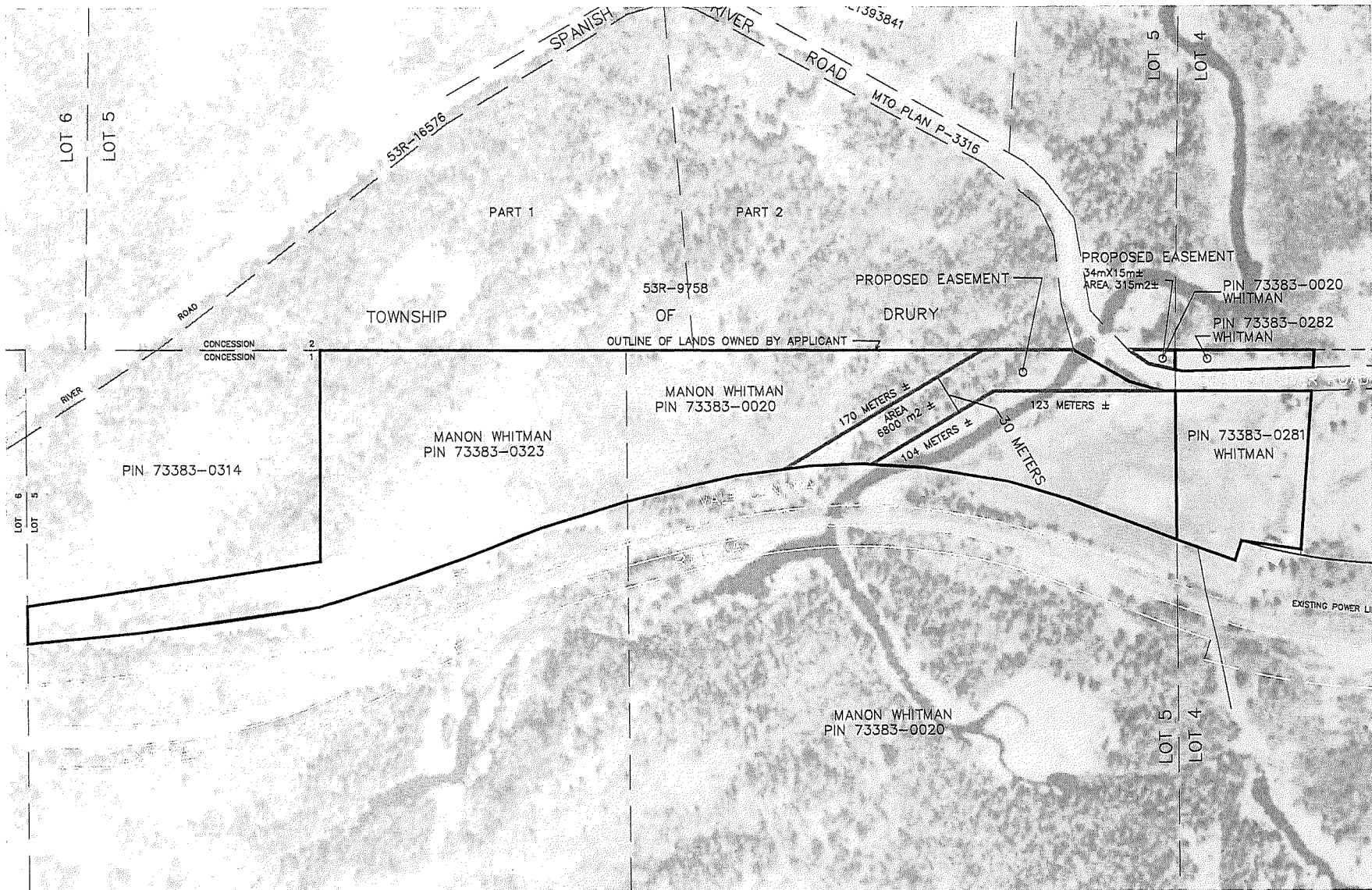


Application for Consent

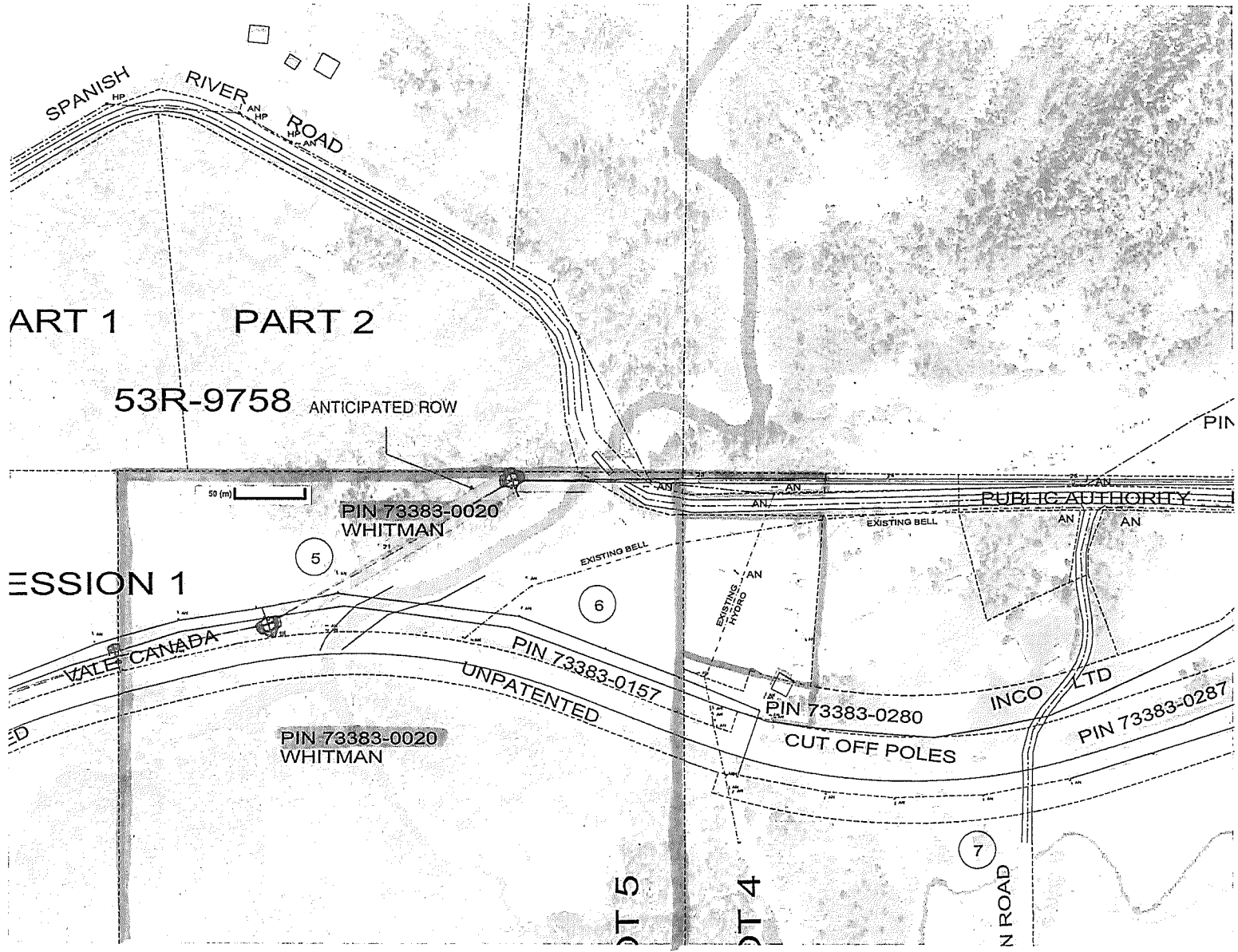


Subject Property being Firstly: PINs 73383-0281 and 73383-0282, SRO, Part Lot 4, Concession 1 as in S102277, south of 53R-16577, Township of Drury;
 Secondly: PIN 73383-0020, Parcel 13272 SEC SWS SRO, Part Lot 5, Concession 1, Township of Drury;
 and Thirdly, PINs 73383-0312 and 73383-0323, SRO, Part Lot 5, Concession 1, Township of Drury, 265 Spanish River Road, Whitefish, City of Greater Sudbury

