

Tom Davies Square
200 Brady St

Monday, November 18, 2024

B0084/2024**THE WICKER IMAGE INC.**

Ward: 9

PINs 73478 1159 & 73478 0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury, [2010-100Z, RU (Rural), OSR(6) (Open Space - Recreation)]

Create a new lot on the northwest vacant side of the subject property providing an approximate 41.0m lot frontage, 60.0m lot depth and 2709.0 sq. m lot area, identified as Part 1 on the plans.

CURRENTLY SUBJECT TO REZONING 751-6/23-021
PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

B0085/2024**THE WICKER IMAGE INC.**

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Create a new lot on the northwest vacant side of the subject property providing an approximate 40.0m lot frontage, 60.0m lot depth and 2400.0 sq. m lot area, identified as Part 2 on the plans.

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Create a new lot on the northwest vacant side of the subject property providing an approximate 40.0m lot frontage, 60.0m lot depth and 2400.0 sq. m lot area, identified as Part 3 on the plans.

CURRENTLY SUBJECT TO REZONING 751-6/23-021
PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

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Create a new lot on the northwest vacant side of the subject property providing an approximate 40.0m lot frontage, 60.0m lot depth and 2400.0 sq. m lot area, identified as Part 4 on the plans.

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PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

B0088/2024

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Create a new lot on the northwest vacant side of the subject property providing an approximate 36.0m lot frontage, 60.0m lot depth and 2160.0 sq. m lot area, identified as Part 5 on the plans.

CURRENTLY SUBJECT TO REZONING 751-6/23-021
PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

B0089/2024

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Create a new lot on the northwest vacant side of the subject property providing an approximate 36.0m lot frontage, 60.0m lot depth and 2160.0 sq. m lot area, identified as Part 6 on the plans.

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PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

B0090/2024

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Create a new lot on the northwest vacant side of the subject property providing an approximate 50.0m lot frontage, 60.0m lot depth and 3000.0 sq. m lot area, identified as Part 7 on the plans.

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PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY NOVEMBER 13, 2024 FOR CONSIDERATION**

PLANNING REPORT

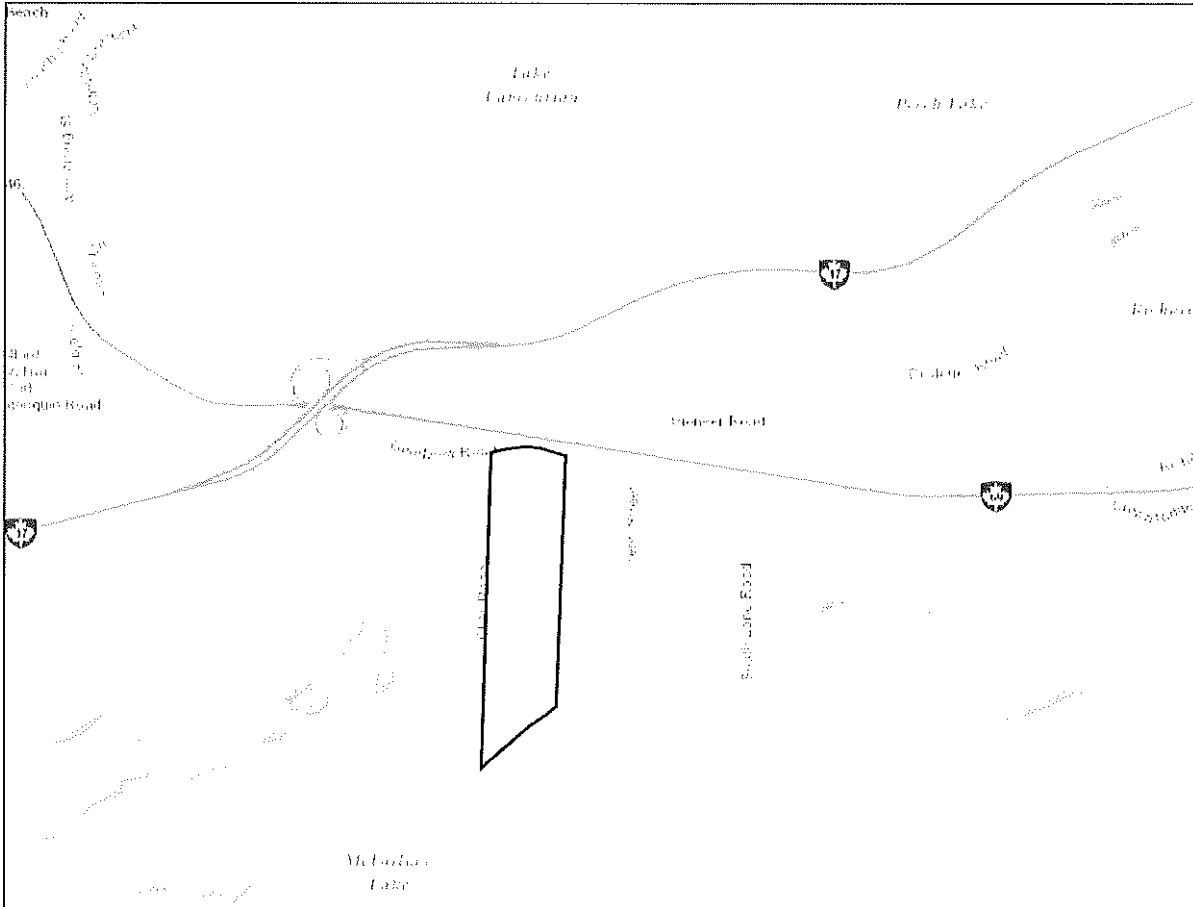
CKSO ROAD

PART LOT 5, CONCESSION 1, BRODER

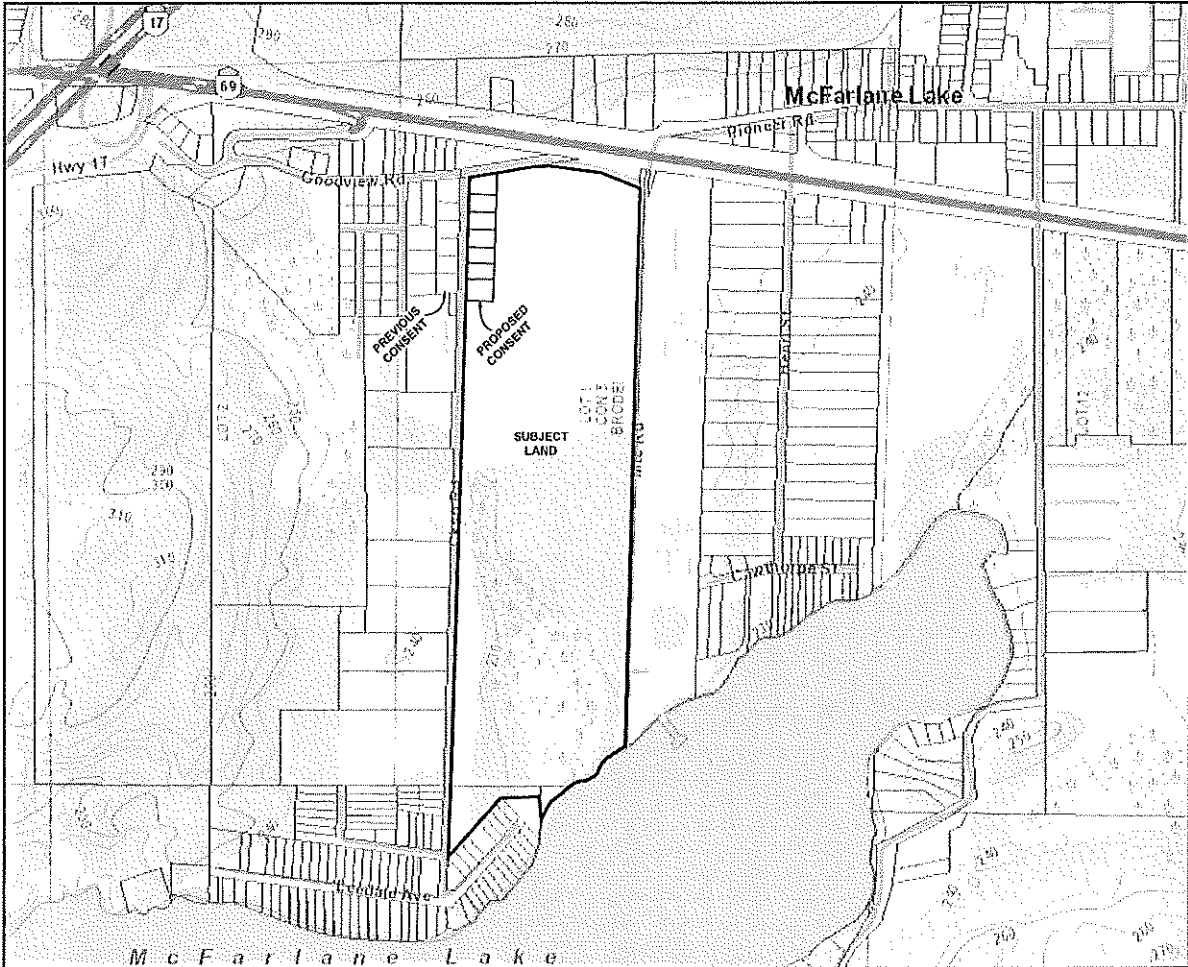
June 1, 2023

BACKGROUND

Mario Simonato owns a 52 hectare site at the corner of Goodview Road and CKSO Roads.



A number of years ago, Mr. Simonato created six residential lots by consent on the west side of CKSO Road. The lots are serviced by municipal water and each has a private septic system. The watermain servicing the CKSO lots was over sized in anticipation of future development on the east side of CKSO Road.



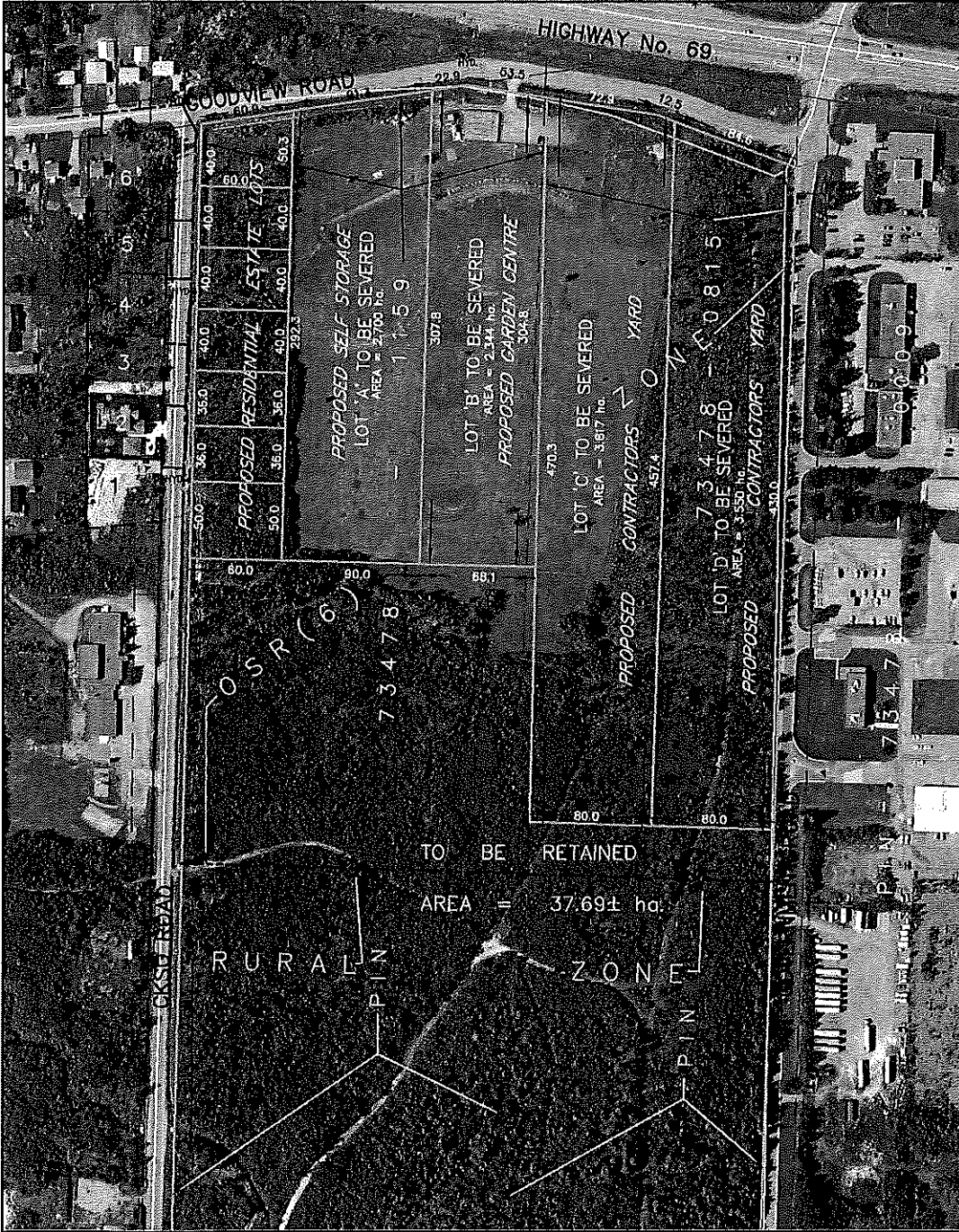
The lands are currently vacant except for a golf practise facility on Goodview Road.



The property is long and narrow and fronts on McFarlane Lake. The proposed consents are well back from any natural heritage feature on the property including any flood plain issues.

PREVIOUS PROPOSAL

An earlier proposal was presented to the planning department to create the seven (7) CKSO Road lots and four (4) commercial lots fronting on Goodview Road.



This proposal was presented to the planning department in the fall of 2021. It was presented as a possible rezoning application only, hoping to interpret sufficient flexibility in the policy of the official plan to allow a presentation to the city's planning committee.

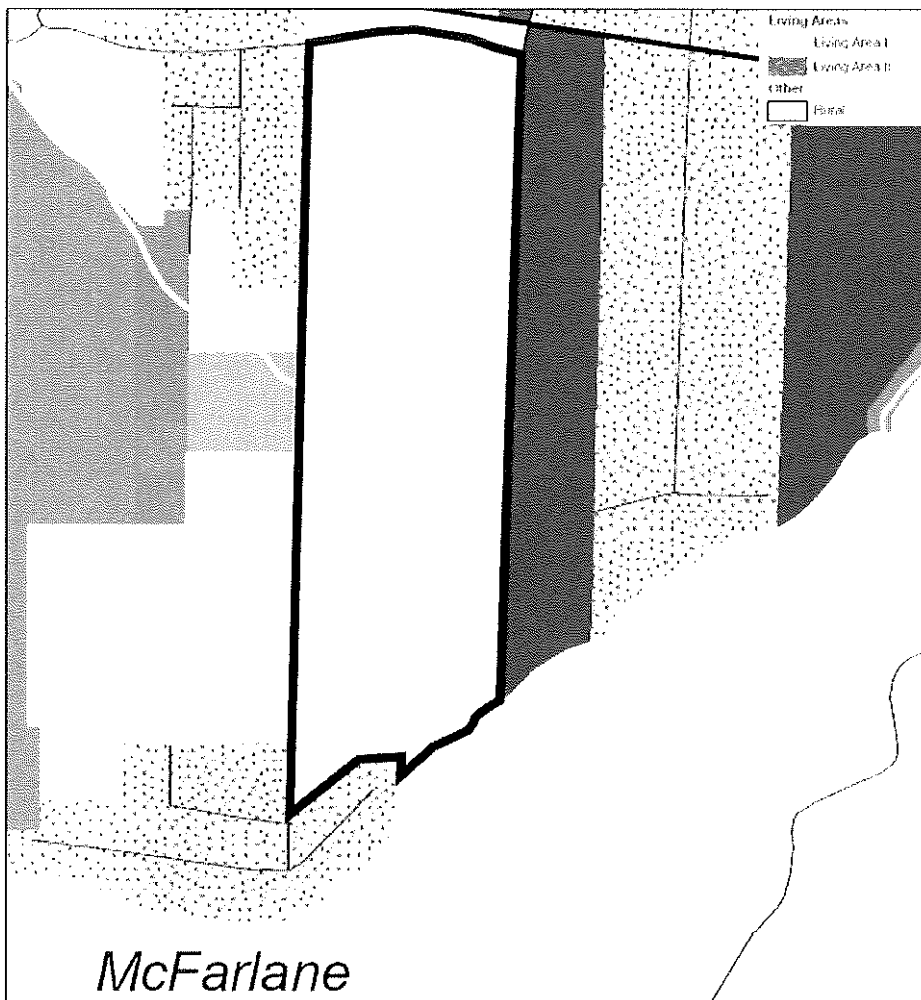
Planning staff refused to interpret official plan compliance and the matter could not be considered complete.

It has been decided to set aside the commercial component of the proposed project and simply put forward a site-specific zoning and official plan amendment to allow for a seven lot consent in the Rural designation.

It is hope that this revised approach will allow for a complete application allowing it to come before the planning committee.

OFFICIAL PLAN

The subject lands are designated Rural.



In the preamble, the policy states:

“5.0 Rural Areas

Given Greater Sudbury's vast geographic area, a significant proportion of the municipality is comprised of Rural Areas. Although some areas are partially serviced by municipal water, most rural households, businesses and farms rely on private water and sewage disposal systems. There is no intention to expand services to these areas.

Due to these constraints, Rural Areas require well-defined policies that protect existing uses while recognizing that the focus of future development will be fully serviced areas within Communities. The Rural Areas designation supports this overall concept, while also striving to protect those qualities that make Rural Areas special for their waterfront areas, open space, natural features, and resource potential.

The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, especially those that provide rural economic benefits that are balanced with protection of the natural environment and the agricultural resource base. Intensive development of these lands is not desired, as more suitable locations within Communities have been identified for urban growth. Rural Areas are shown on Schedules 1a, 1b and 1c, Land Use Map.

The proposed lots on the east side of CKSO Road have a waterline available. The lots have been designed to allow for water hook ups to each of the newly created lots. There are no extensions to the existing water service.

The proposed lot configurations are fundamentally identical to the CKSO Road west side lots.

