

Tom Davies Square  
200 Brady St

Monday, October 21, 2024

**B0061/2024**

**MIKE BELANGER**

Ward: 4

PIN 73345 0768, Survey Plan 53R-18842 Part(s) 1, Lot Part 7, Concession 5, Township of Rayside, Montee Principale, Chelmsford, [2010-100Z, RU (Rural)]

Consolidate an approximate 1.0 ha north vacant portion of the subject property with abutting PIN 73345-0172 (LT).

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B744/77 to B745/77 (Nov 21/77), B83/78 to B85/78 (Mar 28/78) – no cert, B132/79 (Aug 13/79), B133/79 (Aug 13/79), B134/79 (Jun 25/79), B135/79 (Jun 25/79), B82/81 (May 25/81), B83/81 (May 25/81), B27/91 (Mar 11/91), B12/00 (Mar 13/00), AND B277/07 (Jan 7/08)

**B0079/2024**

**SUZANNE LEBLANC  
RICHARD LEBLANC**

Ward: 6

PIN 73504 1262, Parcel 39818 SEC SES SRO, Lot(s) 72, Subdivision M-699, Lot Part 5, Concession 2, Township of Hanmer, 1194 Evergreen Court, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

Create a new lot on the north vacant side of the subject property providing an approximate 15.0m lot frontage, 48.0m lot depth and 726.0 sq. m lot area.

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED  
NO LATER THAN WEDNESDAY OCTOBER 16, 2024 FOR CONSIDERATION**

Office Use Only 2024.01.01
B 0061/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

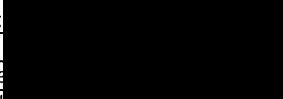
**City of Greater Sudbury**  
**APPLICATION FOR CONSENT**

**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): Mike Belanger Email:   
 Mailing Address: Box 1533 Azilda, Ont Home Phone:   
 City: Sudbury Postal Code: P0M1R0 Fax Phone:

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

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

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

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

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

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

4) Purpose of Transaction

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. DAN BOULIN

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

Roll # \_\_\_\_\_ Township Rayside Lot No. 7 Concession No. 5  
 PIN(s): 73345-0768 Parcel(s) 71634  
 Subdivision Plan No. \_\_\_\_\_ Lot \_\_\_\_\_ R-Plan No. R-15476 Part(s) 1  
 Municipal Address or Street(s): Montee Principale Ward: 4

53R-18842



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

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

8) Date of acquisition of subject land. Aug 20 / 2019

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

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

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

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

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

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

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

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

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

Frontage No Frontage Depth 89.2 X 122.8 Area 1.1 HA  
 Existing Use FARMING Proposed Use FARMING

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

Existing 6 Proposed 0

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

PIN 73345-0172

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

Frontage 92.66 Depth  Area 2.1 HA  
 Existing Use FARMING Proposed Use FARMING

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

Existing 4 FARM BUILDING Proposed 4 SHEDS

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.

80061/2004

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

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

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

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

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

Municipally owned and operated piped water system	<input type="radio"/>	<input 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 type="radio"/>	<input type="radio"/>
Pit Privy	<input type="radio"/>	<input type="radio"/>
Other <u>None</u>		

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

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

Agricultural Reserve  
No conflict

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

No conflict

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

No conflict

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

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

If "yes", how many? \_\_\_\_\_

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

Yes  No

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

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

Schedule Attached  Yes  No

*Boobal/2024*

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Mitche Belanger (please print all names), the registered owner(s) of the property described as PIN 73345-0768, 0 Montee Principale

in the City of Greater Sudbury:

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

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

Dated this 31 day of July, 2024

(witness) JM Donald

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

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

B0061/2024

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

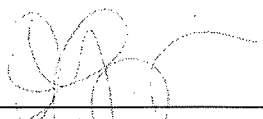
I/We, Mike Belanger (please print all names),


the registered owner(s) or authorized agent of the property described as 53R 18842 PART 1