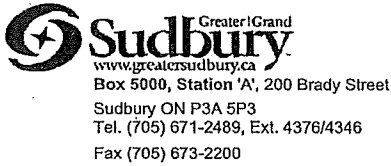
NTS B0072/2024
 Sketch 1 Date: 2024 10 24



B0072/2024
Sketch 2



B0072/2024
Sketch 3



Office Use Only 2024.01.01
B 0077/2024
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): Dalron Construction Limited	Email:	
Mailing Address: 130 Elm Street	Home Phone:	
130 Elm Street	Business Phone:	
City: <u>Sudbury</u>	Postal Code: <u>P3C 1T6</u>	Fax:

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

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

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

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

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

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

4) Purpose of Transaction

<input 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	<input checked="" type="checkbox"/> Semi-detached or row housing	specify _____
File # _____	Date: _____	

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

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

Roll # _____	Township/McKim _____	Lot No. _____	Concession No. _____
PIN(s): _____	Parcel(s) _____		
Subdivision Plan No. M-1044	Lot Part of Block I	R-Plan No. 53R-21991	Part(s) 5,6,7,8,9
Municipal Address or Street(s): 838 and 840 Woodbine Ave			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.
standard subdivision easements

8) Date of acquisition of subject land. 1982

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>11.8 m +/-</u>	Depth <u>35 m +/-</u>	Area <u>419 m² +/-</u>
Existing Use <u>two units</u>	Proposed Use <u>one semi-detached unit</u>	

Number and use of existing buildings and structures on the land to be severed?
 Existing one semi-detached unit Proposed one semi-detached unit

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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

Frontage <u>9.4 m +/-</u>	Depth <u>10 m +/-</u>	Area <u>0.4 ha +/-</u>
Existing Use <u>two units</u>	Proposed Use <u>one semi-detached unit</u>	

Number and use of existing buildings and structures on the land to be retained?
 Existing one semi-detached unit Proposed one semi-detached unit

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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

B0077/2024

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

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

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

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

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

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

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

~~Living Area One~~ Mixed Use Commercial RA

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

N/A

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

N/A

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

B007712024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Dalron Construction Limited (please print all names), the registered owner(s) of the property described as 838 and 840 Woodbind Avenue - Parts 5,6,7,8,9 Plan 53R-21991

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

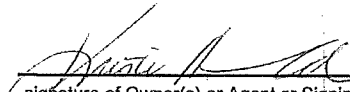
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

(witness)


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

Print Name: Kristi Arnold
 *I have authority to bind the Corporation

B0077/2024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure:	semi-detached		
Ground Floor Area:	92	(m ²)	(m ²)
Gross Floor Area:	155	(m ²)	(m ²)
No. of storeys:	2		
Width:	7	(m)	(m)
Length:	13	(m)	(m)
Height:	6	(m)	(m)

Type of Building/Structure:			
Ground Floor Area:		(m ²)	(m ²)
Gross Floor Area:		(m ²)	(m ²)
No. of storeys:			
Width:		(m)	(m)
Length:		(m)	(m)
Height:		(m)	(m)

Type of Building/Structure:			
Ground Floor Area:		(m ²)	(m ²)
Gross Floor Area:		(m ²)	(m ²)
No. of storeys:			
Width:		(m)	(m)
Length:		(m)	(m)
Height:		(m)	(m)

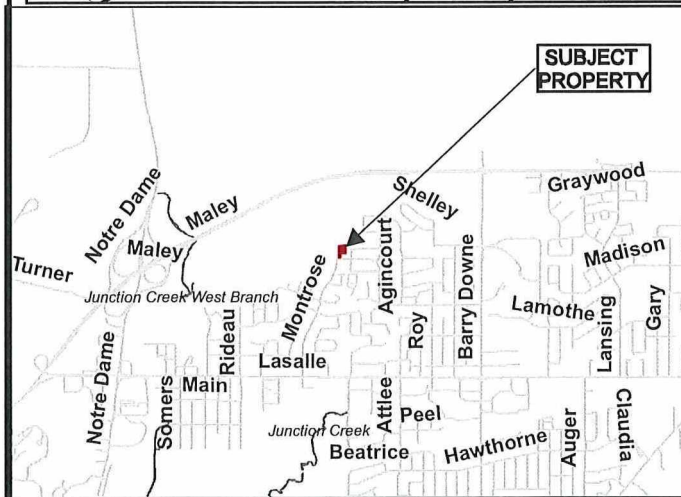
Location of all buildings and structures on the subject lands in relation to new lot lines being proposed herein (specify distances from side, rear and front lot lines):

Type of Building/Structure:	semi-detached		
Front:	6.42	(m)	(m)
Rear:	16.17	(m)	(m)
Side:	5.19	(m)	(m)
Side:	0	(m)	(m)