“5.1 Rural Objectives

It is the objective of the Rural Area policies to:

a) provide an efficient and orderly pattern of land use in Rural Areas, reducing land use conflicts and requiring minimal municipal services;

The proposal will not conflict with any pattern of existing development along CKSO Road.

b) ensure that all development is adequately serviced and does not negatively impact the environment;

Similar to the west side lots, the proposed lots will be on municipal water and serviced by conventional septic systems.

c) encourage a strong rural economy with a range of rural uses and activities;

There is a demand for housing as evidenced across the street. The proposal will make use of the existing waterline, create construction jobs and contribute to the city's taxbase.

e) preserve the cultural and historical attributes of rural areas.

There is no evidence that there will be any adverse impacts on the cultural and historical attributes of the rural community.

“5.2 Rural Area Designation

Rural Areas contain a variety of land uses, such as farms, woodlots and forests, small industry, and clusters of rural residential development. These areas also provide for outdoor recreation opportunities such as snowmobiling, skiing, hiking, canoeing, and other activities in natural areas.

a) residential uses;

Residential uses are permitted in the Rural designation.

There are no nearby agricultural uses requiring minimum distance separation.

“5.2.1 Rural Residential

Residential uses in Rural Areas typically take the form of rural strip development along municipal roads, as well as permanent and seasonal waterfront residences located along the shorelines of non-urban waterbodies and watercourses. Although some linear residential development along municipal roads is partially serviced by municipal water, most households are not connected to municipal services.

1. Rural residential development compatible with the character of surrounding existing uses is permitted, provided no additional public services, including the extension of existing or creation of new partial services would be required.

No extension of public services are proposed.

2. One single detached dwelling is permitted on any existing lot, provided that it fronts onto a public road that is maintained year-round. The lot must also have the capability to provide an individual on-site sewage disposal system and water supply with both quantity and quality suitable for domestic uses.

The applicant is proposing to provide a report from a qualified consultant to confirm servicing adequacy and suitability.

“5.2.2 Rural and Waterfront Lot Creation

Policies on lot creation in Rural Areas are required to mitigate the pressures inherent to unserviced development and the environmental impact of private septic systems. Consistent with the objective to concentrate development within fully serviced Communities, limits on the location, size and number of lot severances in Rural Areas are established.

1. New lot creation for rural residential development is not permitted on those lands restricted by:

- a. the Mining/Mineral Reserve;***
- b. the Aggregate Reserve;***
- c. the Flood Plain; or***

d. significant natural features and areas.

2. The City will monitor the supply and demand of rural lots with a goal of avoiding an oversupply of rural lots. The policy of this plan will be reviewed and revised if it has been demonstrated that the existing policies have not had the effect of aligning the supply of rural lots not on a waterbody or watercourse with projected need. For new rural lots not on a waterbody or watercourse, the following lot creation policies apply:

- a. The severed parcel and the parcel remaining must have a minimum size of 2 hectares (5 acres) and a minimum public road frontage of 90 metres (295 feet).*
- b. Regardless of the size and frontage of the parent parcel, no more than three (3) new lots may be created from a single parent rural parcel*

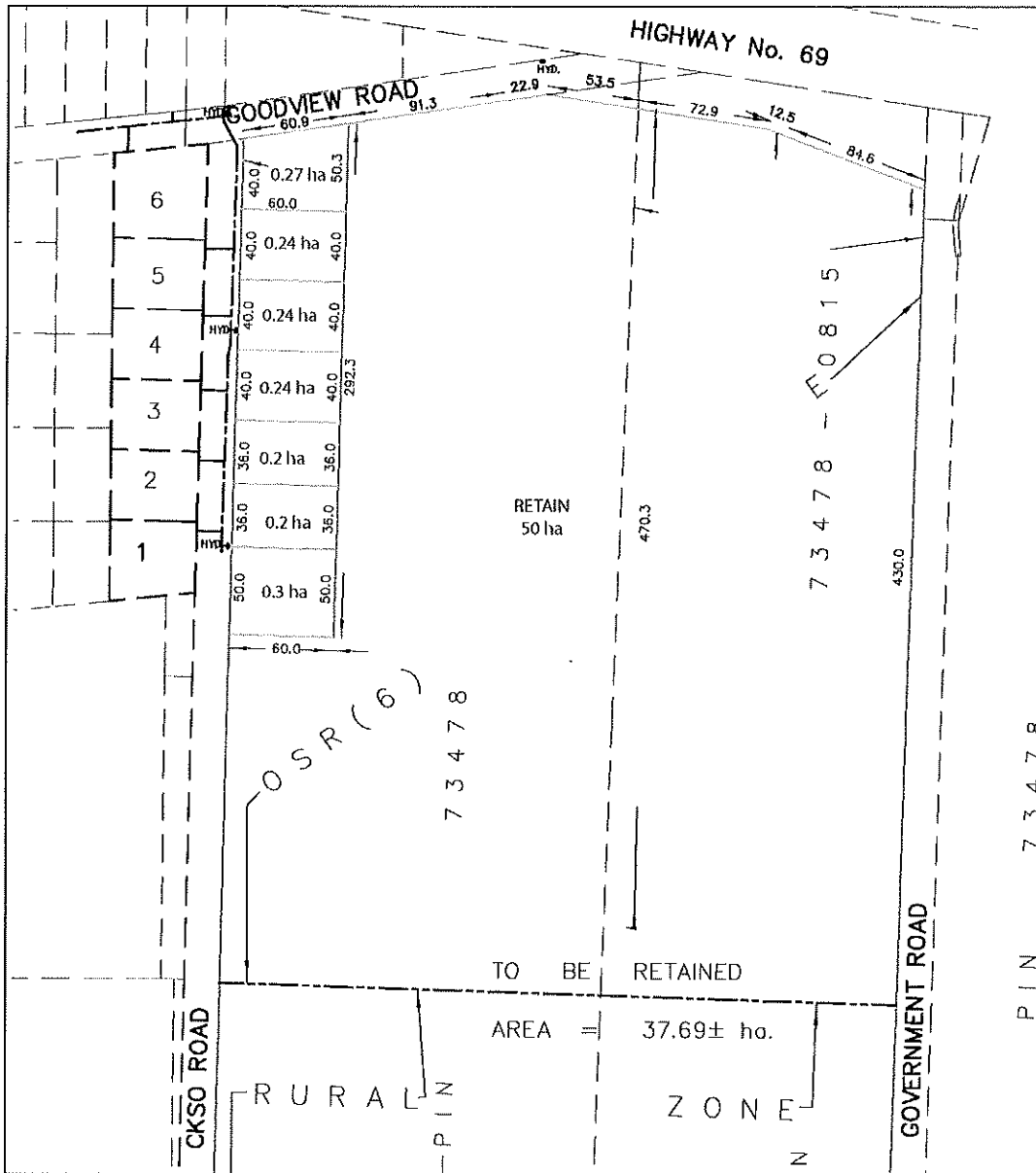
3. Where an official plan amendment is requested for lot creation in excess of the permitted three severed lots plus a retained, a planning report shall be submitted which demonstrates conformity with the Official Plan and consistency with the Provincial Policy Statement, and which demonstrates that:

- a. That the application will not exacerbate the existing supply of available vacant rural lots.*
- b. That there is a need for the proposed new lot(s) in order to accommodate projected rural unit growth over the life of the plan.*
- c. Additional studies required by the Official Plan to address any negative cumulative impacts (e.g., servicing) may also be required.*

This planning report is forming the basis for filing a site-specific official plan amendment that hopes to vary the above policies based upon other relevant information including the matters set out in this policy. A concurrent site-specific zoning By-Law amendment is being filed.

- There are no constraints to developing the proposed lots;
- The proposed lots will not meet the minimum areas and frontages prescribed in the policy.

LOT	FRONTAGE (M)	AREA (HA)
SEVER LOT 1	40	0.27
SEVER LOT 2	40	0.24
SEVER LOT 3	40	0.24
SEVER LOT 4	40	0.24
SEVER LOT 5	36	0.22
SEVER LOT 6	36	0.22
SEVER LOT 7	50	0.33
RETAIN		50.14



The site-specific policy exception will need to recognize the lesser lot sizes as set out in the chart and sketch above.

While the exceptions being requested appear significant, this part of the Municipality shares a pattern of development consistent with the proposed lots. The lots are also buffered by large open spaces without conflicts to any adjoining rural uses.

It is clear that there may be expectations where site-specific official plan amendments are likely to be proposed for rural lot creation beyond the limits prescribed in section 5.2.2.

- Consistency with the P.P.S.- see below;
- Supply of available vacant rural lots – the proposed lots are all spoken for;
- Need – again, the lots are all spoken for;
- Additional studies – applicant has retained an engineering firm to provide an assessment on water supply (capacity), hydrogeology in terms of septic suitability and any relevant geotechnical information.

PROVINCIAL POLICY STATEMENT – 2020 (P.P.S.)

The land use planning system in Ontario is intended to be a policy led system with a set of provincial policies around environmental, economic and social factors. The P.P.S. is a set of policies authorized under section 3 of the Planning Act.

Any planning authority is required to make decisions on planning matters that are “consistent with” policies issued under the Planning Act.

It is recognized that the P.P.S. are not to be read as individual policies. Only those relevant policies may be considered in any particular context.

Within urban areas, as an example, one would not expect that natural heritage protection policies are particularly relevant. If urban infrastructure is in place, the hierarchy of relevance is for urban serviced development over the protection of natural heritage features.

For the purposes of understanding the relationship between the Growth Plan For Northern Ontario and the P.P.S, the Growth Plan takes priority should there be a conflict between the instruments.

“1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diverse in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Accordingly:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;***

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

The use of CKSO Road for estate residential lots on city water is believed to be an efficient use of the over-sized line (an eight inch water main) that was required a number of years ago by the city to serve lots on the west side of the street. This component of the project is clearly sensible in terms of making efficient use of resources.

The proposed uses represent general “rounding out” of development in this area and can be considered “infilling”.

INFRASTRUCTURE

The subject lands are located on City water but are to be serviced by private septic systems.

Under the P.P.S.

“1.6.6.5 Partial services shall only be permitted in the following circumstances:

b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.”

The use of lands where only water services are available exist in many circumstances currently in the Municipality (and throughout the northern part of the province).

While the general thrust of the P.P.S. would seem to discourage partial services, in practical terms, it would see sensible and necessary to service with municipal water and use private septic's. The use of city water greatly reduces any possible groundwater issues that may occur.

It is unlikely that there are any added storm water management matters that need to be addressed during site plan preparations. The street patterns are established and there are not likely to be extreme changes in any post development flows. There is an existing ditch through the property to allow drainage from CKSO Road.

LONG TERM ECONOMIC PROSPERITY

The P.P.S. include a strong emphasis on ensuring economic prosperity.

“1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;**
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;**
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;”**

Sudbury is an important regional centre that needs constant upgrades in opportunities to allow it to sustain its economy from the “ups and downs” of some of its mining sector fluctuations.

This can be achieved in part by ensuring a practical and welcoming response to new developments that do not create conflicts and where the need is clearly available. It is my opinion that this is the case with the subject application where few alternatives are available in this area of the city. The fact that these properties will be purchased as soon as they become available for sale is conclusive evidence of need.

NATURAL HERITAGE FEATURES

The P.P.S. has a section relating to the Wise Use and Management of Resources.

“2.0 Wise Use and Management of Resources

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

Accordingly:

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.4 Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E1; and**
- b) significant coastal wetlands.**

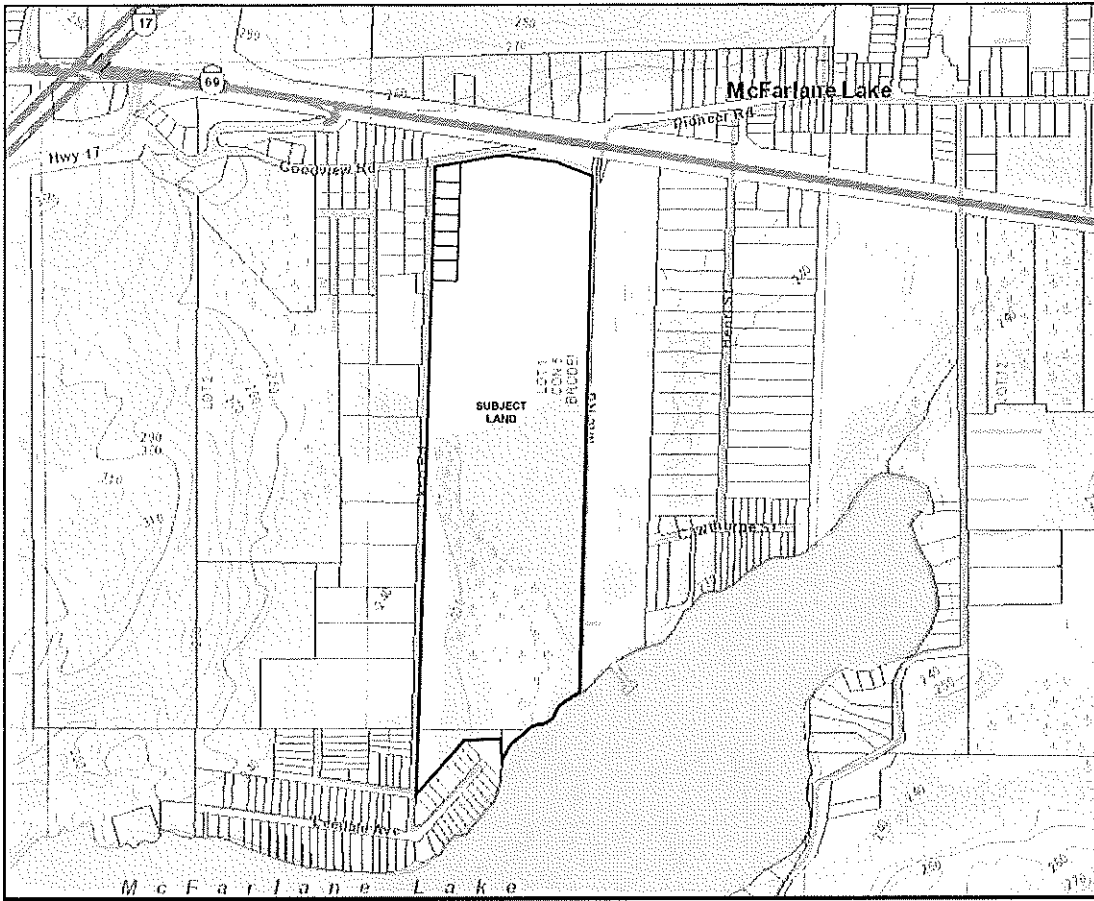
2.1.5 Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;**
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;**
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;**
- d) significant wildlife habitat;**
- e) significant areas of natural and scientific interest; and**
- f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)**

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.”

As the base mapping illustrates below, much of the land where the development is proposed has been disturbed. The proposal will remain well set back from McFarlene Lake causing no impacts on these surface waters.

The development proposal is well within the general pattern of development.



The air photo further illustrates the extensive cleared area on the lands to be divided.



There are no wet lands being affected by the proposed land division.

THREATENED AND ABANDONED SPECIES

Section 2.1.7 states:

“2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. “

The process of dividing land does not trigger any assessment by the Ministry of Environment, Conservation and Parks for the purposes of determining impacts on habitats of such species. These assessments, and authorizations, if required, are to be completed at the time of the development of the lands. No work is required at the time of land division.

CONCLUSIONS

The provincial policies are intended to be regarded in their entirety. Some policies are to be considered based upon their relevance to a specific project.

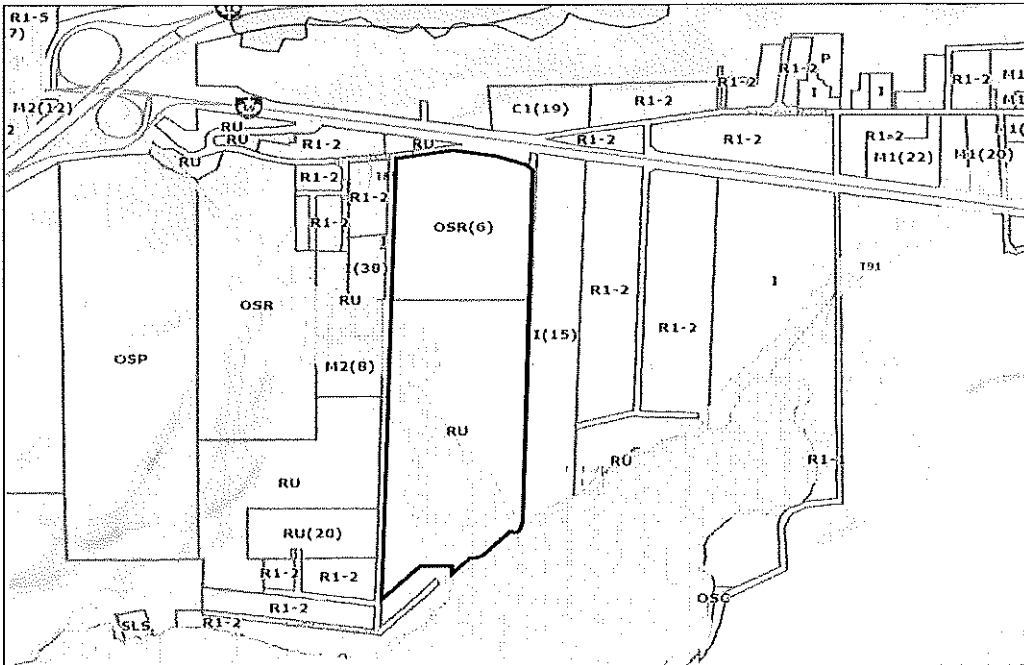
In the case of the subject lands, one can conclude that the proposal for new lots along CKSO and Goodview Roads.

- Represent efficient use of the lands;
- Are compatible with adjoining lands;
- Will be positive contributions to the housing supply;
- Have a positive impact on the local economy;
- Respond to a specific need in the community;
- Will have no adverse impacts on the natural environment;
- Will be able to be considered natural rounding out and infilling.

The proposed development is consistent with the provincial policy statements. A site-specific official plan amendment for a Rural Exception will not conflict with the general policy intent for Rural lands in this area.

ZONING BY-LAW NO 2010-1002

The subject lands are zoned in the Rural (RU) and the Open Space – Recreation (OSR (6)) Zone.



The permitted uses in the OSR (6) Zone permits camping and recreation – type uses. The (6) suffix would seem to prohibit commercial uses?

The Rural (RU) Zone appears to allow a simple detached dwelling. Although the lands are split-zoned, very limited uses are permitted under this zoning.

Proposed Zoning

It is expected that the appropriate zoning for the lands would include Residential 1 (R1) along CKSO Road for the estate lots.