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 31 day of July, 2024

  
 Commissioner of Oaths

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

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

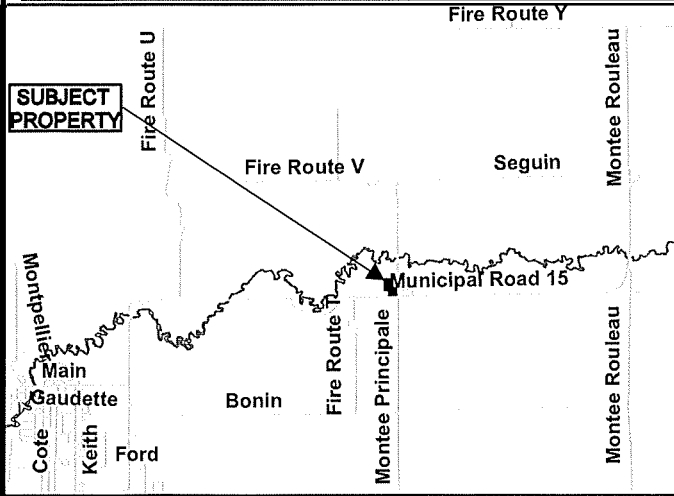
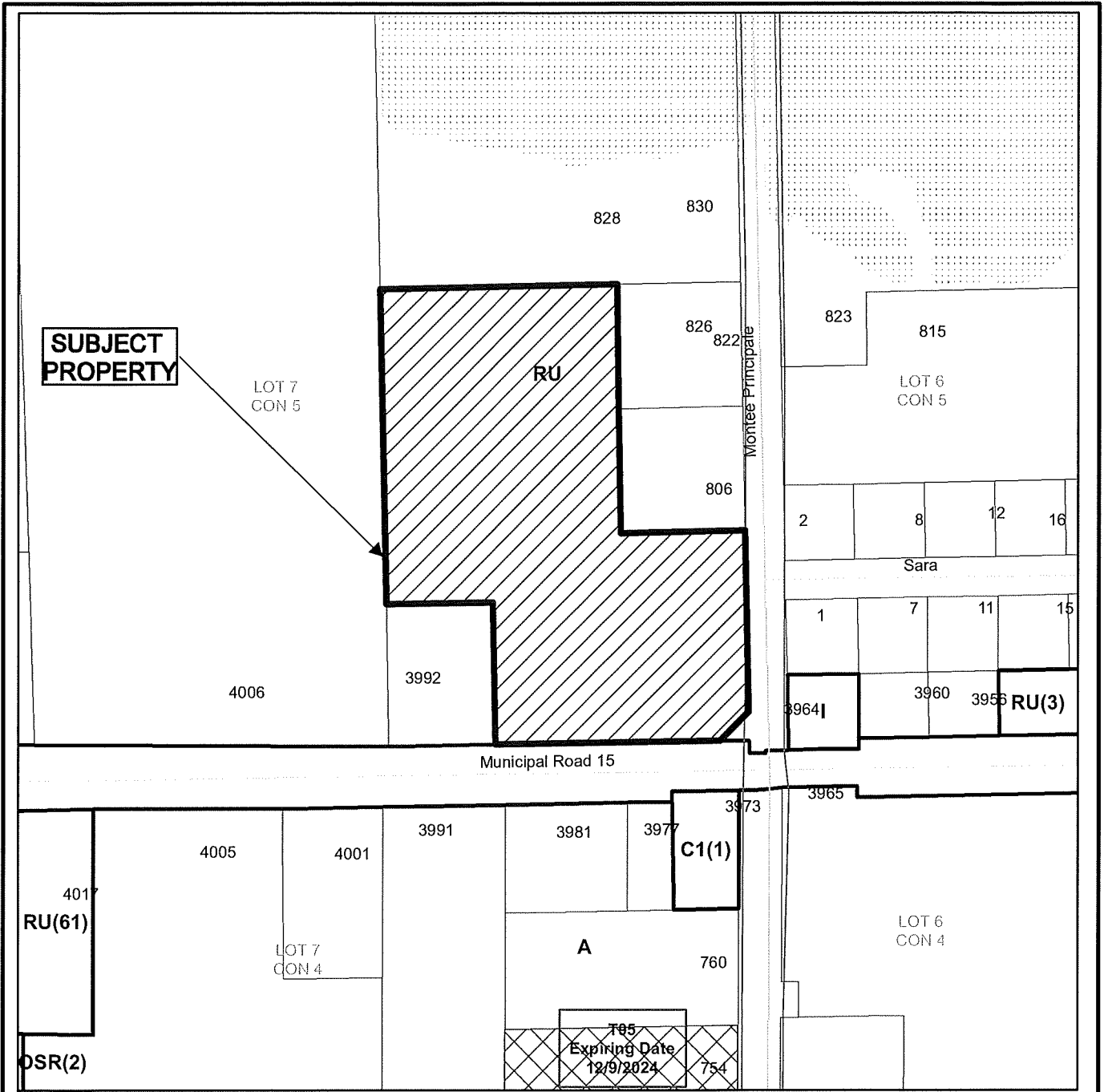
Print Name: Mike Belanger  
 \*I have authority to bind the Corporation