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

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

B0077/2024



Application for Consent

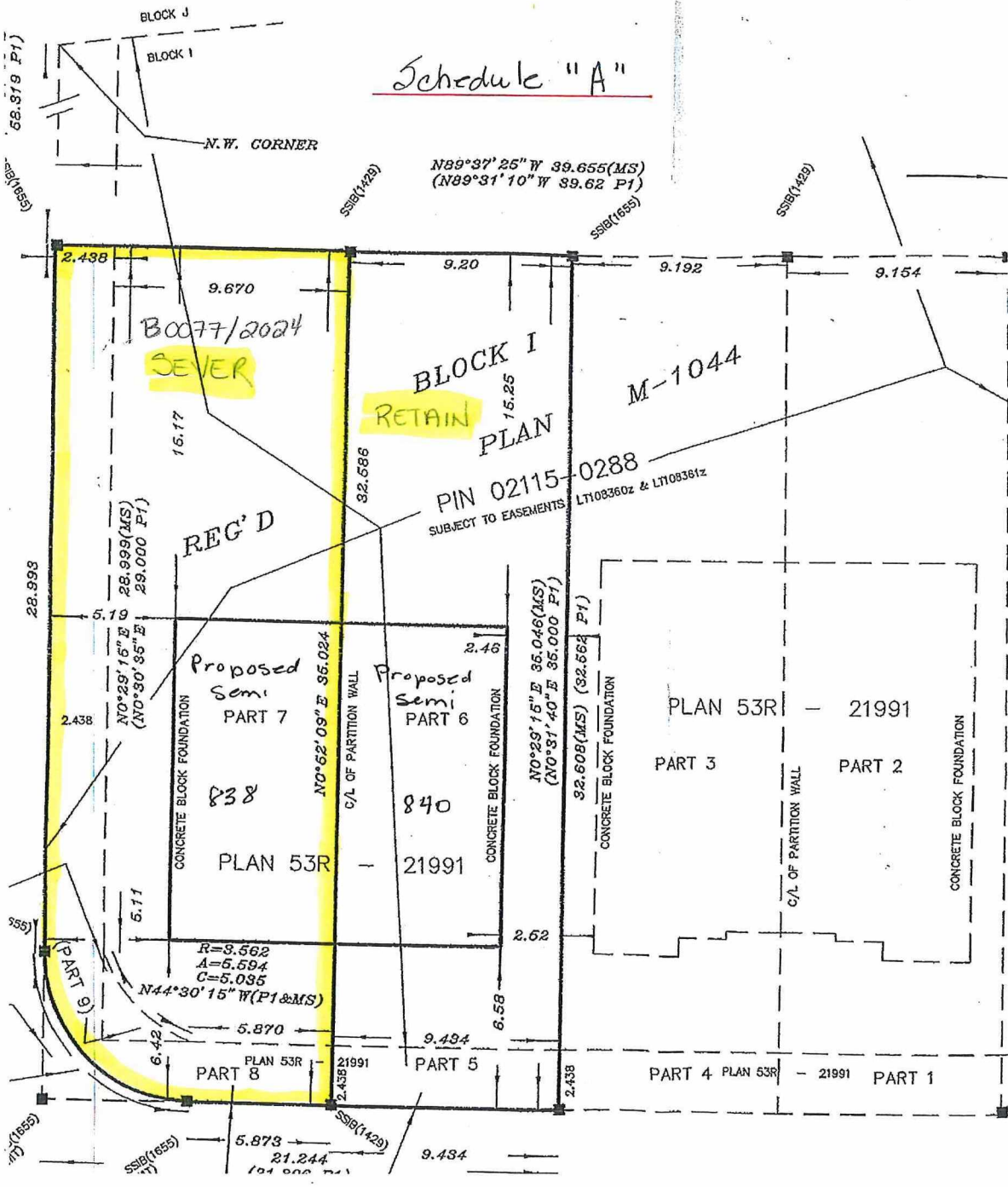


Subject Property being PIN 02115-0291,
 Part Block I, Plan M-1044,
 Parts 1 to 3 and 5 to 7, Plan 53R-21697,
 Part Lot 2, Concession 6,
 Township of McKim,
 838-840 Woodbine Avenue, Sudbury,
 City of Greater Sudbury

NTS B0077/2024
 Sketch 1 Date: 2024 09 24

PARTS 5 TO 9 INC. - SUBJECT TO EASEMENTS LT108360z & LT108361z
 PARTS 5 & 8 - SUBJECT TO EASEMENTS LT404382, LT404384
 PARTS 5, 8 & 9 - SUBJECT TO EASEMENTS SD469932, SD475794, SD475796

Schedule "A"



B0077/2024
Sketch 2

Office Use Only 2024 01 01
B 0080/2024
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.

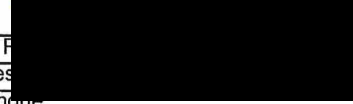

Registered Owner(s): RICHARD & LISE COURCHESNE Email: 
 Mailing Address: 2033 SOUTH LANE RD Home Phone: 
 City: SUDBURY Postal Code: P3G 1C8 Fax Phone: _____

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

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

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

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

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

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

4) Purpose of Transaction

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. MANULIFE BANK

500 KING ST, WATERLOO

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

Roll # _____ Township DILL Lot No. 12 Concession No. 5
 PIN(s): 73479-0007 Parcel(s) _____
 Subdivision Plan No. _____ Lot _____ R-Plan No. 53R-12806 Part(s) 1, 2, 3
 Municipal Address or Street(s): # 2033 SOUTHLANE RD 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. August 19 / 2004

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 165.29 m Depth 162' m Area 2.11 ha
 Existing Use VACANT Proposed Use SINGLE FAMILY RESIDENTIAL

Number and use of existing buildings and structures on the land to be severed?
 Existing Ø Proposed SINGLE FAMILY RESIDENCE

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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 261.4 m Depth 165' m Area 2.07 ha
 Existing Use SINGLE FAMILY RESIDENTIAL Proposed Use SAME

Number and use of existing buildings and structures on the land to be retained?
 Existing HOUSE DETACHED GARAGE Proposed SAME

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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

B0080/2024

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 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	<input type="radio"/>	<input type="radio"/>

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

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

RURAL - CONFORMS - WILL STILL BE RURAL
MEETS ALL REQUIREMENTS OF SEVERANCE

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

CONSISTENT - RURAL PROPERTY CLOSE TO SUDBURY
FITS IN WITH NEIGHBORHOOD

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

CONFORMS - VACANT LAND CLOSE TO SUDBURY
FITS NEIGHBORHOOD

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

B0080/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Richard + Lise Courchesne (please print all names), the registered owner(s) of the property described as 2033 South Lane Road, Sudbury, ON, N3G1C8, Part lot 12, Conc 5, being part 1, 2 + 3 on plan 53R-12806 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 Adrian Borocossi (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 31 day of July, 2024

[Signature]
(witness)

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

Print Name: Richard Courchesne
Lise Courchesne
*I have authority to bind the Corporation

B0080/2024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures:

Type of Building/Structure:	<u># 2033 DWELLING</u>	
Ground Floor Area:	<u>223 +/-</u> (m ²)	(m ²)
Gross Floor Area:	<u>223 +/-</u> (m ²)	(m ²)
No. of storeys:	<u>1 STY</u>	
Width:	<u>12.2 +/-</u> (m)	(m)
Length:	<u>18.3 +/-</u> (m)	(m)
Height:	<u>6 +/-</u> (m)	(m)

Type of Building/Structure:	<u>GARAGE</u>	<u>ATTACHED CARPORT</u>
Ground Floor Area:	<u>82 +/-</u> (m ²)	<u>26.7 +/-</u> (m ²)
Gross Floor Area:	<u>82 +/-</u> (m ²)	<u>26.7 +/-</u> (m ²)
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>7.4 +/-</u> (m)	<u>3.6</u> (m)
Length:	<u>11.0 +/-</u> (m)	<u>7.4</u> (m)
Height:	<u>6 +/-</u> (m)	<u>6 +/-</u> (m)

Type of Building/Structure:		
Ground Floor Area:	(m ²)	(m ²)
Gross Floor Area:	(m ²)	(m ²)
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