These zoning changes would permit the proposed uses and continue to protect the heritage features under the Rural (RU) Zone.

The new lots proposed to be created would have the following lot frontages and areas.
Residential (R1)

LOT	FRONTAGE (m)	AREA (ha)
1	50	0.33
2	36	0.22
3	36	0.22
4	40	0.24
5	40	0.24
6	40	0.24
7	40	0.24

These lots are to be zoned similar to adjacent lands.

SECTION 51 (24)

Under section 51(24) of the Planning Act, when dividing land, regard shall be had, among other matters, to the health, safety, convenience [] of the present and future inhabitants of the Municipality and to:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

2 The Minister, the council of a Municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(a) the protection of ecological systems, including natural areas, features and functions;

The wet areas of the property is remaining untouched.

(c) the conservation and management of natural resources and the mineral resource base;

The area of high water table is being preserved next to lake.

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Not applicable.

(e) the supply, efficient use and conservation of energy and water;

Not applicable.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

Project uses existing infrastructure.

(g) the minimization of waste;

(j) the adequate provision of a full range of housing, including affordable housing;

The lands are not likely to be affordable given the high cost of real estate and building. Experience has shown that added housing to the existing stock, will have a positive trickle down impact.

(l) the protection of the financial and economic well-being of the Province and its municipalities;

New business opportunities will benefit the community;

(p) the appropriate location of growth and development;

It is believed that this proposed lot creation project is appropriate;

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

There will be a slight bump up in the density of the neighbourhood which is believed to be a positive impact'

(r) is well designed;

b) whether the proposed subdivision is premature or in the public interest;

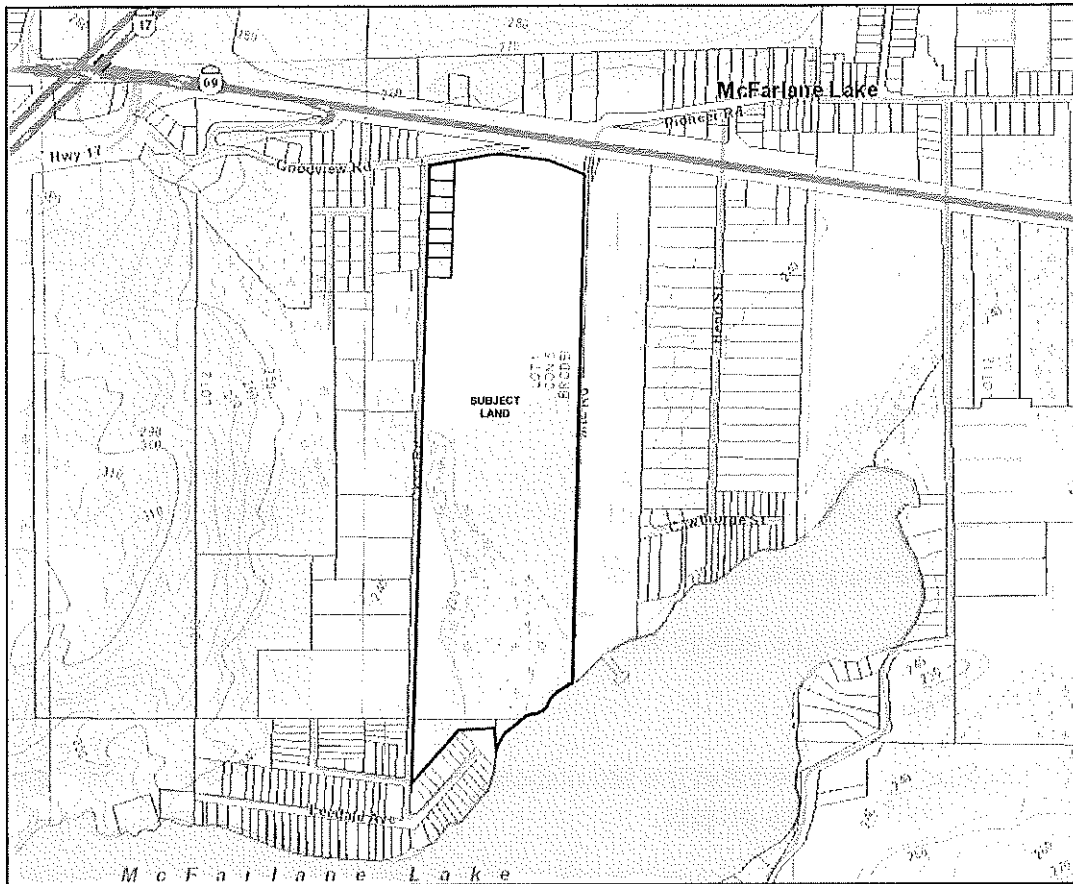
This criteria are intended to question the demand for the lot creation and whether there needs to be any extension to public services to accommodate the development.

It has been indicated that all of the lots, both residential and commercial are in high demand and have prospective purchasers.

No extensions to the services will be required to allow for the development.

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

As can be seen from the general pattern of development in this part of the city, the proposed lot configurations are in keeping with the adjoining lot patterns.



d) the suitability of the land for the purposes for which it is to be subdivided;

The portion of the land proposed to be developed is similar to adjacent lands with no constraints to development.

d.1) Affordable Housing

There is no specific affordable housing component in the project. However, once the dwellings are built, each unit will be eligible for two additional rental units the owners wish to exercise those rights. There are to be no appeals to such conversions.

e) Adequacy of Roadways

The project is adjacent to three municipally maintained roads. There are no issues with the adequacy of public highways.

f) Dimension and Shape of the Lots.

The lots have all been sized and configured to meet their intended need.

g) Restrictions

The lands are proposed to be rezoned to comply with their proposed uses. A rezoning application can be filed concurrently with the land division application.

h) Conservation of Natural Resources

There are no areas within the proposed lots that fall within the jurisdiction of the conservation authority.

i) Adequacy of Utilities and Municipal Services

There are services on the entire perimeter of the subject lands. There will not be any service extensions required to facilitate this project.

j) Adequacy of School

There are no school enrollment issues.

k) Parkland

It is presumed that the Municipality will apply its standard parkland policy respecting this project.

In general it is the opinion of the writer that the proposed consent(s) will have regard to the criteria set out in Section 51(24) of the Planning Act.

PRECONSULTATION SUMMARY

An original preconsultation with Sudbury planning staff took place on September 8, 2021.

The direction from the consultation session indicated that both an official plan and zoning By-Law amendment application would be required. The pre-consultation understanding was primarily directed at the absence of any support for an expanded settlement area boundary. This position was confirmed on May 17, 2023.

LAND USE COMPATIBILITY

There are no compatibility issues with the proposal and adjoining lands.

The proposal simply allows a similar type of residential uses on the adjacent lands.

There are no sensitive uses that will be impacted.

PUBLIC CONSULTATION

The OPA and zoning amendment will require the statutory public meeting under the Planning Act.

The agent and owners have already spoken to City Staff, councillors and planning committee members.

There is new legislation introduced (Bill 23) that is likely to remove third party appeals for some applications. Given this eventuality, there can be no “down side” to the residential consents.

SERVICING OPTIONS

There is City water available to the proposed lots.

The proponents will complete all of the necessary servicing assessments.

The policy for the City restricts the current level of services to those that exists. This is not proposed to change.

CONCEPT PLAN

The plan is for 7 new residential lots as illustrated in this report.

WATER SYSTEM CAPACITY

It is understood that City engineers will address the question of water capacity.

Because it was engineering people that required the over-sized watermain (8”) down CKSO Road, it would be expected that this pipe would service the lots on either side of the street.

Any water capacity issues for the general marginal nature of the development may be dealt with as part of site planning.

MINISTRY OF TRANSPORTATION (M.T.O)

The rezoning application will allow the M.T.O. to engage with any relevant future highway plans. These can often be difficult matters since M.T.O. seldom responds in a timely manner.

In todays difficult communication environment, the responsibility for these agency planning matters will rest with the agency.

MISCELLANEOUS ITEMS

- i. Drainage and lot grading issues can be dealt with during site plan approvals.
- ii. Any specialty design matters may be incorporated in to a consent agreement if required.
- iii. The project will not include any lands that are under the authority of the conservation authority.
- iv. Consultation with the fire department can determine any special measures or design criteria.

In general, one could conclude that the May 2023 meeting with staff revealed no challenging assessments for the proposed consent(s).

In the writers opinion, the proposed consent is reasonable, can easily be supported and represents good planning.

As discussed with staff, a site-specific official plan amendment for a Rural Exception is attached together with a zoning By-Law amendment for seven undersized rural lots.

Given, the background to this file, it is hoped that the subject applications may be considered complete.

A further technical assessment on engineering matters is to follow.

The M.T.O. will be contacted to confirm that it has no objection to the applications as presented. These applications will also require formal circulation to this agency.

Respectfully submitted,

A handwritten signature in black ink that reads "John Jackson". The signature is written in a cursive, flowing style.

John Jackson, M.C.I.P., R.P.P.
JJ;jc

Office Use Only 2024.01.01	
B 0084/2024	
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):	The Wicker Image Inc.(c/o Mario Simonato)	Email:	[REDACTED]
Mailing Address:	1341 Cawthorpe St.	Home Phone:	[REDACTED]
		Business Phone:	[REDACTED]
City:	Sudbury, ON.	Postal Code:	P3G 1C1
		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:	D.S. DORLAND LIMITED	Email:	[REDACTED]
Mailing Address:	298 Larch St.	Home Phone:	[REDACTED]
		Business Phone:	[REDACTED]
City:	Sudbury	Postal Code:	P3B 1M1
		Fax:	[REDACTED]

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. _____
 unknown

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

Roll #	Township Broder	Lot No. 1	Concession No. 5
PIN(s): 73478-1159 & 73478-0815		Parcel(s) 10720 SEC SES	
Subdivision Plan No.	Lot	R-Plan No.	Part(s)
Municipal Address or Street(s): # 3232 C.K.S.O. Rd. & 1271 Goodview 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.

PIN 73478-0815 is subject to easement LT159092 for sewers, drains & pipes

8) Date of acquisition of subject land. PIN 73478-1159 & PIN 73478-0815 = 2011/02/07

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). 751-6/23-21 & 701-6/23-03

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)? **PROPOSED PART 1, PLAN 53R-XXXXX**

Frontage 41.0	Depth 60.0	Area 2709 sq.m.
Existing Use vacant	Proposed Use single family dwelling	

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

Existing none	Proposed 1 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). consists of Part PIN 73478-1159 & all PIN 73478-0815

Frontage +/- 330m	Depth +/- 1368m	Area +/- 50.10 ha.
Existing Use driving range, mini-put and single family dwelling	Proposed Use unchanged	

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

Existing Single Family Dwelling & outbuildings and driving range & mini-put with out buildings	Proposed unchanged
--	--------------------

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

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

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

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

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

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

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

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

Rural (see Planning Justification Report prepared by John Jackson Planner Inc, dated June 1, 2023.

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

21) What is the number of dwelling units on the property? one single family dwelling (#3232 CKSO Rd)

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

If "yes", how many? _____

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

- Yes
- No

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

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

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, The Wicker Image Inc. (c/o Mario Simonato) (please print all names), the registered owner(s) of the property described as PIN 73478-1159 & PIN 73478-0815, being part of Lot 1, Concession 5, Township of Broder Municipal # 3232 C.K.S.O. Rd. & 1271 Goodview Rd in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

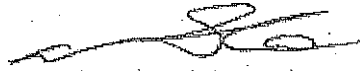
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

Appointment of Authorized Agent

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

Dated this 9th day of OCTOBER, 2024


(Witness)


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

Print Name: Mario Simonato
*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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


the registered owner(s) or authorized agent of the property described as PIN 73478-1159 & PIN 73478-0815

being part of Lot 1, Concession 5, Twp. of Broder, Mun.# 3232 C.K.S.O. Rd. & 1271 Goodview Rd

in the City of Greater Sudbury:

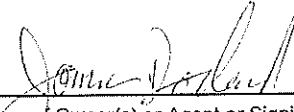
solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 11 day of October, 2024



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.



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

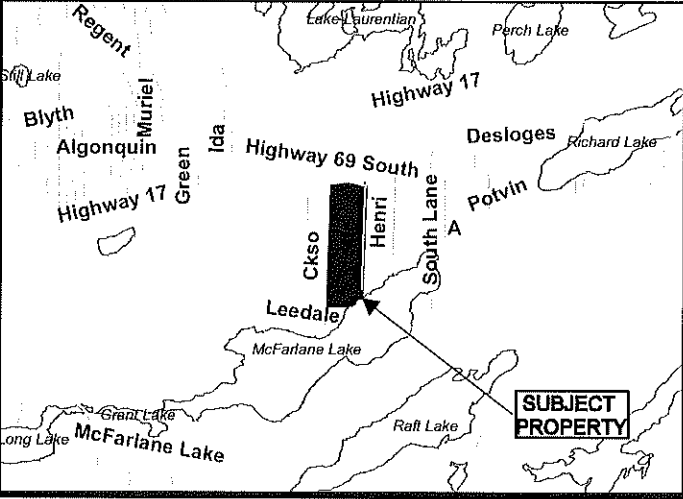
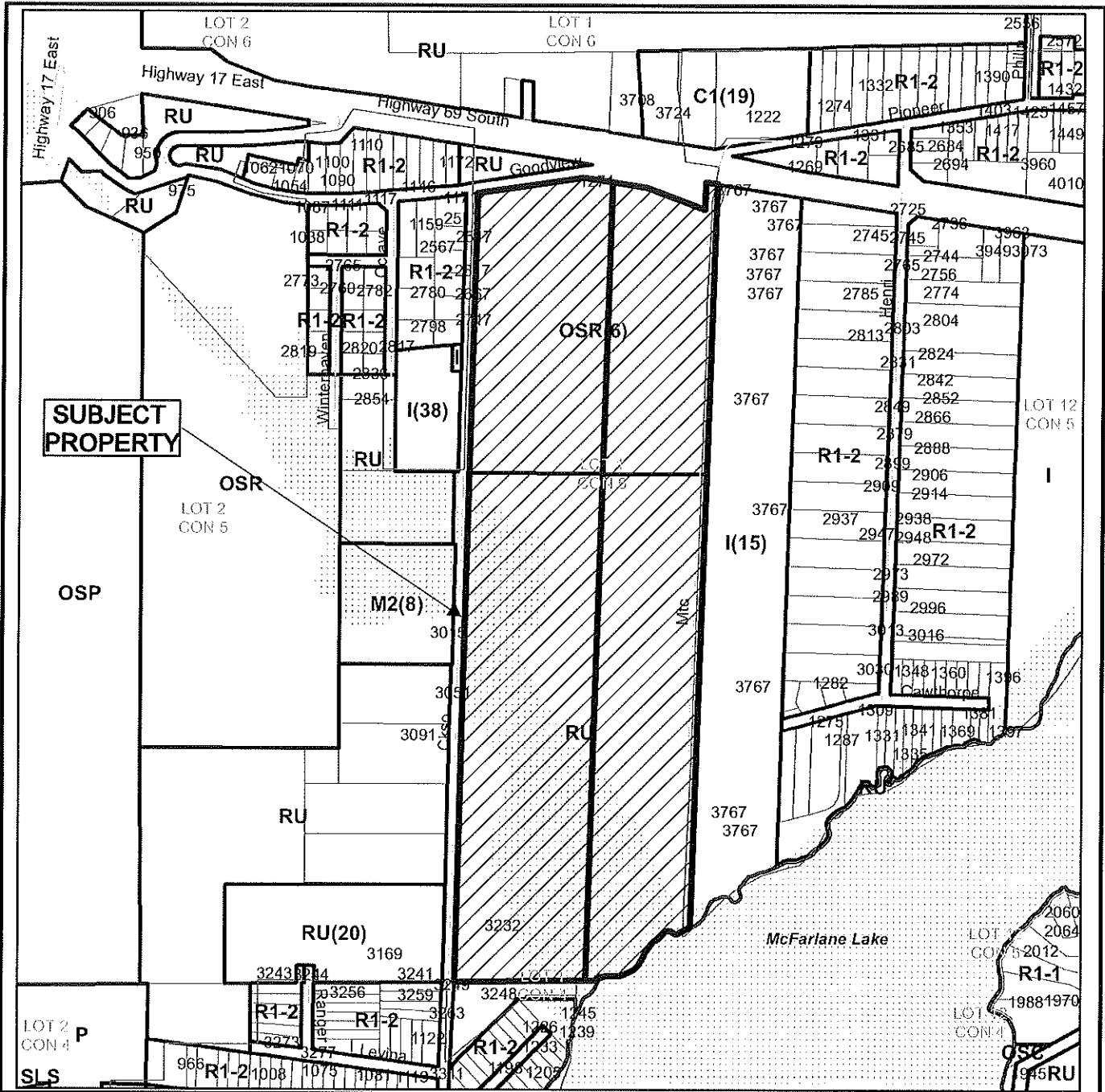
Print Name: JAMES DORLAND
*I have authority to bind the Corporation

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

FOR OFFICE USE
USE

Date of Receipt: <u>October 11, 2024</u>	Decision Date: <u>Nov 18/24</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>OSR(6) to R1-2</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>below</u>	Previous Decision Date: <u>See Below</u>	
Referred to Planning: <u>n/a</u>	Received Approval from Planning: <u>n/a</u>	
Acknowledgement of Risk received: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Notes: <u>OPA 701-6/23-08 and Rezoning 751-6/23-21</u>		

- B85/11 (Jul 28/11) -LC-lapsed
- B86/11 (Jul 28/11) -LA - Parts 10,11,16 & 17, Plan 53R-19839 to be consolidated with Parts 1 & 2, Plan 53R-19839
- B87/11 (Jul 28/11) -LA - Parts 3,4 & 5, Plan 53R-19839 to be consolidated with Parts 6,7,8,9,12,13,14,15, 18, 19, 20 & 21, Plan 53R-19839
- B88/11 (Jul 28/11) - LC - Lapsed
- B89/11 (Jul 28/11) - LC - Lapsed
- B174/13 (Feb 20/14) - LC - Parts 5, 7, 14 & 21, Plan 53R-20140
- B175/13 (Feb 20/14) - LC - Parts 3, 9, 16 & 19, Plan 53R-20140
- B82/14 (Aug 25/14) - LA - Part 6, 53R-20140 to be consolidated with PIN 73478 0643



Application for Consent N
↑
↓
S

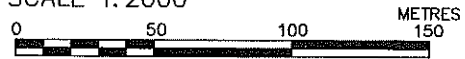
Subject Property being PINs 73478-1159 and 73478-0815, Parcel 10720 SEC SES, Unit 1 D-365 reserving a strip of land ten feet in perpendicular width along the shore of McFarlane Lake, Parts 3, 4, 5, 6, 7, 8 & 9, Plan 53R-19839; except Unit 2 D-365, Parts 16 & 17, Plan 53R-19839, Parts 3 to 9, 12 to 16 & 19 to 21, Plan 53R-20140, Part Lot 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury, City of Greater Sudbury

NTS B0084/2024, B0085/2024, B0086/2024, B0087/2024,
B0088/2024, B0089/2024 & B0090/2024

Sketch 1 Date: 2024 10 22

SKETCH FOR PLANNING ACT APPLICATIONS
**PART OF LOT 1
 CONCESSION 5**
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2000



TO BE RETAINED
 AREA = ±50.10 ha.