\* 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. 1, 2024</u>	Decision Date: <u>Oct. 21/24</u>	Received by: <u>N. Lewis</u>
Zoning Designation: <u>R4</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>See below</u>	Previous Decision Date:	
Referred to Planning: <u>NO</u>	Received Approval from Planning: <u>n/a</u>	
Acknowledgement of Risk received: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Notes: <u>B744/77 + B745/77 (Nov 21/77) - lapsed</u>		
<u>B83/78, B84/78, B85/78 (Mar 28/78) - lapsed</u>		
<u>B132/79 (Aug 13/79) LC - Pt 4, Pt 5, Plan 53R-8721</u>		
<u>B133/79 (Aug 13/79) LC - Pt 1, Pt 8, Plan 53R-8721</u>		
<u>B134/79 (Jun 25/79) LC - Pt 2, Pt 7, Plan 53R-8721</u>		
<u>B135/79 (Jun 25/79) LC - Pt 3, Pt 6, Plan 53R-8721</u>		
<u>B82/81 (May 25/81) LC - Pt 1, Plan 53R-8661 (resubmission of B744/77)</u>		
<u>B83/81 (May 25/81) LC - Pt 2, Plan 53R-8661 (resubmission of B745/77)</u>		
<u>B27/91 (Mar 11/91) - LA - Pt 1, Plan 53R-13476 consolidated w Pcl 17634</u>		
<u>B12/00 (Mar 13/00) Easement to Bell - Pts 1-3, Plan 53R-16666</u>		
<u>B277/07 (Jan 7/08) LA - Pt 1, Plan 53R-18574 consolidated w PIN</u>		
<u>73345-0366</u>		
<u>Retained lands do not have a dwelling, all structures are farm related.</u>		
<u>No barn on retained lands either.</u>		