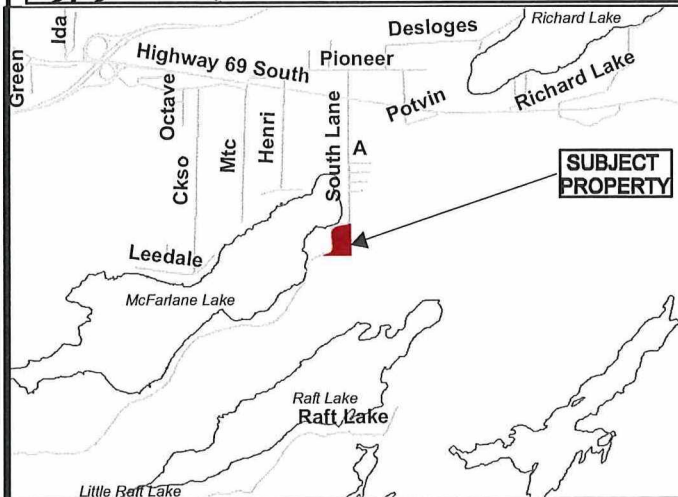
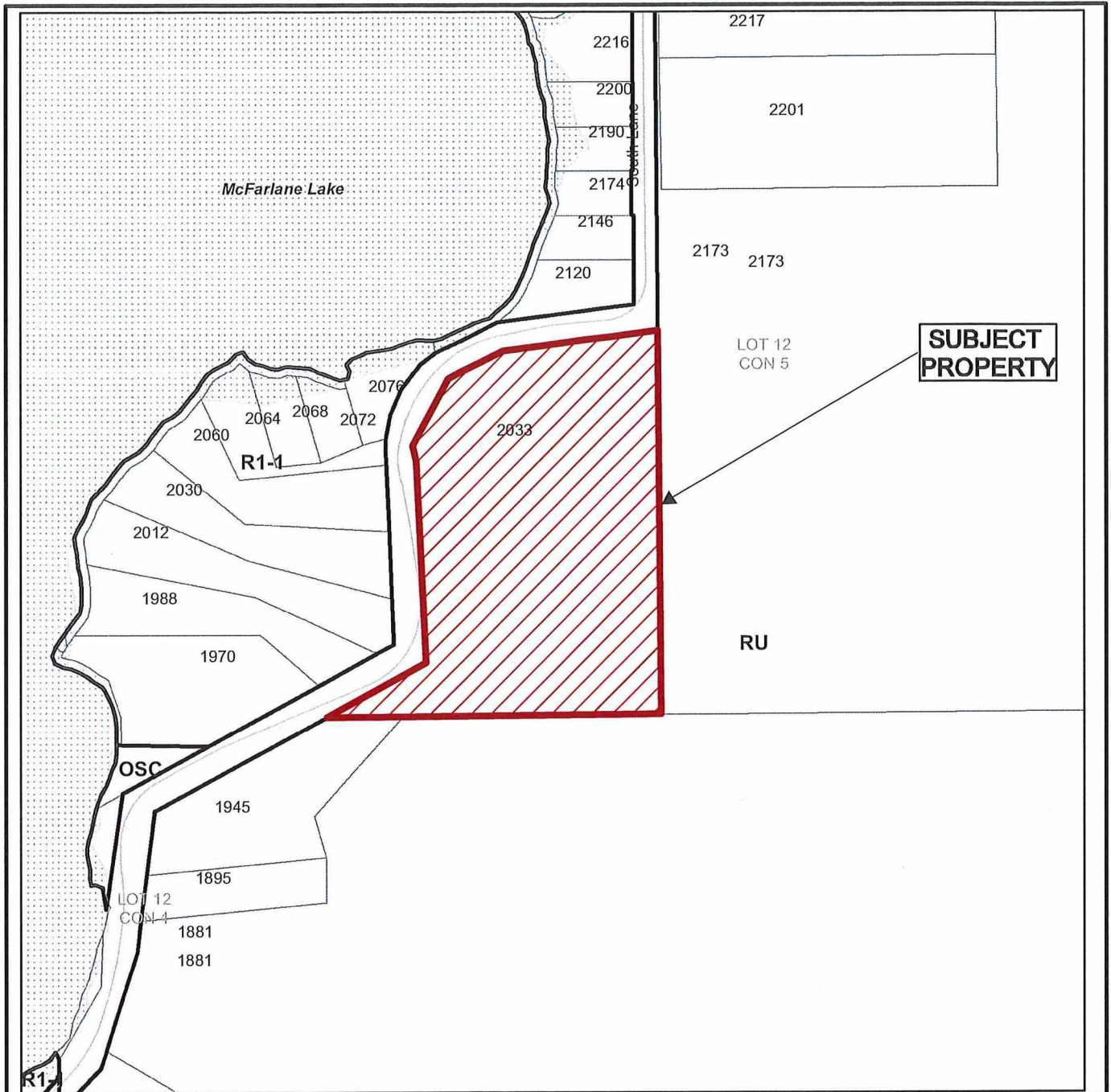
Location of all buildings and structures on the subject lands (specify distances from side, rear and front lot lines):

Type of Building/Structure:	<u># 2033 DWELLING</u>	
Front:	<u>32 +/-</u> (m)	(m)
Rear:	<u>108 +/-</u> (m)	(m)
Side:	<u>55 +/-</u> (m)	(m)
Side:	<u>42 +/-</u> (m)	(m)

Type of Building/Structure:	<u>GARAGE</u>	<u>ATTACHED CARPORT</u>
Front:	<u>24.2</u> (m)	<u>33.5</u> (m)
Rear:	<u>128.5</u> (m)	<u>126</u> (m)
Side:	<u>3.5</u> (m)	<u>10.0</u> (m)
Side:	<u>92 +/-</u> (m)	<u>91 +/-</u> (m)

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

BO060/2024



Application for Consent

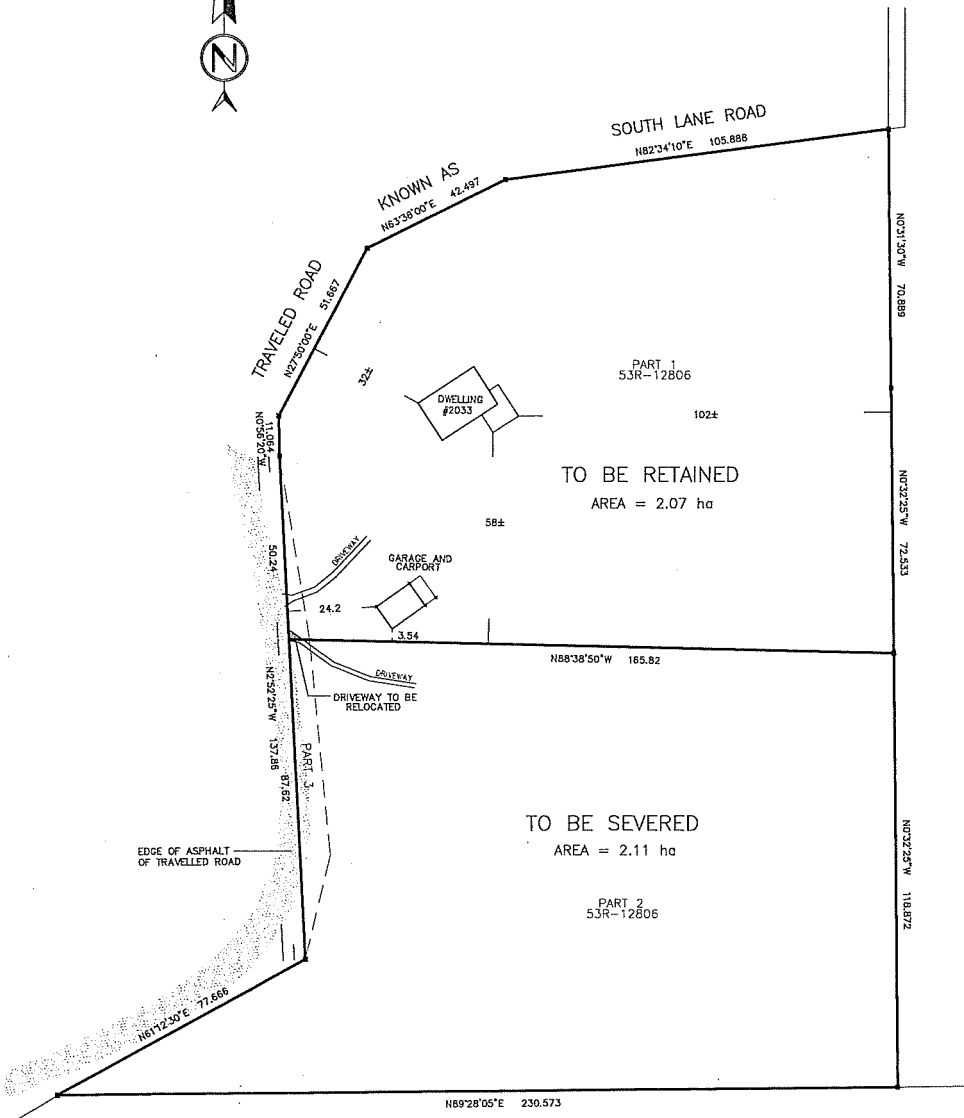


Subject Property being PIN 73479-0007,
 Parcel 53370 SEC SES,
 Parts 1 to 3, Plan 53R-12806,
 Part Lot 12, Concession 5,
 Township of Dill,
 2033 South Lane Road, Sudbury,
 City of Greater Sudbury

NTS B0080/2024
 Sketch 1 Date: 2024 10 03

SKETCH OF PROPOSED SEVERENCE
PART OF LOT 12
CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF DILL
 CITY OF GREATER SUDBURY
 #2033 SOUTH LANE ROAD