D.S.
DORLAND
 LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS
 298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

NOTE

THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO AN OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.

CAUTION:

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

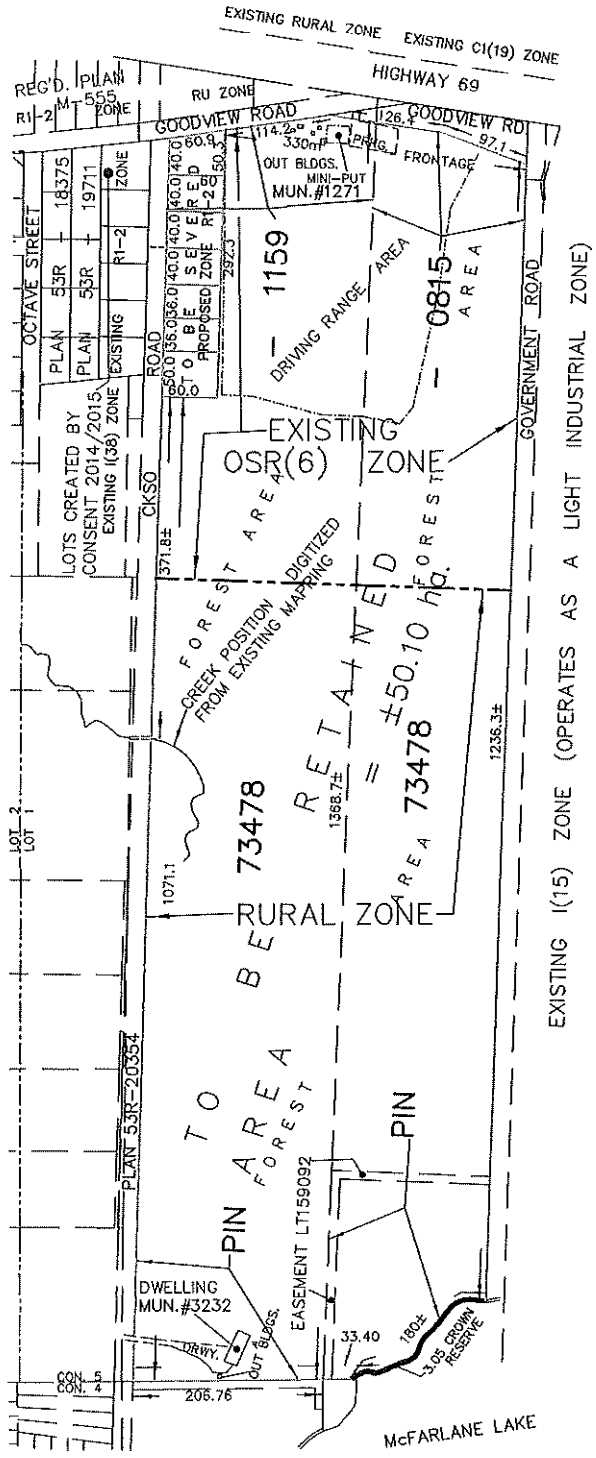
DATE OF GOOGLE EARTH IMAGERY IS APRIL 25, 2024.

PREPARED BY : AA
 FILE No. : 18141
 DATE : OCTOBER 9, 2024

SCALE : 1:2000 METRIC
 CAD FILE : 18141 SKETCH1.dwg
 TAB : SKETCH 2000 scale

B0084/2024
 sketch 2

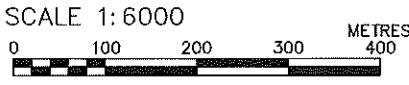
KEY PLAN SKETCH
PART OF LOT 1
CONCESSION 5
 GEOGRAPHIC TOWNSHIP
 OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



NOTE
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D.S.
DORLAND
 LIMITED
 298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS



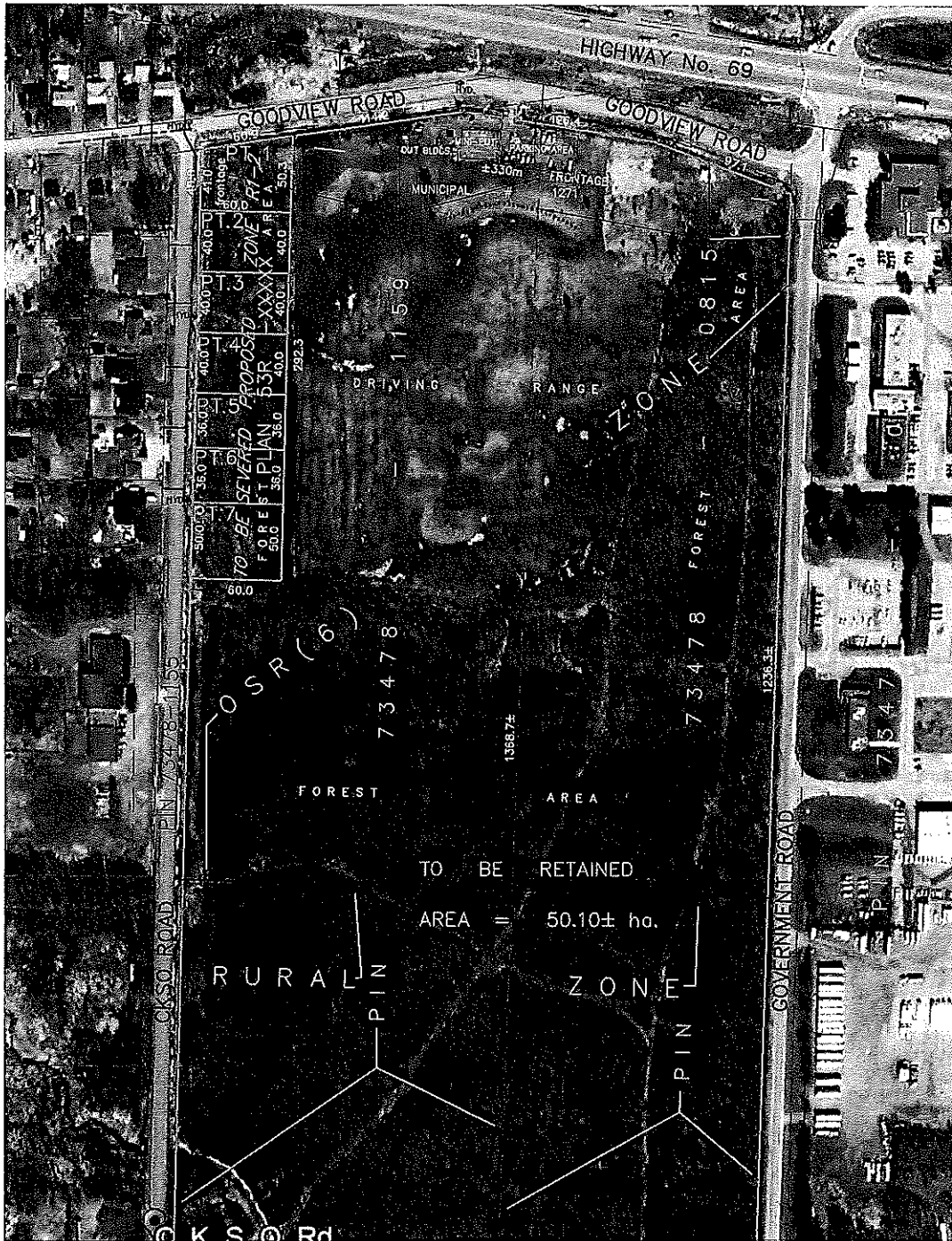
PREPARED BY : AA	SCALE : 1:6000 METRIC
FILE No. : 18141	CAD FILE : 18141 SKETCH.dwg
DATE : OCTOBER 9, 2024	TAB : KEYPLAN 6000 scale

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

B00841/2024
 sketch 3

SKETCH FOR PLANNING APPLICATION
PART OF LOT 1, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2500
 0 50 100 150 METRES



D.S.
DORLAND LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS
 298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2586 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

LEGEND

- ⊙ DENOTES FIRE HYDRANT
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- LT DENOTES LAND TITLES

NOTE

THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO AN OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.

DATE OF GOOGLE EARTH IMAGERY IS APRIL 25, 2024.

CAUTION:

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

PREPARED BY: AA	SCALE: 1:2500 METRIC
FILE: 18141	CAD FILE: 18141 SKETCH.dwg
DATE: OCT 9 2024	P.S. TAB: SKETCH 2500 Scale

8008412024
 sketch 4

7 of 7

Office Use Only 2024.01.01
<u>B0085/2024</u>
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.

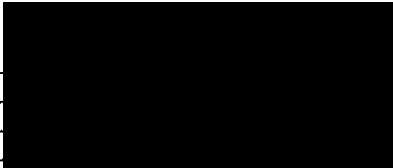
Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990, information and material 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): The Wicker Image Inc.(c/o Mario Simonato)
 Mailing Address: 1341 Cawthorpe St.

 City: Sudbury, ON. Postal Code: P3G 1C1



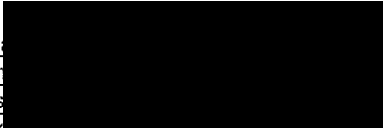
- 2) Name of Purchaser(s) or Chargee(s):

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

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

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

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



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

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

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

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

Roll # _____ Township Broder Lot No. 1 Concession No. 5
 PIN(s): 73478-1159 & 73478-0815 Parcel(s) 10720 SEC SES
 Subdivision Plan No. _____ Lot _____ R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): # 3232 C.K.S.O. Rd. & 1271 Goodview 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.

PIN 73478-0815 is subject to easement LT159092 for sewers, drains & pipes

8) Date of acquisition of subject land. PIN 73478-1159 & PIN 73478-0815 = 2011/02/07

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). 751-6/23-21 & 701-6/23-03

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)? **PROPOSED PART 2, PLAN 53R-XXXXX**

Frontage 40.0	Depth 60.0	Area 2400 sq.m.
Existing Use vacant	Proposed Use single family dwelling	

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

Existing none	Proposed 1 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). consists of Part PIN 73478-1159 & all PIN 73478-0815

Frontage +/- 330m	Depth +/- 1368m	Area +/- 50.10 ha.
Existing Use driving range, mini-put	Proposed Use unchanged	
and single family dwelling		

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

Existing Single Family Dwelling & outbuildings	Proposed unchanged
and driving range & mini-put with out buildings	

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

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

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

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

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

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

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

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

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

Rural (see Planning Justification Report prepared by John Jackson Planner Inc, dated June 1, 2023.

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

21) What is the number of dwelling units on the property? one single family dwelling (#3232 CKSO Rd)

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

If "yes", how many? _____

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

- Yes No

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

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

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, The Wicker Image Inc. (c/o Mario Simonato) (please print all names), the registered owner(s) of the property described as PIN 73478-1159 & PIN 73478-0815, being part of Lot 1, Concession 5, Township of Broder Municipal # 3232 C.K.S.O. Rd. & 1271 Goodview Rd in the City of Greater Sudbury;

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 9th day of OCTOBER, 2024

[Handwritten Signature]
(witness)

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

Print Name: Mario Simonato
I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

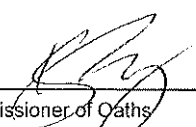
the registered owner(s) or authorized agent of the property described as PIN 73478-1159 & PIN 73478-0815

being part of Lot 1, Concession 5, Twp. of Broder, Mun.# 3232 C.K.S.O. Rd. & 1271 Goodview Rd

in the City of Greater Sudbury;

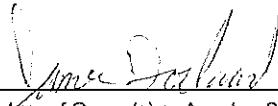
solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 11 day of October, 2024



Commissioner of Oaths

Karon Elizabeth Pfeiffer, 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.



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

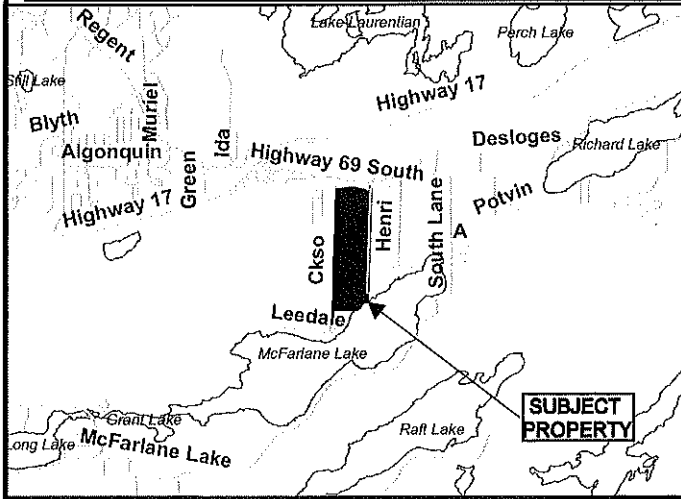
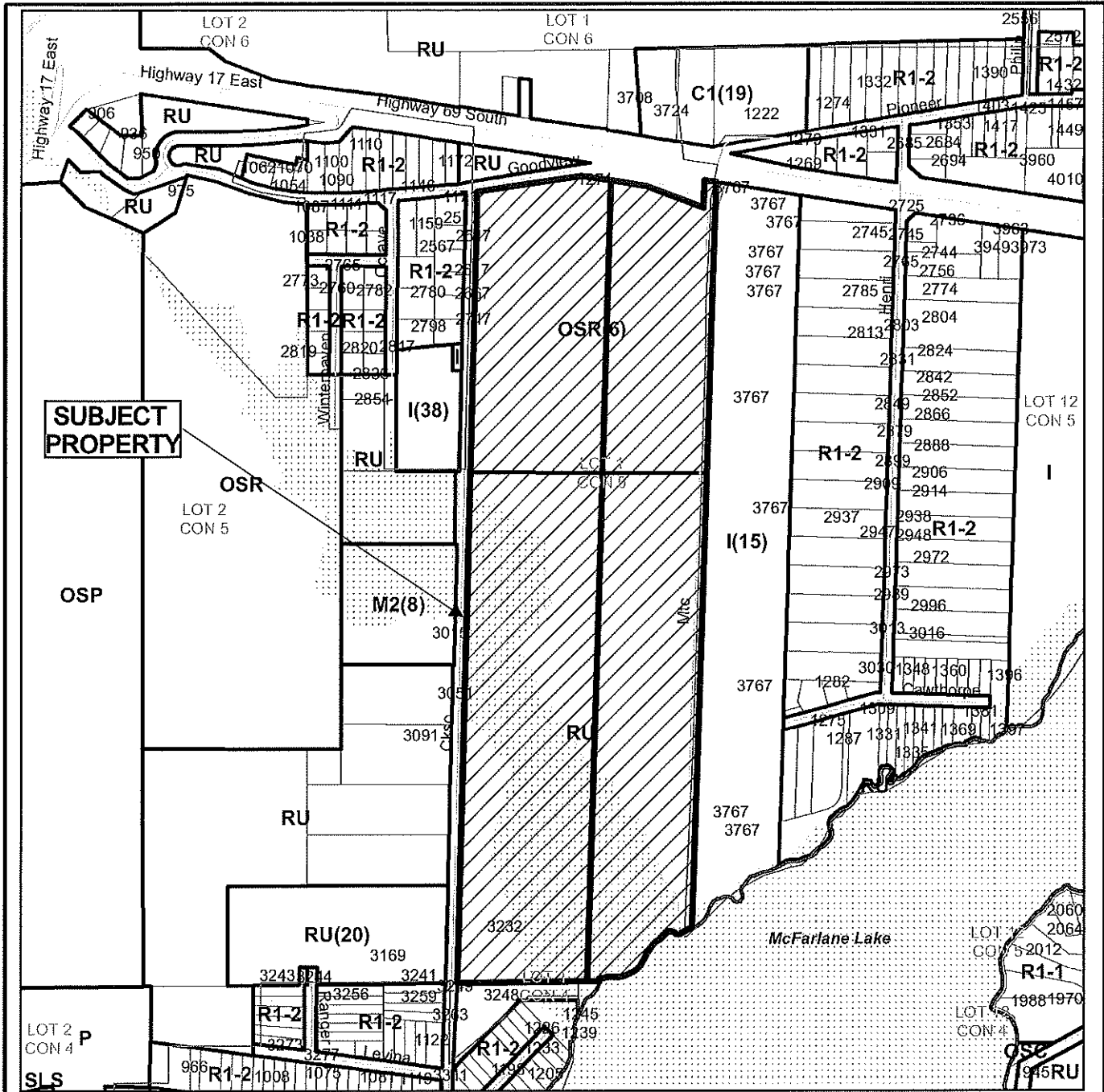
Print Name: JAMES DORLAND
*I have authority to bind the Corporation

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

FOR OFFICE USE
USE

Date of Receipt: <u>October 11, 2024</u>	Decision Date: <u>Nov. 18, 2024</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>RU/BSR(1) to R1-2</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date: <u>See below</u>	
Referred to Planning: <u>n/a</u>	Received Approval from Planning:	
Acknowledgement of Risk received: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Notes: <u>OPA 701-6/23-008 and Rezoning 701-6/23-021</u>		

- B85/11 (Jul 28/11) -LC-lapsed
- B86/11 (Jul 28/11) -LA - Parts 10,11,16 & 17, Plan 53R-19839 to be consolidated with Parts 1 & 2, Plan 53R-19839
- B87/11 (Jul 28/11) -LA - Parts 3,4 & 5, Plan 53R-19839 to be consolidated with Parts 6,7,8,9,12,13,14,15, 18, 19, 20 & 21, Plan 53R-19839
- B88/11 (Jul 28/11) - LC - Lapsed
- B89/11 (Jul 28/11) - LC - Lapsed
- B174/13 (Feb 20/14) - LC - Parts 5, 7, 14 & 21, Plan 53R-20140
- B175/13 (Feb 20/14) - LC - Parts 3, 9, 16 & 19, Plan 53R-20140
- B82/14 (Aug 25/14) - LA - Part 6, 53R-20140 to be consolidated with PIN 73478 0643



Application for Consent



Subject Property being PINs 73478-1159 and 73478-0815, Parcel 10720 SEC SES, Unit 1 D-365 reserving a strip of land ten feet in perpendicular width along the shore of McFarlane Lake, Parts 3, 4, 5, 6, 7, 8 & 9, Plan 53R-19839; except Unit 2 D-365, Parts 16 & 17, Plan 53R-19839, Parts 3 to 9, 12 to 16 & 19 to 21, Plan 53R-20140, Part Lot 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury, City of Greater Sudbury

NTS
Sketch 1

B0084/2024, B0085/2024, B0086/2024, B0087/2024,
B0088/2024, B0089/2024 & B0090/2024
Date: 2024 10 22

SKETCH FOR PLANNING ACT APPLICATIONS
PART OF LOT 1
CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2000



CKSO
 TO
 AREA =
 BE
 RETAINED
 ±50.10 ha.