Boobel/2024



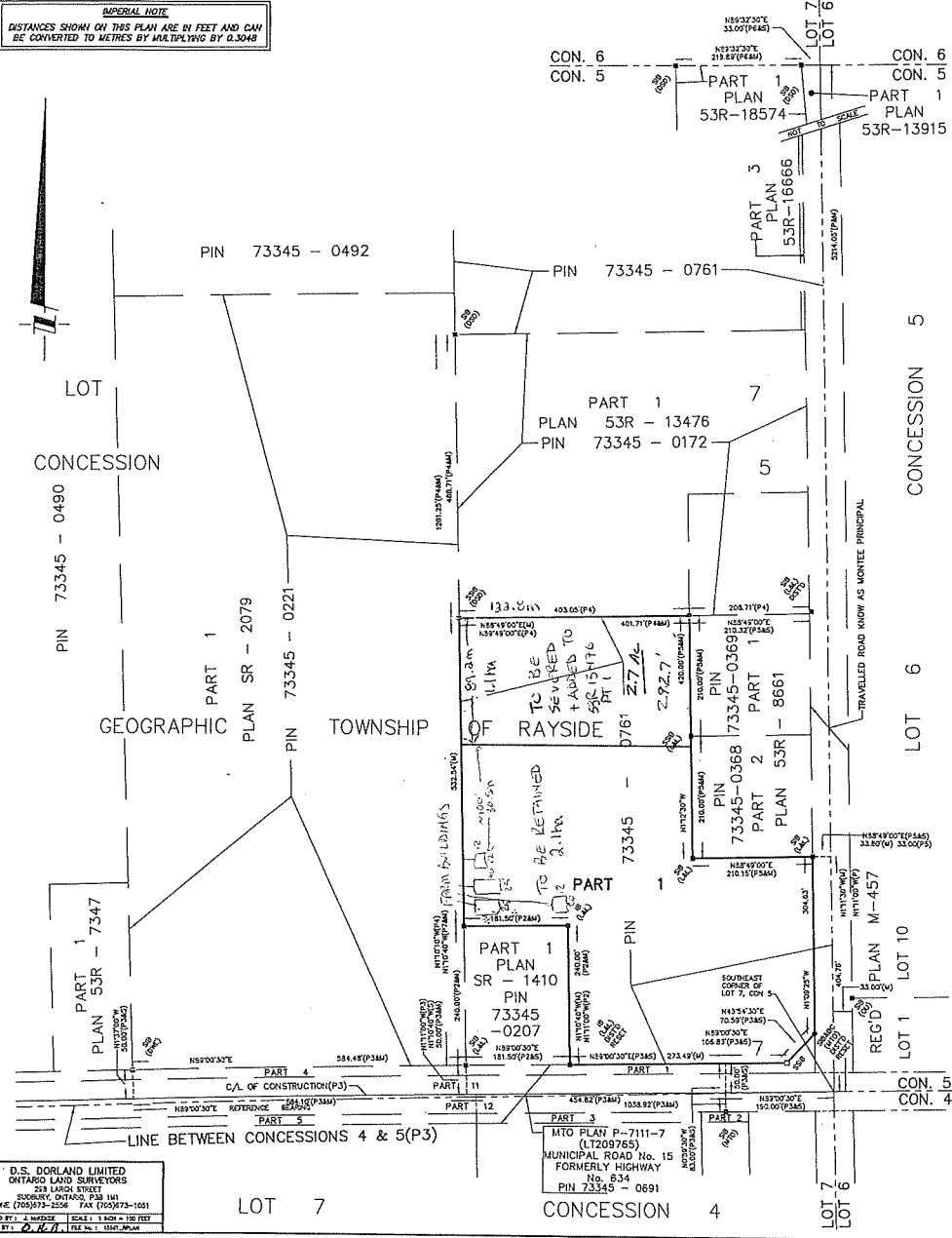
## Application for Consent



Subject Property being PIN 73345-0768,  
 Part 1, Plan 53R-18842,  
 Part Lot 7, Concession 5,  
 Township of Rayside,  
 0 Montee Principale, Chelmsford,  
 City of Greater Sudbury

NTS B0061/2024  
 Sketch 1 Date: 2024 08 07

**IMPERIAL NOTE**  
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND MAY BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048



**PLAN 53R-18842**

RECEIVED AND DEPOSITED  
 DATE: 2005-10-27  
 D.S. DORLAND  
 LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY, ONTARIO (No. 33)  
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: 2005-10-27  
 D.S. DORLAND, O.L.S.

PART	LOT	CON.	PIN	AREA
1	PART OF LOT 7	5	PART OF 73345-0761	7.81 AL

PLAN OF SURVEY OF  
**PART OF LOT 7,  
 CONCESSION 5**  
 GEOGRAPHIC  
 TOWNSHIP OF RAYSIDE  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY  
 SCALE 1 INCH = 100 FEET  
 D.S. DORLAND LIMITED  
 ONTARIO LAND SURVEYORS

**NOTE**  
 ALL BEARINGS SHOWN HEREON ARE ASTROLOGICAL AND ARE REFERRED TO PART OF THE CENTERLINE OF CONSTRUCTION FOR MUNICIPAL ROAD No. 15 (FORMERLY HIGHWAY No. 634) SHOWN ON MTO PLAN P-7111-7 (L1209765) TO HAVE A BEARING OF N89°00'30"E.