SCALE : 1 : 1200 METRIC
 0 10 20 30 40 50 60



B0080/2024
 sketch 2

Office Use Only 2024.01.01
B008218024
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): ONT INC 1594779 Email: _____
 Mailing Address: 2234 HULLDAST Home Phone: _____
 _____ Business Phone: _____
 City: SUDBURY Postal Code: P3B7N4 Fax Phone: _____
P3E5E7

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

Name of Purchaser(s) or Chargee(s): None for now 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: HONAS (HENRY) BRINKMITH Email: SAME AS REGISTER
 Mailing Address: _____ Home Phone: _____
 _____ Business Phone: _____
 City: SUDBURY Postal Code: P3B7N4 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. EASEMENT INTENDED FOR PART #2

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

Roll # _____ Township Proder Lot No. 6 (Part) Concession No. 4 *JB*
 PIN(s): 73476-0831 Parcel(s) _____
 Subdivision Plan No. _____ Lot _____ R-Plan No. 53R-21527 Part(s) 2
 Municipal Address or Street(s): 0 Long Lake Road Ward: _____

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

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

EASEMENT INTENDED FOR ACCESS VIA PART #2

8) Date of acquisition of subject land. 2004

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

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

Date of Transfer SEE ATTACHED PLAN 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 91.26 m Depth 114.28 m Area 20,234.27 m²
Existing Use _____ Proposed Use _____
EASEMENT 91.00 m 10.00 m 0.1 HECTARE
Number and use of existing buildings and structures on the land to be severed?
Existing none Proposed _____

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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 110.23 m Depth 273.98 m Area 36,421.77 m²
Existing Use _____ Proposed Use _____

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

Existing none Proposed _____

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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

B0082/2004

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	<input type="radio"/>	<input type="radio"/>

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

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

RURAL RESIDENTIAL

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.

YES THIS LAND WILL COMPLY WITH

ONT GUIDELINES

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

THIS APPLICATION WILL COMPLY

WITH ONT. REGULATIONS

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

B0082/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

HB

I/We, MRS M BRINKMAN (please print all names), the registered owner(s) of the property described as

ONT. INC. 1594779
Longlake Road (PIN 73476-0831)
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 HOMAS BRINKMAN (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 Oct 7th day of Oct -, 2024

(witness)

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

Print Name:

HOMAS HENRY BRINKMAN

*I have authority to bind the Corporation

B0082/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, HENRY BRINKMAN (please print all names),

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

PLAN 53R PARTS 2-6

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 7th day of October, 2024

Nia Lewis
Commissioner of Oaths

Nia Sian Lewis
a Commissioner, etc.,
Province of Ontario
for the City of Greater Sudbury
Expires: April 10, 2027

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

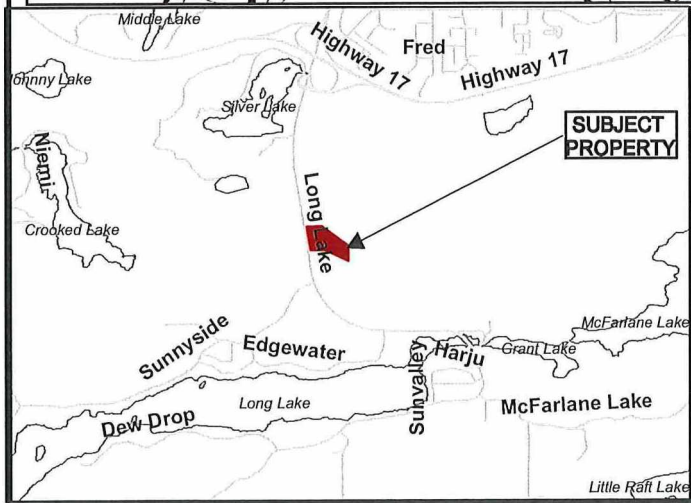
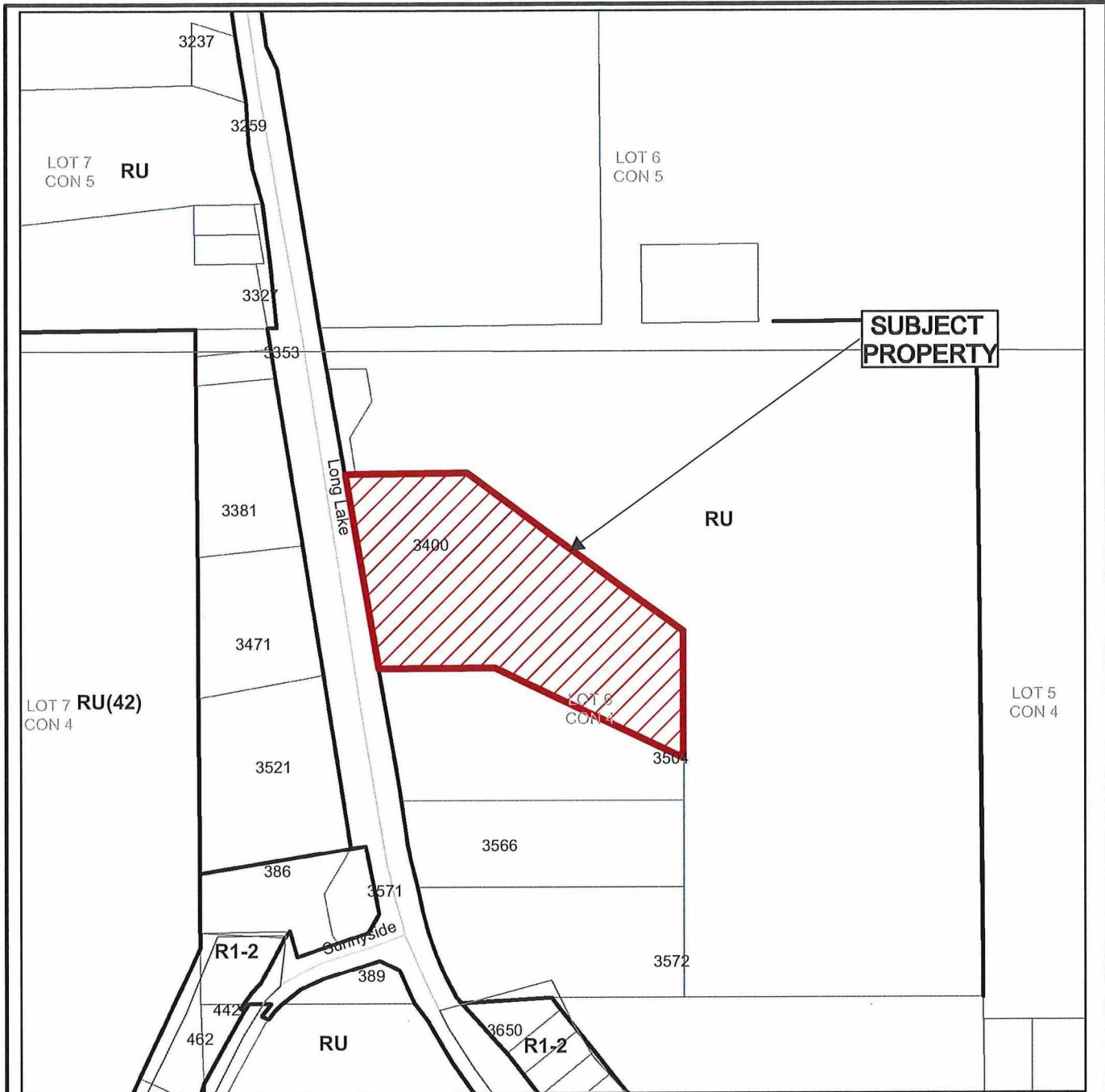
(HENRY)
Print Name: HENRY BRINKMAN
*I have authority to bind the Corporation