D.S.
DORLAND
 LIMITED

ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

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

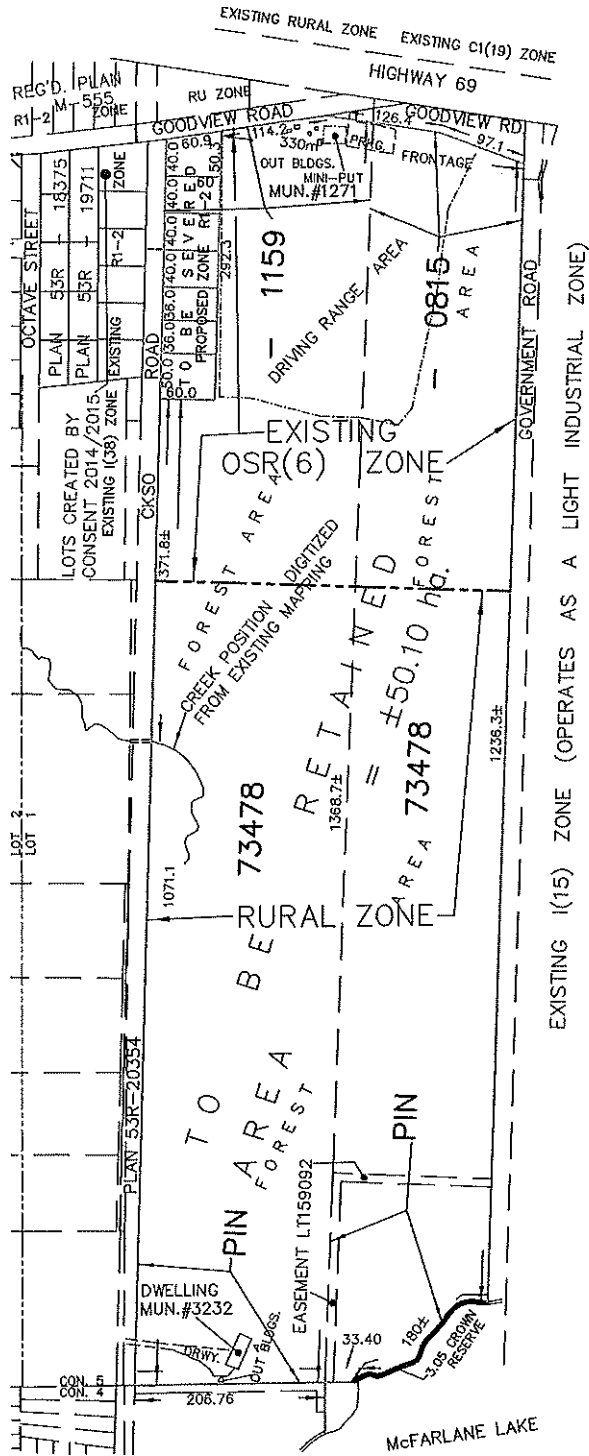
PREPARED BY : AA	SCALE : 1:2000 METRIC
FILE No. : 18141	CAD FILE : 18141 SKETCH.dwg
DATE : OCTOBER 9, 2024	TAB : SKETCH 2000 scale

NOTE
 THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO AN OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.

CAUTION:
 THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES NOTED IN THE TITLE BLOCK.
 DATE OF GOOGLE EARTH IMAGERY IS APRIL 25, 2024.

3088512024
 sketch 2

KEY PLAN SKETCH
PART OF LOT 1
CONCESSION 5
 GEOGRAPHIC TOWNSHIP
 OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

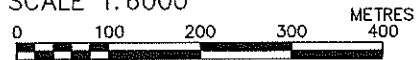


NOTE

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D.S. DORLAND LIMITED		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA			
PREPARED BY : AA	SCALE : 1:6000 METRIC		
FILE No. : 18141	CAD FILE : 18141 SKETCH.dwg		
DATE : OCTOBER 9, 2024	TAB : KEYPLAN 6000 scale		

SCALE 1:6000



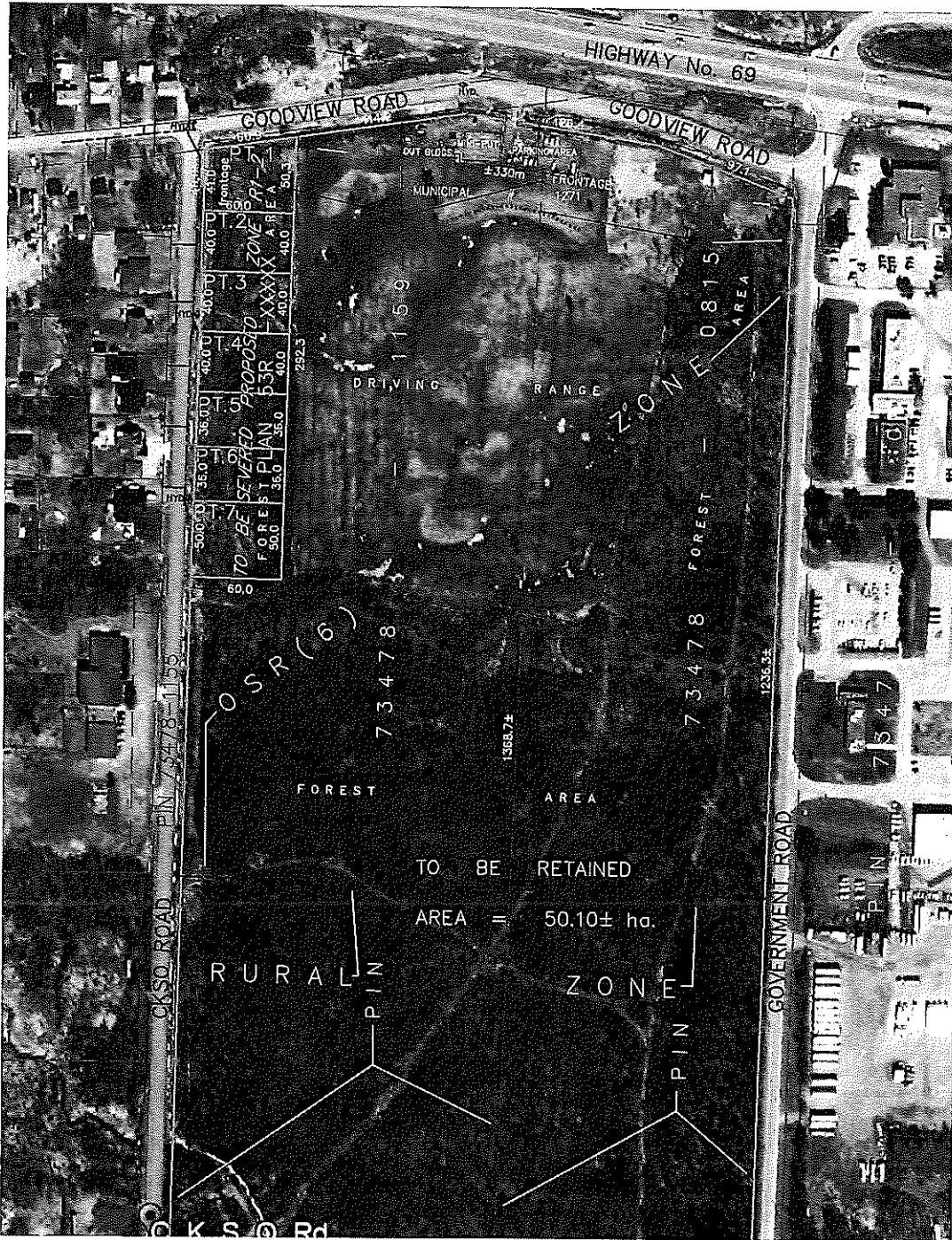
CAUTION:

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

2008512024
Sketch 3

SKETCH FOR PLANNING APPLICATION
PART OF LOT 1, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2500
 0 50 100 150 METRES



D.S.
DORLAND
 LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS
 298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 873-2550 FAX (705) 873-1051
 WWW.DSDORLANDLIMITED.CA

PREPARED BY : AA	SCALE : 1:2500 METRIC
FILE : 18141	CAD FILE : 18141 SKETCH.dwg
DATE : OCT 9 2024	P.S. TAB : SKETCH 2500 Scale

LEGEND

- DENOTES FIRE HYDRANT
- DENOTES PROPERTY IDENTIFICATION NUMBER
- DENOTES LAND TITLES

NOTE

THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO AN OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.

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B0085/2024
 sketch 4

307

Greater Grand Sudbury
 www.greatersudbury.ca
 Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 673-2200

Office Use Only 2024.01.01
B0086/2024
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): The Wicker Image Inc.(c/o Mario Simonato) Email: [REDACTED]
 Mailing Address: 1341 Cawthorpe St. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury, ON. Postal Code: P3G 1C1 Fax Phone: [REDACTED]

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

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

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

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

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

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

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

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

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

Roll # _____ Township Broder _____ Lot No. 1 _____ Concession No. 5 _____
 PIN(s): 73478-1159 & 73478-0815 Parcel(s) 10720 SEC SES _____
 Subdivision Plan No. _____ Lot _____ R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): # 3232 C.K.S.O. Rd. & 1271 Goodview 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.

PIN 73478-0815 is subject to easement LT159092 for sewers, drains & pipes

8) Date of acquisition of subject land. PIN 73478-1159 & PIN 73478-0815 = 2011/02/07

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). 751-6/23-21 & 701-6/23-03

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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)? **PROPOSED PART 3, PLAN 53R-XXXXX**

Frontage 40.0	Depth 60.0	Area 2400 sq.m.
Existing Use vacant	Proposed Use single family dwelling	

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

Existing none Proposed 1 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.

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Frontage +/- 330m	Depth +/- 1368m	Area +/- 50.10 ha.
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Number and use of existing buildings and structures on the land to be retained?

Existing Single Family Dwelling & outbuildings Proposed unchanged

and driving range & mini-put with out buildings

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

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

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

Rural. (see Planning Justification Report prepared by John Jackson Planner Inc, dated June 1, 2023.

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

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I/We, The Wicker Image Inc. (c/o Mario Simonato) (please print all names), the registered owner(s) of the property described as PIN 73478-1159 & PIN 73478-0815, being part of Lot 1, Concession 5, Township of Broder Municipal # 3232 C.K.S.O. Rd. & 1271 Goodview Rd in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 9th day of OCTOBER, 2024

[Signature]
(witness)

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

Print Name: Mario Simonato
*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

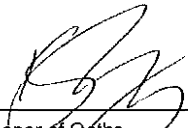
the registered owner(s) or authorized agent of the property described as PIN 73478-1159 & PIN 73478-0815

being part of Lot 1, Concession 5, Twp. of Broder, Mun.# 3232 C.K.S.O. Rd. & 1271 Goodview Rd

in the City of Greater Sudbury:

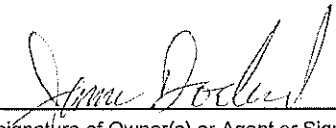
solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 11 day of October, 2024



Commissioner of Oaths

Karen Elizabeth Pigeau, a Commissioner for taking Affidavits is 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.



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

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

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

FOR OFFICE USE
USE

Date of Receipt: <u>Oct. 11, 2024</u>	Decision Date: <u>Nov. 18/24</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>RU/OSR(6) to R1-2</u>	Resubmission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date: <u>See below</u>	
Referred to Planning: <u>n/a</u>	Received Approval from Planning: <u>n/a</u>	
Acknowledgement of Risk received: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Notes: <u>OPA 701-6/23-003 and Rezoning 751-6/23-021</u>		

- B85/11 (Jul 28/11) -LC-lapsed
- B86/11 (Jul 28/11) -LA - Parts 10,11,16 & 17, Plan 53R-19839 to be consolidated with Parts 1 & 2, Plan 53R-19839
- B87/11 (Jul 28/11) -LA - Parts 3,4 & 5, Plan 53R-19839 to be consolidated with Parts 6,7,8,9,12,13,14,15, 18, 19, 20 & 21, Plan 53R-19839
- B88/11 (Jul 28/11) - LC - Lapsed
- B89/11 (Jul 28/11) - LC - Lapsed
- B174/13 (Feb 20/14) - LC - Parts 5, 7, 14 & 21, Plan 53R-20140
- B175/13 (Feb 20/14) - LC - Parts 3, 9, 16 & 19, Plan 53R-20140
- B82/14 (Aug 25/14) - LA - Part 6, 53R-20140 to be consolidated with PIN 73478 0643

SKETCH FOR PLANNING ACT APPLICATIONS
PART OF LOT 1
CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2000



D.S.
DORLAND LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

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

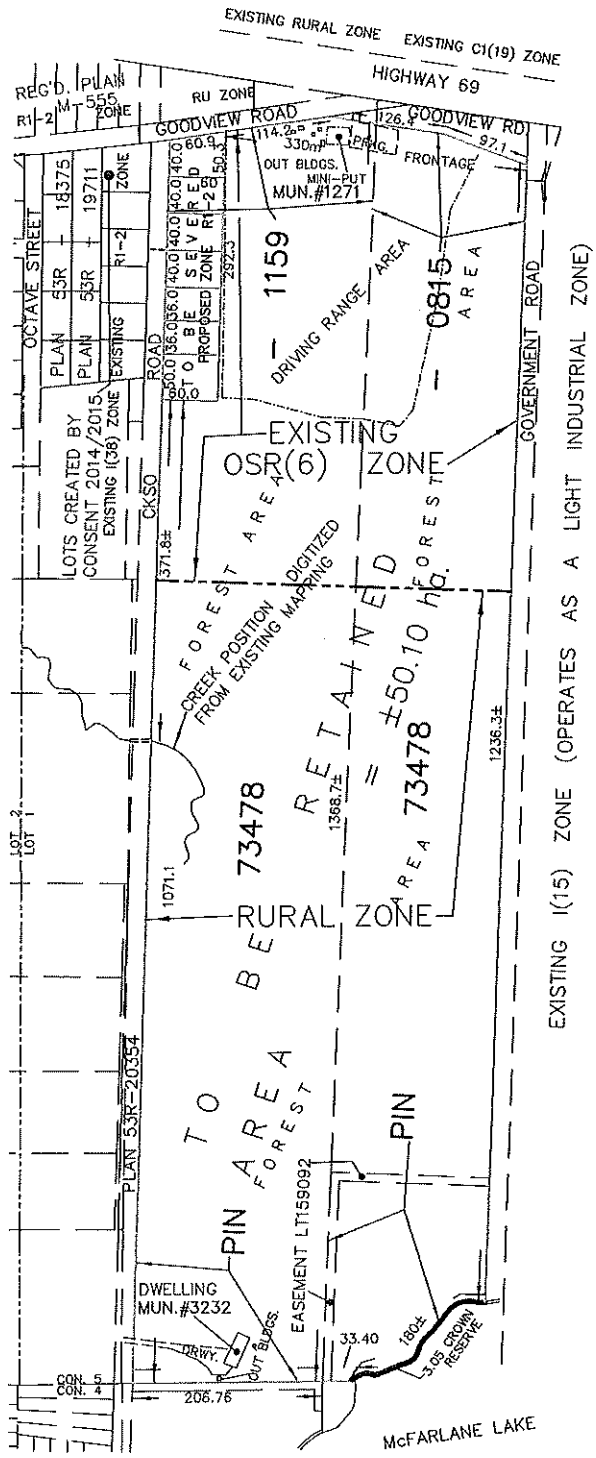
PREPARED BY : AA	SCALE : 1:2000 METRIC
FILE No. : 18141	CAD FILE : 18141 SKETCH.dwg
DATE : OCTOBER 9, 2024	TAB : SKETCH 2000 scale

NOTE
 THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO AN OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.

CAUTION:
 THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES NOTED IN THE TITLE BLOCK.
 DATE OF GOOGLE EARTH IMAGERY IS APRIL 25, 2024.

Boosler 2024 sketch

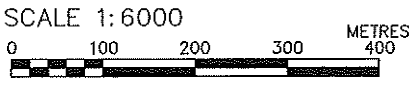
KEY PLAN SKETCH
PART OF LOT 1
CONCESSION 5
 GEOGRAPHIC TOWNSHIP
 OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



NOTE
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 R1-2 (TO BE SEVERED AREAS) ARE
 SUBJECT TO OFFICIAL PLAN AMENDMENT
 (701-6/23-03) & REZONING
 (751-6/23-21) APPLICATIONS.

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ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

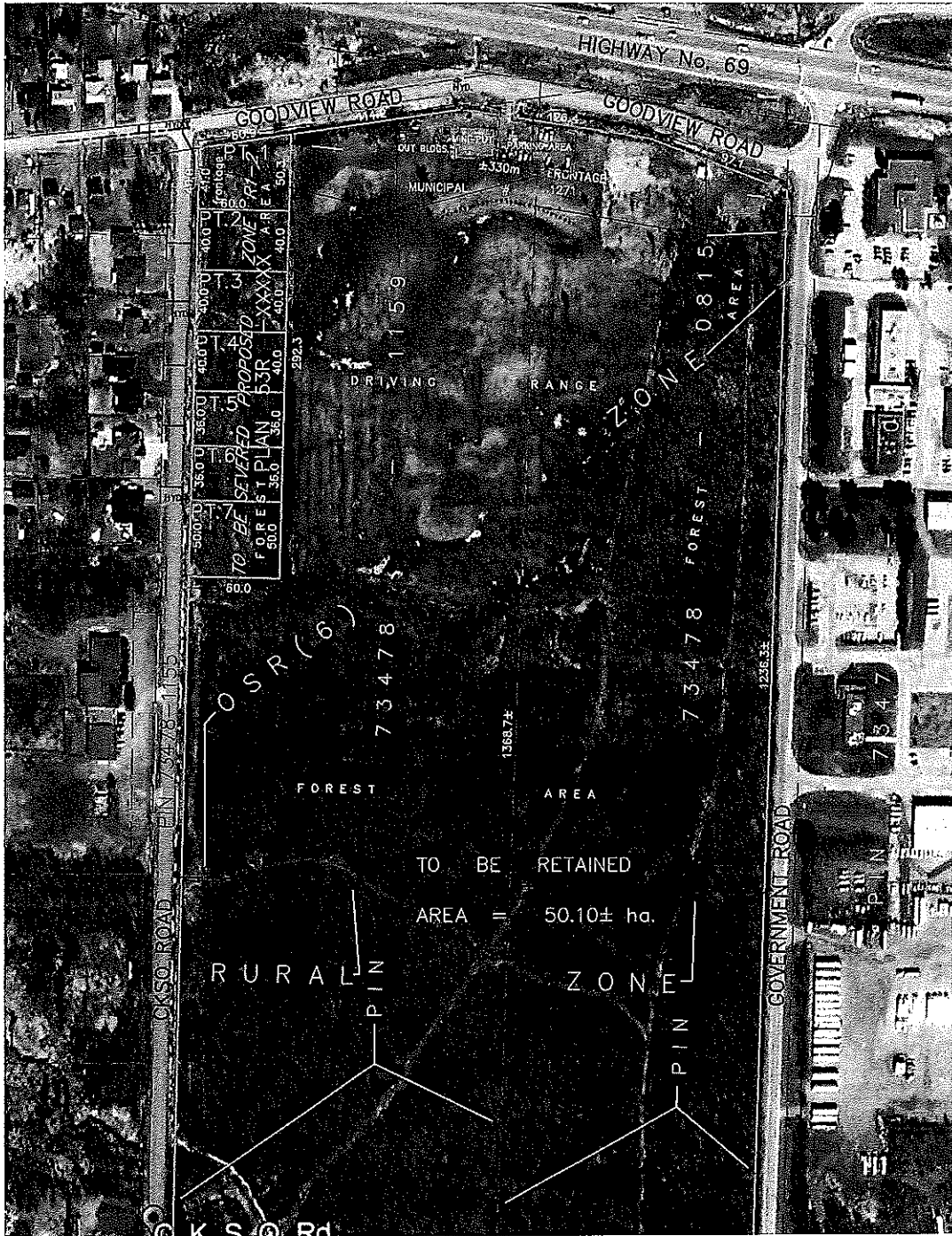
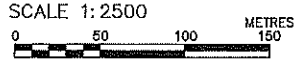


PREPARED BY : AA	SCALE : 1:6000 METRIC
FILE No. : 18141	CAD FILE : 18141 SKETCH.dwg
DATE : OCTOBER 9, 2024	TAB : KEYPLAN 6000 scale

CAUTION:
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 USED FOR THE PURPOSES NOTED IN THE TITLE BLOCK

B0086/2024
 sketch 3

SKETCH FOR PLANNING APPLICATION
PART OF LOT 1, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



D.S.
DORLAND
 LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS
 298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

PREPARED BY: AA	SCALE: 1:2500 METRIC
FILE: 18141	CAD FILE: 18141 SKETCH.dwg
DATE: OCT 9 2024	P.S. TAB: SKETCH 2500 Scale

LEGEND
 (Symbol) DENOTES FIRE HYDRANT
 PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 LT DENOTES LAND TITLES

NOTE
 THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO AN OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.
 DATE OF GOOGLE EARTH IMAGERY IS APRIL 25, 2024.

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

80086/2024
 sketch 4

Office Use Only 2024.01.01
B 0087/2024
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): The Wicker Image Inc.(c/o Mario Simonato) Email: [REDACTED]
 Mailing Address: 1341 Cawthorpe St. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury, ON. Postal Code: P3G 1C1 Fax Phone: [REDACTED]

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

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

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

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

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

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

- 4) Purpose of Transaction
 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. _____
 unknown

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

Roll # _____ Township Broder _____ Lot No. 1 _____ Concession No. 5 _____
 PIN(s): 73478-1159 & 73478-0815 Parcel(s) 10720 SEC SES _____
 Subdivision Plan No. _____ Lot _____ R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): # 3232 C.K.S.O. Rd. & 1271 Goodview 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.

PIN 73478-0815 is subject to easement LT159092 for sewers, drains & pipes

8) Date of acquisition of subject land. PIN 73478-1159 & PIN 73478-0815 = 2011/02/07

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). 751-6/23-21 & 701-6/23-03

Note: If the Consent application is requested to proceed prior to securing necessary minor variance or rezoning approvals, please complete the Acknowledgement of Risks 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)? PROPOSED PART 4, PLAN 53R-XXXXX

Frontage 40.0	Depth 60.0	Area 2400 sq.m.
Existing Use vacant	Proposed Use single family dwelling	

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

Existing none	Proposed 1 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). consists of Part PIN 73478-1159 & all PIN 73478-0815

Frontage +/- 330m	Depth +/- 1368m	Area +/- 50.10 ha.
Existing Use driving range, mini-put	Proposed Use unchanged	
and single family dwelling		

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

Existing Single Family Dwelling & outbuildings	Proposed unchanged
and driving range & mini-put with out buildings	

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

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

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

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

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

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

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

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

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

Rural. (see Planning Justification Report prepared by John Jackson Planner Inc, dated June 1, 2023.

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

21) What is the number of dwelling units on the property? one single family dwelling (#3232 CKSO Rd)

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, The Wicker Image Inc. (c/o Mario Simonato) (please print all names), the registered owner(s) of the property described as PIN 73478-1159 & PIN 73478-0815, being part of Lot 1, Concession 5, Township of Broder Municipal # 3232 C.K.S.O. Rd. & 1271 Goodview Rd in the City of Greater Sudbury;

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 9th day of OCTOBER, 2024

[Signature]
(witness)

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

Print Name: Mario Simonato
*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

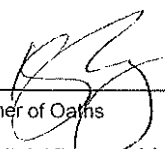
I/We, D. S. DORLAND LIMITED (please print all names),

the registered owner(s) or authorized agent of the property described as PIN 73478-1159 & PIN 73478-0815
being part of Lot 1, Concession 5, Twp. of Broder, Mun.# 3232 C.K.S.O. Rd. & 1271 Goodview Rd

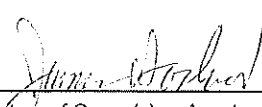
in the City of Greater Sudbury:

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

Dated this 11 day of October, 2024



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.



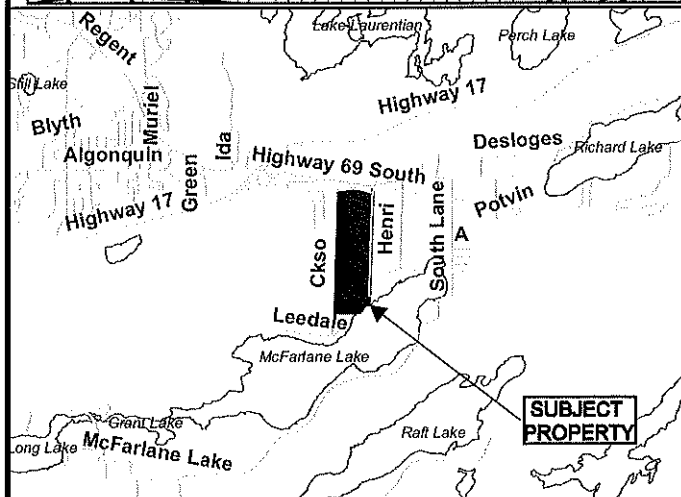
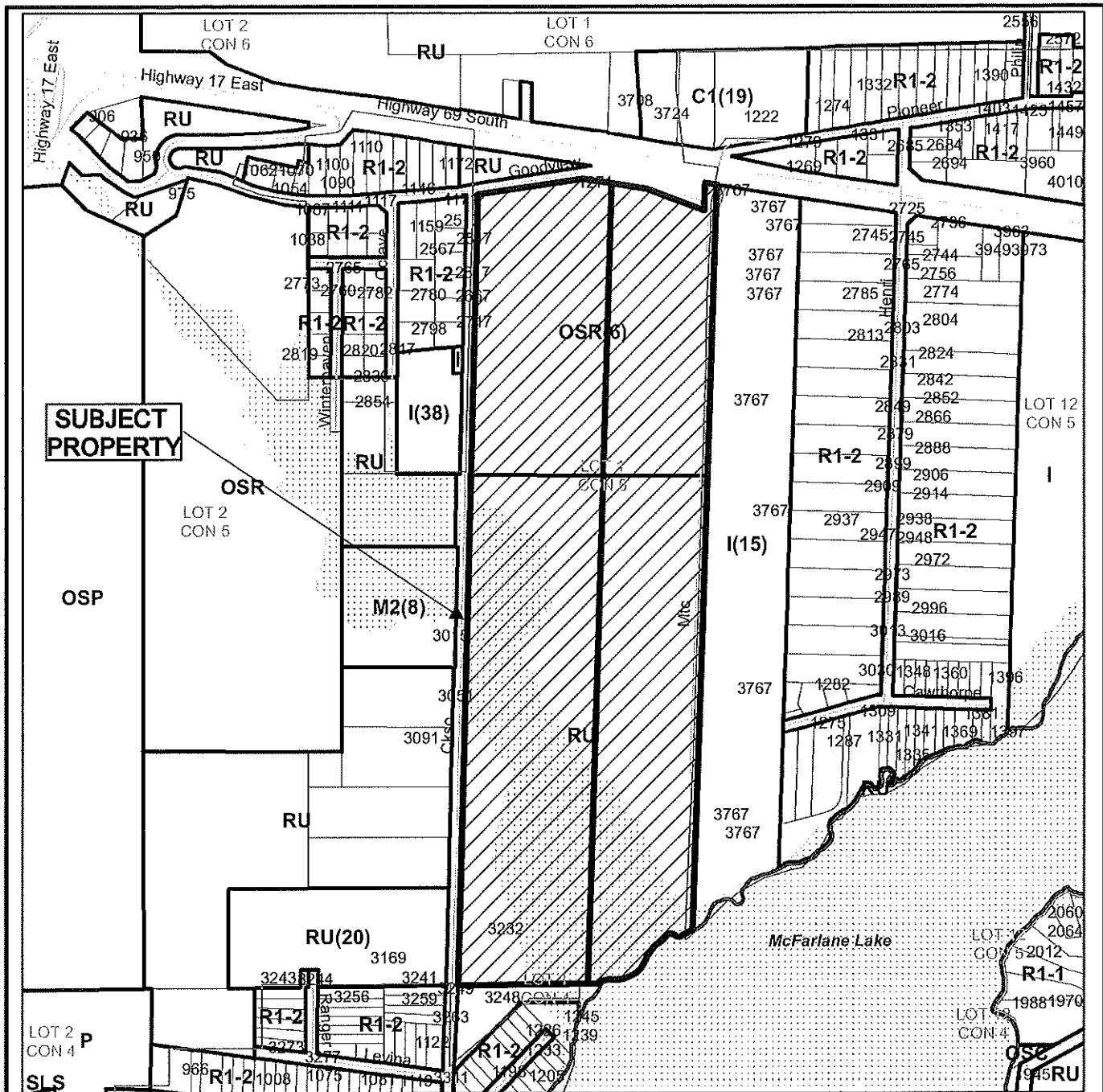
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Print Name: JAMES DORLAND
*I have authority to bind the Corporation

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

FOR OFFICE USE

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Acknowledgement of Risk received: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Notes: <u>OPA 701-6/23-003 and Rezoning 751-6/23-021</u>		

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- B89/11 (Jul 28/11) – LC - Lapsed
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- B175/13 (Feb 20/14) – LC - Parts 3, 9, 16 & 19, Plan 53R-20140
- B82/14 (Aug 25/14) – LA - Part 6, 53R-20140 to be consolidated with PIN 73478 0643



Application for Consent



Subject Property being PINs 73478-1159 and 73478-0815, Parcel 10720 SEC SES, Unit 1 D-365 reserving a strip of land ten feet in perpendicular width along the shore of McFarlane Lake, Parts 3, 4, 5, 6, 7, 8 & 9, Plan 53R-19839; except Unit 2 D-365, Parts 16 & 17, Plan 53R-19839, Parts 3 to 9, 12 to 16 & 19 to 21, Plan 53R-20140, Part Lot 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury, City of Greater Sudbury

NTS
Sketch 1

B0084/2024, B0085/2024, B0086/2024, B0087/2024,
B0088/2024, B0089/2024 & B0090/2024
Date: 2024 10 22

SKETCH FOR PLANNING ACT APPLICATIONS
**PART OF LOT 1
 CONCESSION 5**
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2000



TO BE RETAINED
 AREA = ±50.10 ha.

D.S.
DORLAND
 LIMITED
 298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

NOTE

THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO AN OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.

CAUTION:

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 DATE OF GOOGLE EARTH IMAGERY IS APRIL 25, 2024.

PREPARED BY : AA	SCALE : 1:2000 METRIC
FILE No. : 18141	CAD FILE : 18141 SKETCH.dwg
DATE : OCTOBER 9, 2024	TAB : SKETCH 2000 scale

8008712024
 sketch 2

Office Use Only 2024.01.01
B0088/2024
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
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- 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): The Wicker Image Inc.(c/o Mario Simonato) Email: [REDACTED]
 Mailing Address: 1341 Cawthorpe St. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury, ON. Postal Code: P3G 1C1 Fax Phone: [REDACTED]

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

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

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

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

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

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

- 4) Purpose of Transaction
 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. _____
 unknown

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

Roll # _____ Township Broder _____ Lot No. 1 _____ Concession No. 5 _____
 PIN(s): 73478-1159 & 73478-0815 Parcel(s) 10720 SEC SES _____
 Subdivision Plan No. _____ Lot _____ R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): # 3232 C.K.S.O. Rd. & 1271 Goodview 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.

PIN 73478-0815 is subject to easement LT159092 for sewers, drains & pipes

8) Date of acquisition of subject land. PIN 73478-1159 & PIN 73478-0815 = 2011/02/07

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). 751-6/23-21 & 701-6/23-03

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)? **PROPOSED PART 5, PLAN 53R-XXXXX**

Frontage 36.0	Depth 60.0	Area 2160 sq.m.
Existing Use vacant	Proposed Use single family dwelling	

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

Existing none	Proposed 1 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). consists of Part PIN 73478-1159 & all PIN 73478-0815

Frontage +/- 330m	Depth +/- 1368m	Area +/- 50.10 ha.
Existing Use driving range, mini-put and single family dwelling	Proposed Use unchanged	

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

Existing Single Family Dwelling & outbuildings and driving range & mini-put with out buildings	Proposed unchanged
--	--------------------

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

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

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

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

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

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

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

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

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

Rural. (see Planning Justification Report prepared by John Jackson Planner Inc, dated June 1, 2023.

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

21) What is the number of dwelling units on the property? one single family dwelling (#3232 CKSO Rd)

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, The Wicker Image Inc. (c/o Mario Simonato) (please print all names), the registered owner(s) of the property described as PIN 73478-1159 & PIN 73478-0815, being part of Lot 1, Concession 5, Township of Broder Municipal # 3232 C.K.S.O. Rd. & 1271 Goodview Rd in the City of Greater Sudbury;

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 9TH day of OCTOBER, 2024

[Handwritten Signature]
(Witness)

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

Print Name: Mario Simonato
*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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


the registered owner(s) or authorized agent of the property described as PIN 73478-1159 & PIN 73478-0815

being part of Lot 1, Concession 5, Twp. of Broder, Mun.# 3232 C.K.S.O. Rd. & 1271 Goodview Rd


in the City of Greater Sudbury:

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

Dated this 11th day of October, 2024


 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.


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

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

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

FOR OFFICE USE
 USE

Date of Receipt: <u>Oct 11 2024</u>	Decision Date: <u>Nov 18 2024</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>RU/OSR(0) to R1-2</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date: <u>See below</u>	
Referred to Planning: <u>n/a</u>	Received Approval from Planning: <u>n/a</u>	
Acknowledgement of Risk received: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Notes: <u>OPR 701-6/23-003 and Rezoning 751-6/23-021</u>		

- B85/11 (Jul 28/11) -LC-lapsed
- B86/11 (Jul 28/11) -LA - Parts 10,11,16 & 17, Plan 53R-19839 to be consolidated with Parts 1 & 2, Plan 53R-19839
- B87/11 (Jul 28/11) -LA - Parts 3,4 & 5, Plan 53R-19839 to be consolidated with Parts 6,7,8,9,12,13,14,15, 18, 19, 20 & 21, Plan 53R-19839
- B88/11 (Jul 28/11) - LC - Lapsed
- B89/11 (Jul 28/11) - LC - Lapsed
- B174/13 (Feb 20/14) - LC - Parts 5, 7, 14 & 21, Plan 53R-20140
- B175/13 (Feb 20/14) - LC - Parts 3, 9, 16 & 19, Plan 53R-20140
- B82/14 (Aug 25/14) - LA - Part 6, 53R-20140 to be consolidated with PIN 73478 0643

SKETCH FOR PLANNING ACT APPLICATIONS
**PART OF LOT 1
 CONCESSION 5**
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2000



TO BE SEVERED
 AREA = ±50.10 ha.