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

FOR OFFICE USE

Date of Receipt: <u>Oct. 7/24</u>	Decision Date: <u>November 12/24</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>RV</u>	Resubmission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date: <u>see below</u>	
Referred to Planning: <u>No</u>	Received Approval from Planning: <u>n/a</u>	
Acknowledgement of Risk received: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Notes: <u>This is a resubmission of Consent file B0062/2022</u> <u>See reference plan 53R-21610.</u>		
Previous Files: <u>B0062/2022 (Oct 3/22) Expired</u>		
<u>B0010/2021 (Apr. 26/21)</u>		
<u>B0032/2009 (Apr. 19/09)</u>		
<u>B0114/2005 (Sept 6/06)</u>		
<u>B0113/2005 (Sept 6/06)</u>		

B0082/2024



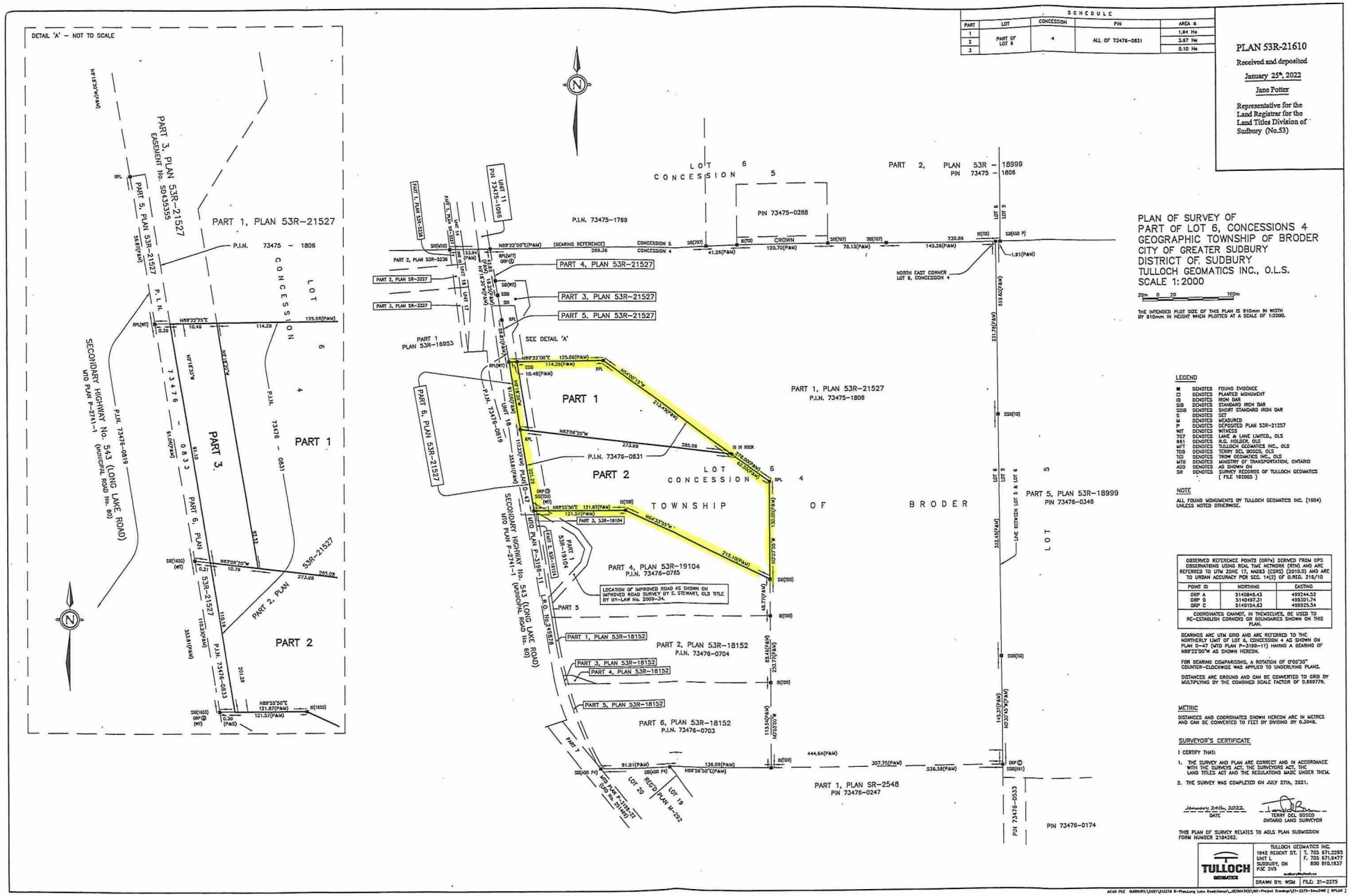
Application for Consent



Subject Property being PIN 73476-0831,
 Part 2 on Plan 53R-21527,
 Part Lot 6, Concession 4,
 Township of Broder,
 0 Long Lake Road, Sudbury,
 City of Greater Sudbury

NTS B0082/2024
 Sketch 1 Date: 2024 10 10

Boo82/2024
Sketch 2



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA H
1	PART OF LOT 6	4	ALL OF 73476-0831	1.84 Ha
2				3.87 Ha
3				0.10 Ha

PLAN 53R-21610
Received and deposited
January 25th, 2022
Jane Potter
Representative for the
Land Registrar for the
Land Titles Division of
Sudbury (No.53)

PLAN OF SURVEY OF
PART OF LOT 6,
GEOGRAPHIC TOWNSHIP OF BRODER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC., O.L.S.
SCALE 1:2000

THE INTENDED PLOT SIZE OF THIS PLAN IS 910mm IN WIDTH
BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:2000.

- LEGEND
- DENOTES FOUND EVIDENCE
 - DENOTES PLANTED MONUMENT
 - ▣ DENOTES IRON BAR
 - ▤ DENOTES STAMPED IRON BAR
 - ▥ DENOTES SIGHT STANDARD IRON BAR
 - ▦ DENOTES SET
 - ▧ DENOTES MEASURED
 - ▨ DENOTES CENTER POINT PLAN 53R-21527
 - ▩ DENOTES WITNESS
 - DENOTES LAND & LAKE LIMITED, OLS
 - DENOTES R.C. HOLDEN, OLS
 - ▬ DENOTES TULLOCH GEOMATICS INC., OLS
 - ▭ DENOTES TERRY SOIL BOSSCO, OLS
 - ▮ DENOTES TROM GEOMATICS INC., OLS
 - ▯ DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
 - ▰ DENOTES AS SHOWN
 - ▱ DENOTES SURVEY RECORDS OF TULLOCH GEOMATICS (FILE 18308)

NOTE
ALL FOUND MONUMENTS BY TULLOCH GEOMATICS INC. (1604)
UNLESS NOTED OTHERWISE.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN) AND ARE REFERRED TO UTM ZONE 17, WADA3 (CGRS) (2010.0) AND ARE TO UTM ACCURACY FOR SEC. 14(3) OF O.R.S.C. 214(7)

POINT ID	NORTHING	EASTING
ORP A	5140848.43	489244.52
ORP B	5140849.21	493201.74
ORP C	5140154.83	489225.54

COORDINATES SHOWN ON THIS PLAN ARE REFERRED TO UTM ZONE 17, WADA3 (CGRS) (2010.0) AND ARE TO UTM ACCURACY FOR SEC. 14(3) OF O.R.S.C. 214(7)

BEARINGS ARE UTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF LOT 6, CONCESSION 4 AS SHOWN ON PLAN 0-47 (AND PLAN P-2741-1) HAVING A BEARING OF N89°22'00"W AS SHOWN HEREIN.

FOR BEARING COMPARISONS, A RETENTION OF PROPOSED COUNTER-CLOCKWISE WAS APPLIED TO UNDERLYING PLANS.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999779.

METRIC
DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 27th, 2021.

January 24th, 2022
DATE
TERRY SOIL BOSSCO
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A2LS PLAN SUBMISSION FORM NUMBER 2104262.