D.S.
DORLAND LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

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

PREPARED BY : AA	SCALE : 1:2000 METRIC
FILE No. : 18141	CAD FILE : 18141 SKETCH.dwg
DATE : OCTOBER 9, 2024	TAB : SKETCH 2000 scale

NOTE

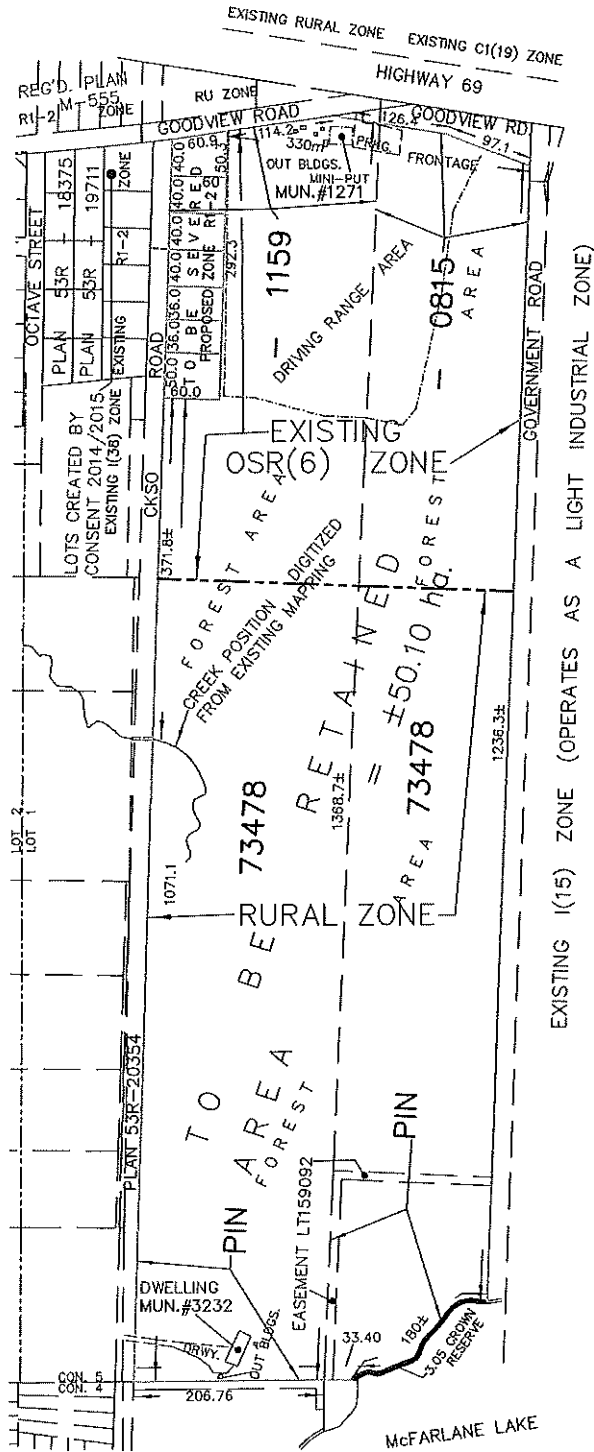
THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO AN OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES NOTED IN THE TITLE BLOCK.
 DATE OF GOOGLE EARTH IMAGERY IS APRIL 25, 2024.

80088/2024
 sketch2

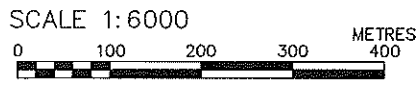
KEY PLAN SKETCH
PART OF LOT 1
CONCESSION 5
 GEOGRAPHIC TOWNSHIP
 OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



NOTE

THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.

D.S.		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
DORLAND			
LIMITED			
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA			
PREPARED BY : AA	SCALE : 1:6000 METRIC		
FILE No. : 18141	CAD FILE : 18141 SKETCH.dwg		
DATE : OCTOBER 9, 2024	TAB : KEYPLAN 6000 scale		

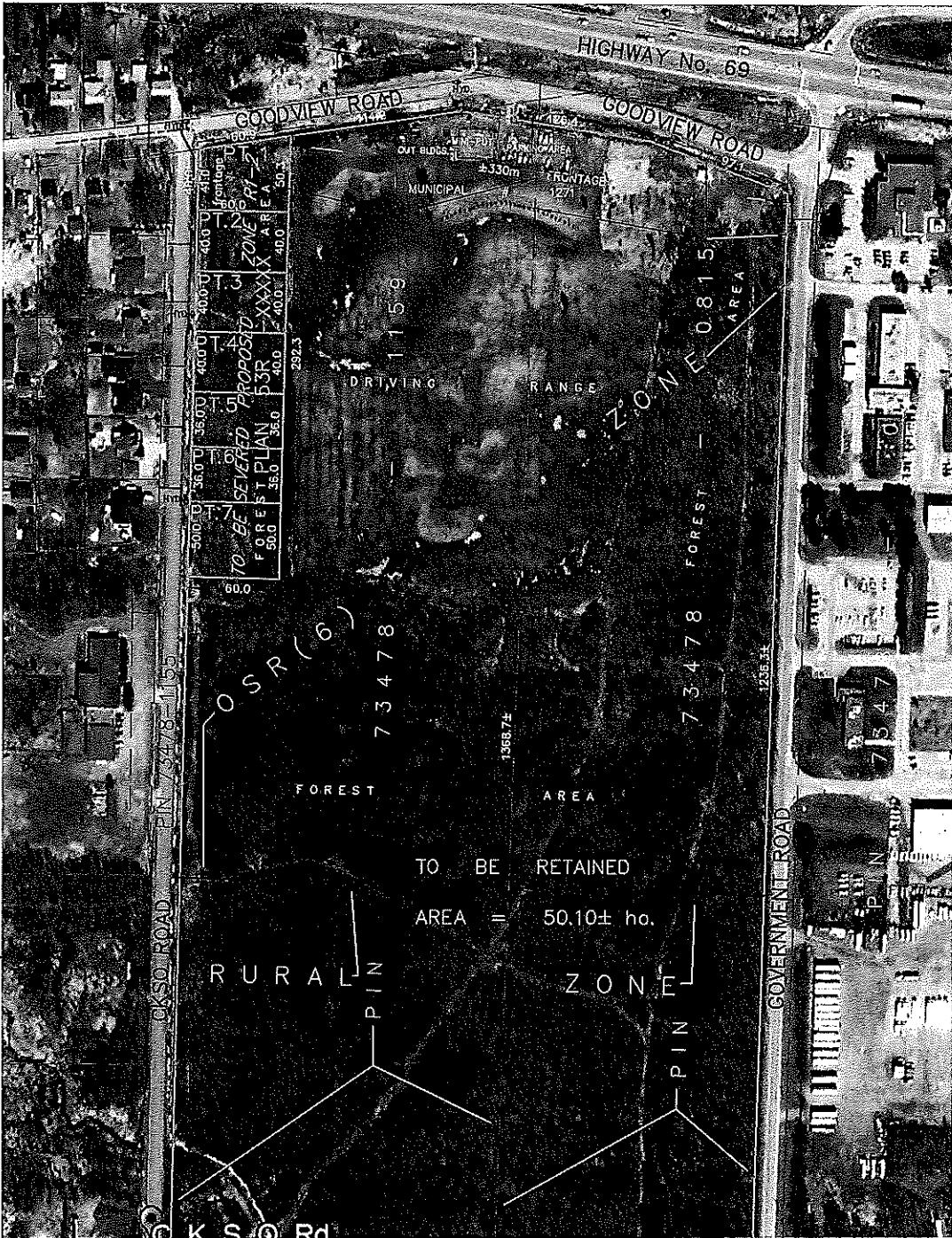


CAUTION:
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8008812034
 sketch.3

SKETCH FOR PLANNING APPLICATION
PART OF LOT 1, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2500
 0 50 100 150 METRES



D.S.
DORLAND
 LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS
 298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2555 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

PREPARED BY: AA	SCALE: 1:2500 METRIC
FILE: 18141	CAD FILE: 18141 SKETCH.dwg
DATE: OCT 9 2024	P.S. TAB: SKETCH 2500 Scale

LEGEND

- ⊙ DENOTES FIRE HYDRANT
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- LT DENOTES LAND TITLES

NOTE

THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO AN OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.

DATE OF GOOGLE EARTH IMAGERY IS APRIL 25, 2024.

CAUTION:

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

80088/2024
 Sketch 4

Office Use Only 2024.01.01
B 0089/2024
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): The Wicker Image Inc.(c/o Mario Simonato) Email: [REDACTED]
 Mailing Address: 1341 Cawthorpe St. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury, ON. Postal Code: P3G 1C1 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: D.S. DORLAND LIMITED Email: [REDACTED]
 Mailing Address: 298 Larch St. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3B 1M1 Fax: [REDACTED]

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. _____
 unknown _____

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

Roll # _____ Township Broder _____ Lot No. 1 _____ Concession No. 5 _____
 PIN(s): 73478-1159 & 73478-0815 Parcel(s) 10720 SEC SES _____
 Subdivision Plan No. _____ Lot _____ R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): # 3232 C.K.S.O. Rd. & 1271 Goodview 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.

PIN 73478-0815 is subject to easement LT159092 for sewers, drains & pipes

8) Date of acquisition of subject land. PIN 73478-1159 & PIN 73478-0815 = 2011/02/07

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). 751-6/23-21 & 701-6/23-03

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)? **PROPOSED PART 6, PLAN 53R-XXXXX**

Frontage 36.0	Depth 60.0	Area 2160 sq.m.
Existing Use vacant	Proposed Use single family dwelling	

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

Existing none	Proposed 1 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). consists of Part PIN 73478-1159 & all PIN 73478-0815

Frontage +/- 330m	Depth +/- 1368m	Area +/- 50.10 ha.
Existing Use driving range, mini-put and single family dwelling	Proposed Use unchanged	

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

Existing Single Family Dwelling & outbuildings and driving range & mini-put with out buildings	Proposed unchanged
--	--------------------

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

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

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

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

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

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

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

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

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

Rural. (see Planning Justification Report prepared by John Jackson Planner Inc, dated June 1, 2023.

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

21) What is the number of dwelling units on the property? one single family dwelling (#3232 CKSO Rd)

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, The Wicker Image Inc. (c/o Mario Simonato) (please print all names), the registered owner(s) of the property described as PIN 73478-1159 & PIN 73478-0815, being part of Lot 1, Concession 5, Township of Broder Municipal # 3232 C.K.S.O. Rd. & 1271 Goodview Rd in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

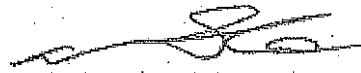
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
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Appointment of Authorized Agent

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

Dated this 9TH day of OCTOBER, 2024


(witness)


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

Print Name: Mario Simonato

*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

the registered owner(s) or authorized agent of the property described as PIN 73478-1159 & PIN 73478-0815 being part of Lot 1, Concession 5, Twp. of Broder, Mun.# 3232 C.K.S.O. Rd. & 1271 Goodview Rd

in the City of Greater Sudbury:

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

Dated this 11 day of October, 2024

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.

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

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

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

FOR OFFICE USE

Table with fields: Date of Receipt: Oct 11 2024, Decision Date: Nov 19 2024, Received by: N. Lewis, Zoning Designation: RU/OSR(6) to R1-2, Resubmission: Yes, Previous File Number(s): See below, Previous Decision Date: See below, Referred to Planning: n/a, Received Approval from Planning: n/a, Acknowledgement of Risk received: Yes, Notes: OPA 701-6/23-003 and Rezoning 751-6/23-031

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B82/14 (Aug 25/14) - LA - Part 6, 53R-20140 to be consolidated with PIN 73478 0643

SKETCH FOR PLANNING ACT APPLICATIONS
**PART OF LOT 1
 CONCESSION 5**
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2000



CKSO

TO BE RETAINED
 AREA = ±50.10 ha.

D.S.
DORLAND
 LIMITED

ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

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

NOTE

THE PROPOSED RESIDENTIAL DEVELOPMENT R1-2 (TO BE SEVERED AREAS) ARE SUBJECT TO AN OFFICIAL PLAN AMENDMENT (701-6/23-03) & REZONING (751-6/23-21) APPLICATIONS.

PREPARED BY : AA	SCALE : 1:2000 METRIC
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DATE : OCTOBER 9, 2024	TAB : SKETCH 2000 scale

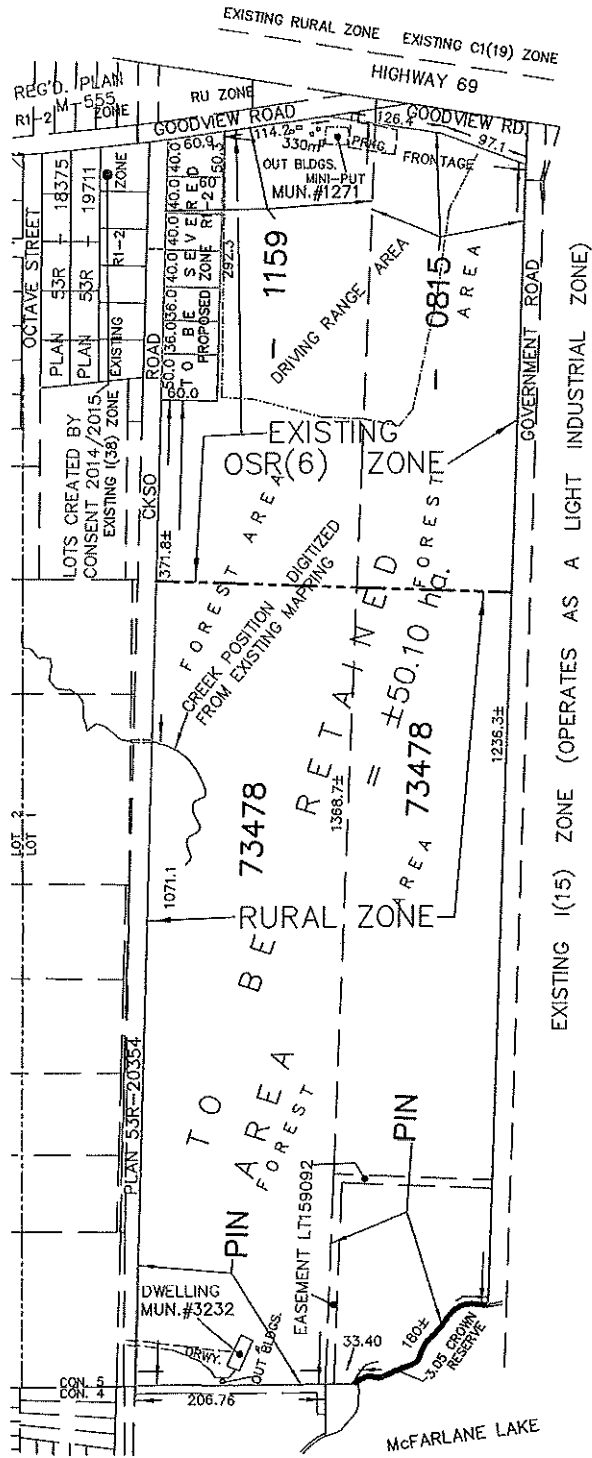
CAUTION:

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

DATE OF GOOGLE EARTH IMAGERY IS APRIL 25, 2024.

8008912024
 sketch 2

KEY PLAN SKETCH
PART OF LOT 1
CONCESSION 5
 GEOGRAPHIC TOWNSHIP
 OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

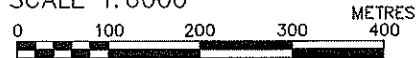


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D.S.	
DORLAND	
LIMITED	
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA	
PREPARED BY : AA	SCALE : 1:6000 METRIC
FILE No. : 18141	CAD FILE : 18141 SKETCH.dwg
DATE : OCTOBER 9, 2024	TAB : KEYPLAN 6000 scale

SCALE 1:6000



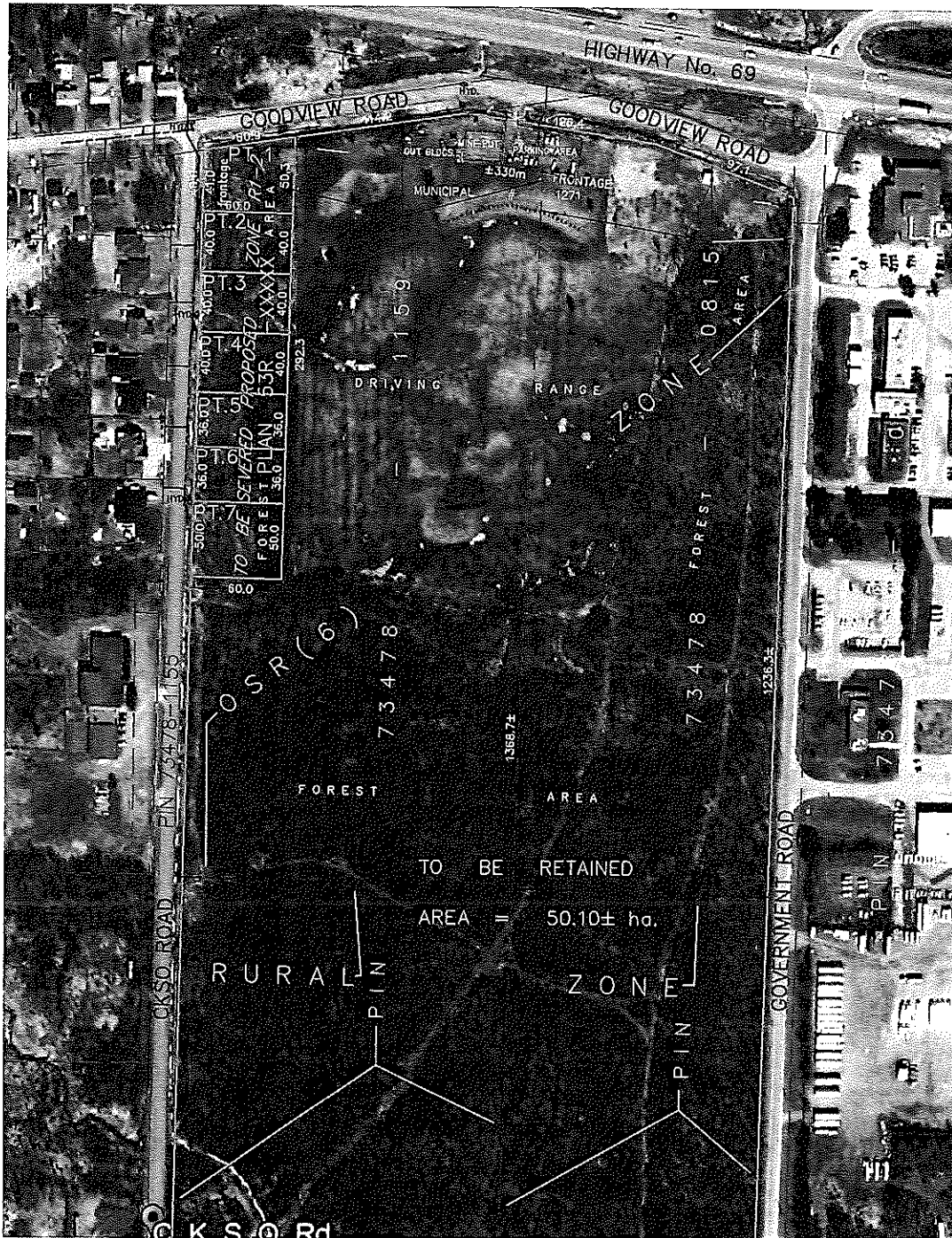
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B0089/2024
Sketch 3

SKETCH FOR PLANNING APPLICATION
PART OF LOT 1, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2500
 0 50 100 150 METRES



D.S.
DORLAND LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS
 298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

PREPARED BY : AA	SCALE : 1:2500 METRIC
FILE : 18141	CAD FILE : 18141 SKETCHL.dwg
DATE : OCT 9 2024	P.S. TAB : SKETCH 2500 Scale

LEGEND
 (Symbol) DENOTES FIRE HYDRANT
 PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 LT DENOTES LAND TITLES

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80089/2024
 sketch 4

Office Use Only 2024.01.01
B 0090/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

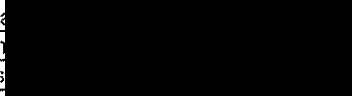
City of Greater Sudbury APPLICATION FOR CONSENT

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.