TULLOCH
GEOMATICS

1842 REGENT ST. T. 725 871-2293
SUDBURY, ON P. 725 834-2437
PSE 210 800 810-1837

DRAWN BY WGM FILE: 21-2275

DETAIL 'A' - NOT TO SCALE



Office Use Only 2024.01.01	
B 0083/2024	
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): Dalron Construction Limited	Email:	[REDACTED]
Mailing Address: 130 Elm Street	Home Phone:	[REDACTED]
	Business Phone:	[REDACTED]
City: Sudbury	Postal Code: P3C1T6	Fax: [REDACTED]

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

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

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

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

Name of Agent:	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. NIL

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

Roll # _____	Township/McKim _____	Lot No. _____	Concession No. _____
PIN(s): _____		Parcel(s) _____	
Subdivision Plan No. M-1044	Lot _____	R-Plan No. 53R-21697	Part(s) 1,2,3 + <u>Pants</u>
Municipal Address or Street(s): Future Montrose Ave		Ward: _____	<u>5 & 6 on</u> <u>53R-21991</u>

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

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

Standard Subdivision Easements _____

8) Date of acquisition of subject land. 1982

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. <u>B0077/2024</u> <i>AK</i>

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>9.4m+/-</u>	Depth <u>35m+/-</u>	Area <u>329m+/-</u>
Existing Use <u>semi-detached unit</u>	Proposed Use _____	

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

Existing <u>one semi detached unit</u>	Proposed <u>one semi detached unit</u>
--	--

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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>58.3 m</u>	Depth <u>70m+/-</u>	Area <u>0.4 ha+/-</u>
Existing Use <u>vacant land - future phase</u>	Proposed Use <u>vacant land - future phase</u>	

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

Existing <u>0</u>	Proposed <u>0</u>
-------------------	-------------------

Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

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

B0083/2024

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

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

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

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

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

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

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

Mixed Use Commercial

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

N/A

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

N/A

21) What is the number of dwelling units on the property? semi-detached unit

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

B00831/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Daron Construction Limited (please print all names), the registered owner(s) of the property described as

Parts 1, 2, 3 53R-21697 & Parts 5 & 6 53C-21991

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;

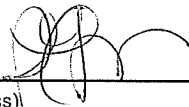
Authority to Enter Land and Photograph

- 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;

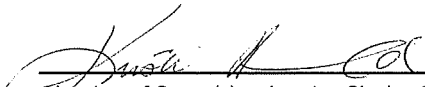
Appointment of Authorized Agent

- g) appoint and authorize Kristi Arnold (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 9 day of October, 2024



(witness)



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

Print Name: Kristi Arnold
*I have authority to bind the Corporation

B0083/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Dalron Construction Limited (please print all names),

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

Parts 1, 2, 3 53R-21697 & Parts 5 & 6 53R-21991

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 9 day of October, 2024

Commissioner of Oaths

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

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

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

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

FOR OFFICE USE

Form with fields: Date of Receipt: October 9, 2024; Decision Date: ; Received by: N. Lewis; Zoning Designation: R2-2149; Resubmission: No; Previous File Number(s): PLC 2021-01; Previous Decision Date: ; Referred to Planning: N/A; Received Approval from Planning: ; Acknowledgement of Risk received: No; Notes: PLC 2021-01 - Part Block 1, Plan M-1044, Parts 4-15 Plan 53R-21697; B0077/2024 - concurrent.

B0083/2024

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands: *(Parts 5 & 6 Plan 53R-21991 - Lands to be severed)*

Type of Building/Structure: Semi Detached

Ground Floor Area: 92 m² (m²)

Gross Floor Area: 155 m² (m²)

No. of storeys: 2

Width: 7 m (m)

Length: 13 (m)

Height: 6 (m)

Type of Building/Structure: _____

Ground Floor Area: _____ (m²)

Gross Floor Area: _____ (m²)

No. of storeys: _____

Width: _____ (m)

Length: _____ (m)

Height: _____ (m)

Type of Building/Structure: _____

Ground Floor Area: _____ (m²)

Gross Floor Area: _____ (m²)

No. of storeys: _____

Width: _____ (m)

Length: _____ (m)

Height: _____ (m)

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

Type of Building/Structure: Semi-Detached Unit

Front: 6.58 (m)

Rear: 15.25 (m)

Side: 0 (m)

Side: 2.46 (m)

Type of Building/Structure: N/A

Front: _____ (m)

Rear: _____ (m)

Side: _____ (m)

Side: _____ (m)

Type of Building/Structure: N/A

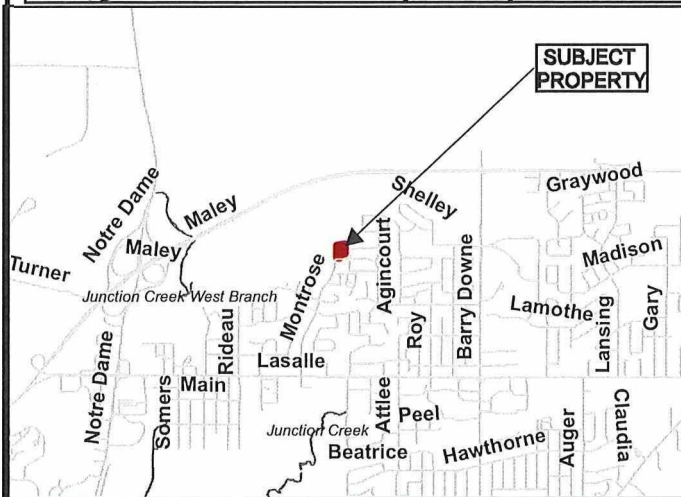
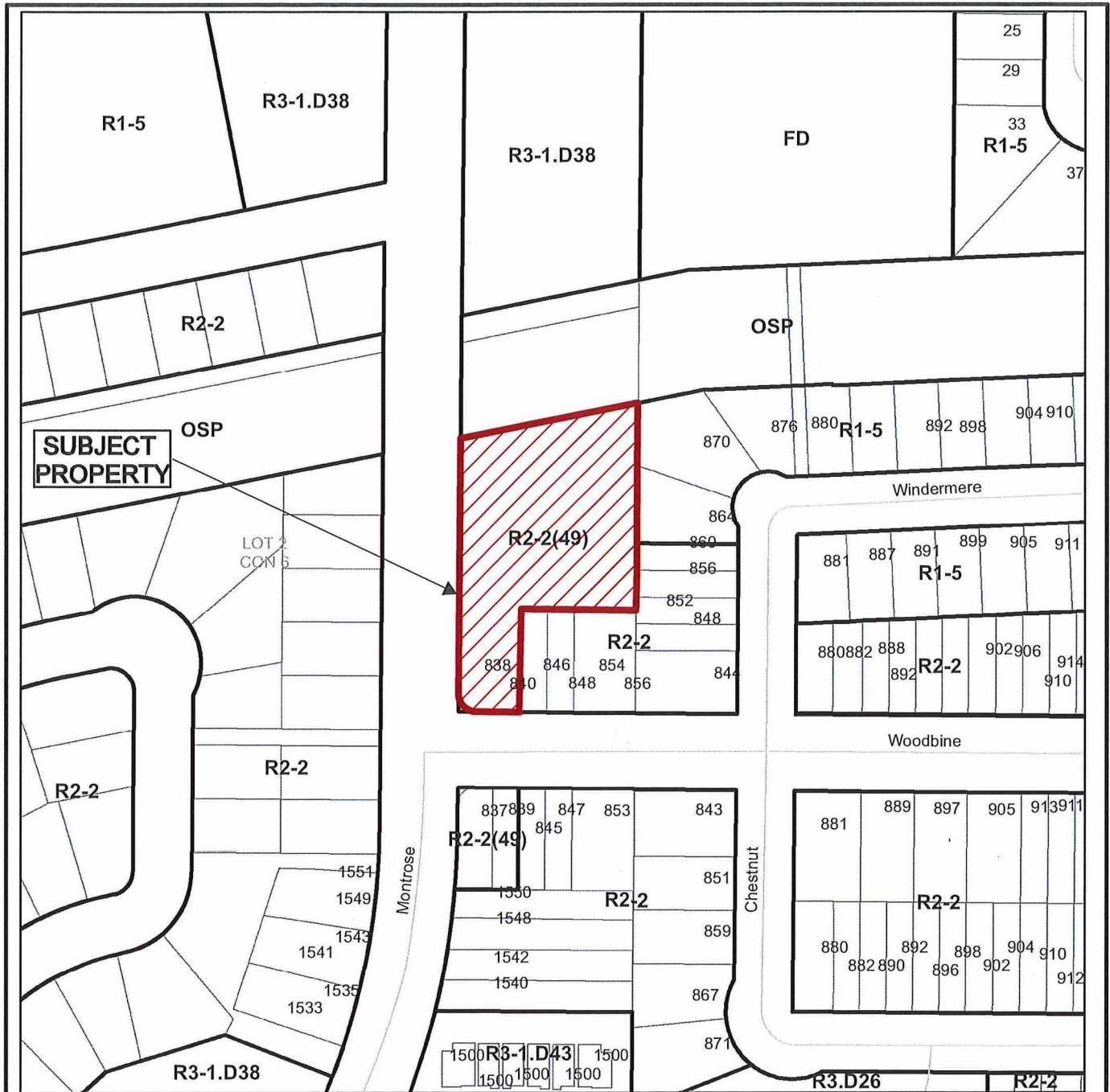
Front: _____ (m)

Rear: _____ (m)

Side: _____ (m)

Side: _____ (m)

B0083/2024



Application for Consent



Subject Property being PIN 02115-0291,
 Part Block I, Plan M-1044,
 Parts 1 to 3 and 5 to 7, Plan 53R-21697,
 Part Lot 2, Concession 6,
 Township of McKim,
 838-840 Woodbine Avenue, Sudbury,
 City of Greater Sudbury

NTS B0083/2024
 Sketch 1 Date: 2024 10 15

ALL COORDINATES ARE IN METRES . ARE RELATED TO UTM ZONE 17(81 WEST LONGITUDE) NAD83(CSRS) AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF URBAN AREA AT 95% CONFIDENCE LEVEL. COORDINATES CANNOT , IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

COORDINATES BELOW ARE MEASURED FROM OBSERVED REFERENCE POINTS (ORP'S): UTM ZONE 17,NAD83 (CSRS)(2010) COORDINATES TO URBAN ACCURACY PER SECTION.14 (2) OF O.REG. 218/10REG

8
9

TOWNSHIP OF MORM

(CGS)
027172401



N61°31'51"W
3888.940
(NOT TO SCALE)

MONTROSE AVENUE
(M-1044)
PIN 02115-0268

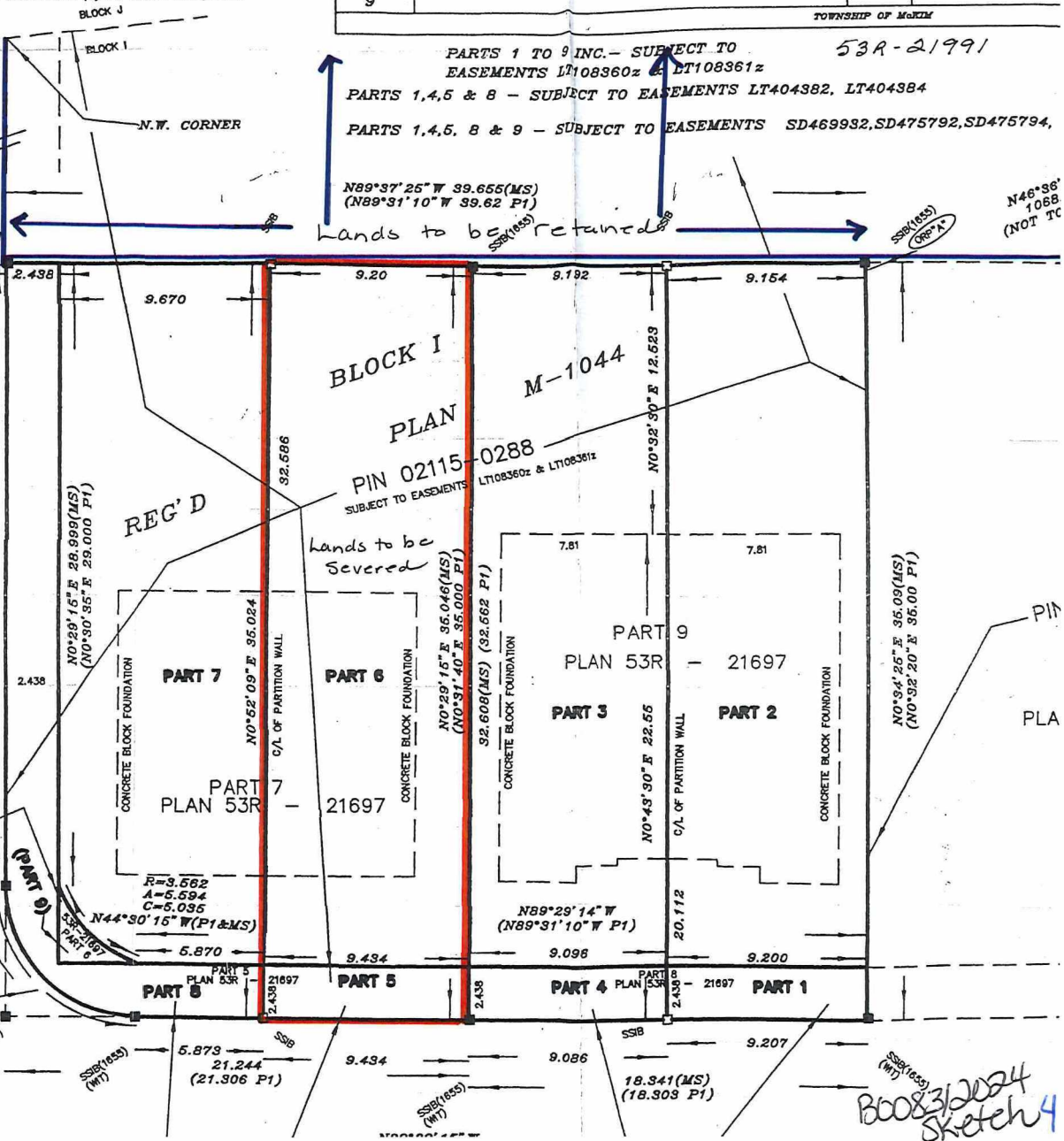
PARTS 1 TO 9 INC. - SUBJECT TO EASEMENTS LT108360z & LT108361z
PARTS 1,4,5 & 8 - SUBJECT TO EASEMENTS LT404382, LT404384
PARTS 1,4,5, 8 & 9 - SUBJECT TO EASEMENTS SD469932,SD475792,SD475794,
53R-21991

N89°37'25"W 39.655(MS)
(N89°31'10"W 39.62 P1)
hands to be retained

N46°36'
1068
(NOT TO SCALE)

(NO°30'35"E
58.319 P1)
SSB(1655)
(WT)

SSB(1655)
(WT)



SUBJECT TO EASEMENTS SD469932,SD475792,SD475794, SD475796

PART 4
PLAN 53R - 21697
(PIN 02115-0285)

PART 5
PLAN 53R - 21697

PART 8
PLAN 53R - 21697

B00831/2024
Sketch 4