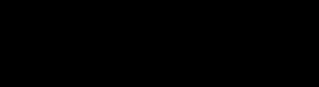
Registered Owner(s): The Wicker Image Inc.(c/o Mario Simonato) Em 
 Mailing Address: 1341 Cawthorpe St. Home Phone: _____
 Bus Phone: _____
 City: Sudbury, ON. Postal Code: P3G 1C1 Fax Phone: _____

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

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

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

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

Name of Agent: D.S. DORLAND LIMITED Em 
 Mailing Address: 298 Larch St. Home Phone: _____
 Bus Phone: _____
 City: Sudbury Postal Code: P3B 1M1 Fax Phone: _____

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

- 4) Purpose of Transaction
 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. _____
unknown

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

Roll # _____ Township Broder Lot No. 1 Concession No. 5
 PIN(s): 73478-1159 & 73478-0815 Parcel(s) 10720 SEC SES
 Subdivision Plan No. _____ Lot _____ R-Plan No. _____ Part(s) _____
 Municipal Address or Street(s): # 3232 C.K.S.O. Rd. & 1271 Goodview 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.

PIN 73478-0815 is subject to easement LT159092 for sewers, drains & pipes

8) Date of acquisition of subject land. PIN 73478-1159 & PIN 73478-0815 = 2011/02/07

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). 751-6/23-21 & 701-6/23-03

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)? **PROPOSED PART 7, PLAN 53R-XXXXX**

Frontage 50.0	Depth 60.0	Area 3000 sq.m.
Existing Use vacant	Proposed Use single family dwelling	

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

Existing none	Proposed 1 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). consists of Part PIN 73478-1159 & all PIN 73478-0815

Frontage +/- 330m	Depth +/- 1368m	Area +/- 50.10 ha.
Existing Use driving range, mini-put and single family dwelling	Proposed Use unchanged	

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

Existing Single Family Dwelling & outbuildings and driving range & mini-put with out buildings	Proposed unchanged
--	--------------------

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

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

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

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

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

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

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

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

Rural. (see Planning Justification Report prepared by John Jackson Planner Inc, dated June 1, 2023.

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

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 Planning Justification Report prepared by John Jackson Planner Inc., dated June 1, 2023

21) What is the number of dwelling units on the property? one single family dwelling (#3232 CKSO Rd)

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, The Wicker Image Inc. (c/o Mario Simonato) (please print all names), the registered owner(s) of the property described as PIN 73478-1159 & PIN 73478-0815, being part of Lot 1, Concession 5, Township of Broder Municipal # 3232 C.K.S.O. Rd. & 1271 Goodview Rd in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph


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

Appointment of Authorized Agent

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

Dated this 9TH day of OCTOBER, 2024


(Witness)


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

Print Name: Mario Simonato
*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

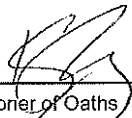
the registered owner(s) or authorized agent of the property described as PIN 73478-1159 & PIN 73478-0815

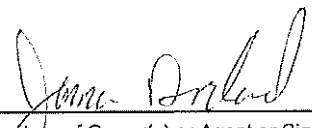
being part of Lot 1, Concession 5, Twp. of Broder, Mun.# 3232 C.K.S.O. Rd. & 1271 Goodview Rd

in the City of Greater Sudbury:

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

Dated this 11 day of October, 2024


 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.

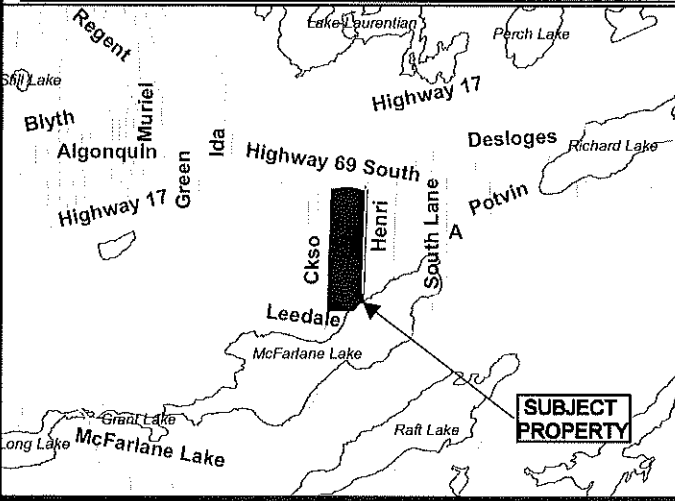
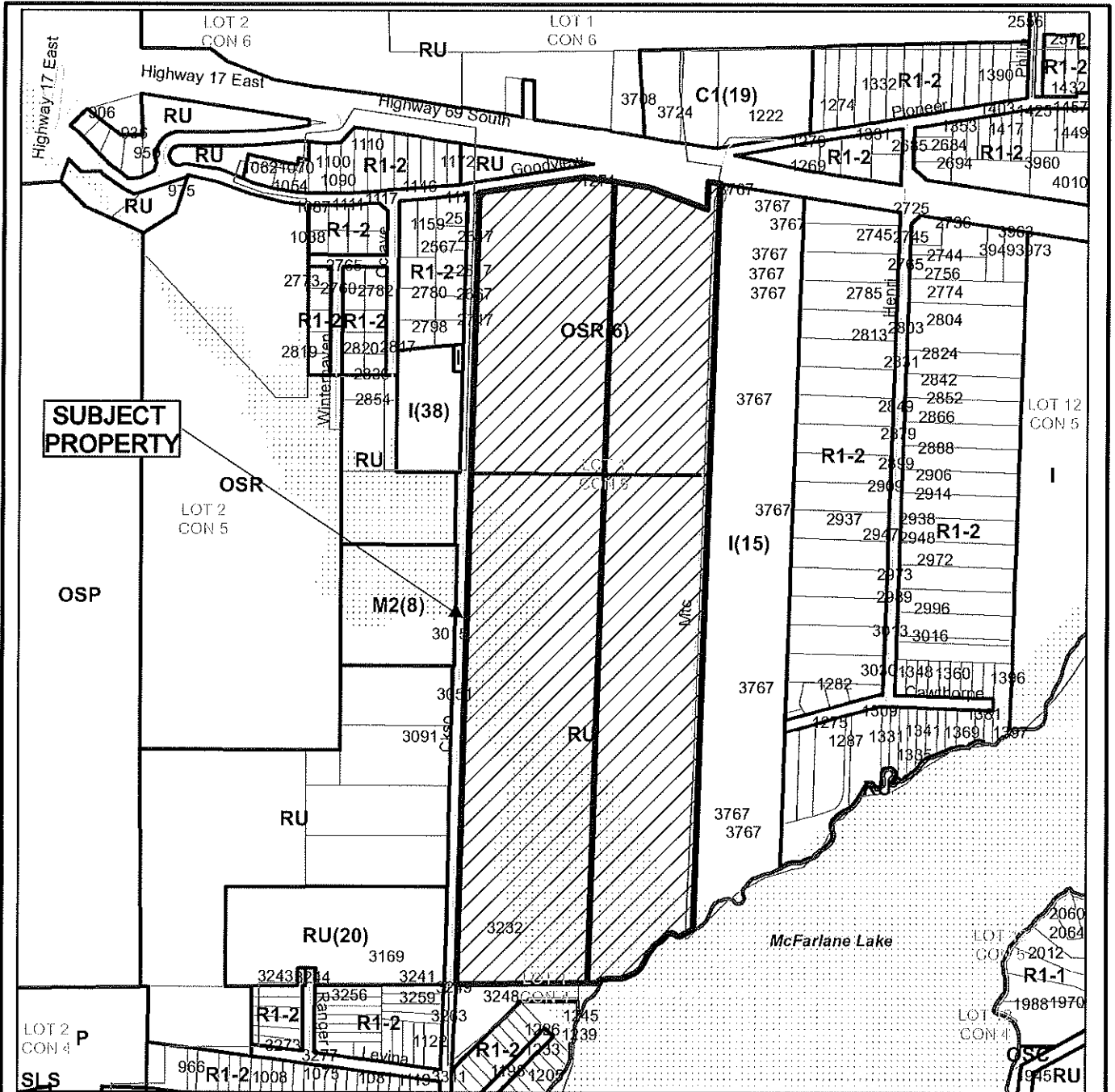

 signature of Owner(s) or Agent or Signing Officer
 (*where a Corporation)
 Print Name: JAMES DORLAND
 *I have authority to bind the Corporation

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

FOR OFFICE USE
 USE

Date of Receipt: <u>Oct 11 2024</u>	Decision Date: <u>Nov 18 2024</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>RW/OSR(a) to R1-2</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date: <u>See below</u>	
Referred to Planning: <u>n/a</u>	Received Approval from Planning: <u>n/a</u>	
Acknowledgement of Risk received: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Notes: <u>OPA 701-6/23-003 and Rezoning 751-6/23-021</u>		

- B85/11 (Jul 28/11) -LC-lapsed
- B86/11 (Jul 28/11) -LA - Parts 10,11,16 & 17, Plan 53R-19839 to be consolidated with Parts 1 & 2, Plan 53R-19839
- B87/11 (Jul 28/11) -LA - Parts 3,4 & 5, Plan 53R-19839 to be consolidated with Parts 6,7,8,9,12,13,14,15, 18, 19, 20 & 21, Plan 53R-19839
- B88/11 (Jul 28/11) – LC - Lapsed
- B89/11 (Jul 28/11) – LC - Lapsed
- B174/13 (Feb 20/14) – LC - Parts 5, 7, 14 & 21, Plan 53R-20140
- B175/13 (Feb 20/14) – LC - Parts 3, 9, 16 & 19, Plan 53R-20140
- B82/14 (Aug 25/14) – LA - Part 6, 53R-20140 to be consolidated with PIN 73478 0643



Application for Consent



Subject Property being PINs 73478-1159 and 73478-0815, Parcel 10720 SEC SES, Unit 1 D-365 reserving a strip of land ten feet in perpendicular width along the shore of McFarlane Lake, Parts 3, 4, 5, 6, 7, 8 & 9, Plan 53R-19839; except Unit 2 D-365, Parts 16 & 17, Plan 53R-19839, Parts 3 to 9, 12 to 16 & 19 to 21, Plan 53R-20140, Part Lot 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury, City of Greater Sudbury

NTS
 Sketch 1
 B0084/2024, B0085/2024, B0086/2024, B0087/2024, B0088/2024, B0089/2024 & B0090/2024
 Date: 2024 10 22

SKETCH FOR PLANNING ACT APPLICATIONS
PART OF LOT 1
CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2000



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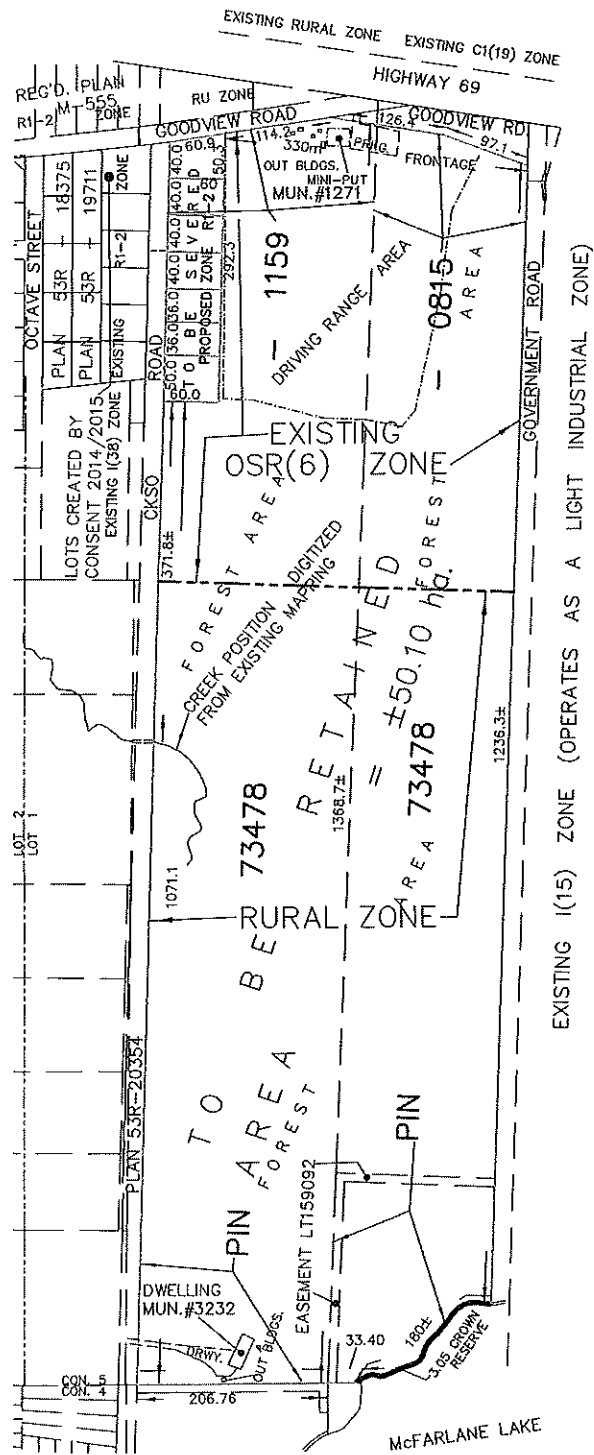
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 sketch2

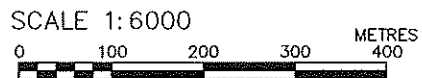
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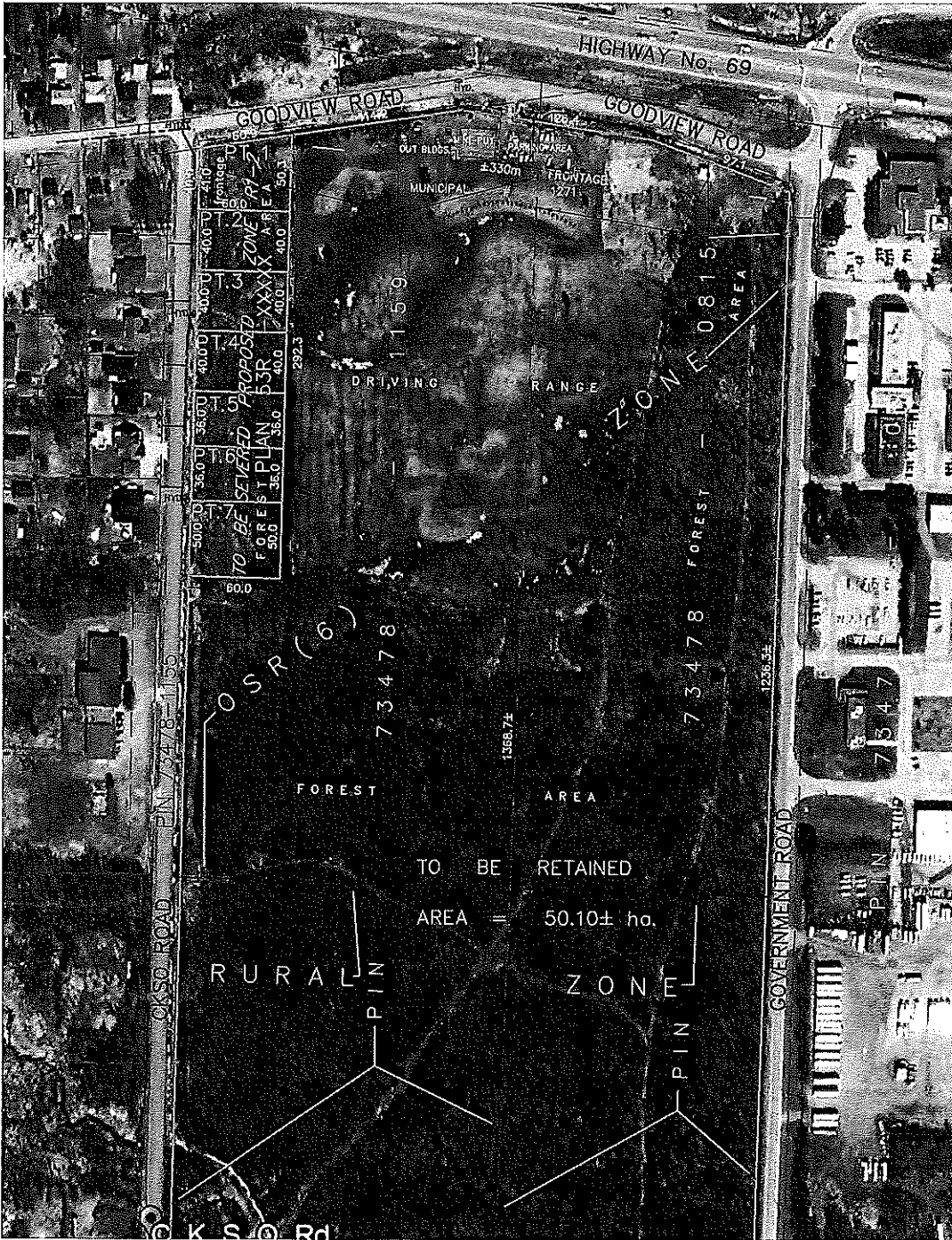


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B0090/2024
 sketch 3

SKETCH FOR PLANNING APPLICATION
PART OF LOT 1, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:2500
 METRES
 0 50 100 150



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8009102024
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