**LEGEND**

- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- SB DENOTES IRON BAR
- BC DENOTES BRONZE CAP
- W DENOTES WELDS
- M DENOTES MONUMENT FOUND
- MP DENOTES MONUMENT PLANTED
- EDM DENOTES EXTENDED MONUMENT
- PT DENOTES PROPERTY IDENTIFIER NUMBER
- LT DENOTES LAND TITLES
- RT DENOTES REESTERED
- SE DENOTES SET
- ME DENOTES MEASURED
- P1 DENOTES PLAN 53R-4537
- P2 DENOTES PLAN 53R-1410
- P3 DENOTES MTO PLAN P-7111-7(L1209765)
- P4 DENOTES PLAN 53R-13476
- P5 DENOTES PLAN 53R-1659
- P6 DENOTES PLAN 53R-18274
- P7 DENOTES PLAN 53R-15234
- MTO DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
- DSD DENOTES D.S. DORLAND LIMITED, O.L.S.
- LAL DENOTES LAND & LAKE LTD., O.L.S.
- ENE DENOTES E.M. ENFIELD, O.L.S.
- OU DENOTES OCEAN OILCO, ONTARIO

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2) THE SURVEY WAS COMPLETED ON THE 30th DAY OF SEPTEMBER, 2005.

05-27-2005  
 D.S. DORLAND  
 ONTARIO LAND SURVEYOR

D.S. DORLAND LIMITED  
 ONTARIO LAND SURVEYORS  
 223 LARCH STREET  
 SUDBURY, ONTARIO, P3B 1H1  
 PHONE (705) 973-2556 FAX (705) 973-1651  
 PREPARED BY: J. MADON SCALE: 1 INCH = 100 FEET  
 CHECKED BY: D. H. T. DATE: 11-11-2005

Boobal/2024  
 sketch 2

Office Use Only 2024.01.01	
B 0079/2024	
S.P.P. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
NDCA REG. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

**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): Suzanne & Richard Leblanc	Email: [REDACTED]
Mailing Address: 4401 Elysee Crescent	Home Phone: [REDACTED]
4401 Elysee Crescent	Business Phone: [REDACTED]
City: Hanmer	Fax Phone: [REDACTED]
Postal Code: P3P 1B3	

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

Name of Purchaser(s) or Chargee(s):	Email:
Mailing Address:	Home Phone:
	Business Phone:
City: Hanmer	Fax Phone:
Postal Code: P3P 1B3	

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

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

Name of Agent:	Email:
Mailing Address:	Home Phone:
	Business Phone:
City: Hanmer	Fax Phone:
Postal Code: P3P 1B3	

**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. \_\_\_\_\_

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

Roll # 170.016.36900.0000	Township Hanmer	Lot No. 25	Concession No. 5 2
PIN(s): 73504-1262		Parcel(s) 39818 SEC SES SRO	
Subdivision Plan No. M-699	Lot 72	R-Plan No.	Part(s)
Municipal Address or Street(s): 1194 Evergreen Court, Hanmer			Ward: 5

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

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

8) Date of acquisition of subject land. May 24, 2024

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

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

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

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

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

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

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

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

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

Frontage 15.00 m	Depth 48.46 m	Area 726.9 m sq
Existing Use empty	Proposed Use house	

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

Existing none	Proposed house
---------------	----------------

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

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

~~Lot 72 on Plan of Subdivision Number M-699; Parcel 39818 SES-SRO~~

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

Frontage 15.48 m	Depth 48.46 m	Area 750.16
Existing Use house	Proposed Use house	

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

Existing house, deck and 2 sheds	Proposed n/a
----------------------------------	--------------

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

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

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

B0079/10024

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

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

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

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

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

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

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

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

R15 and this severance will allow for more housing in the subdivision  
living area

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.

more housing in a quiet residential neighbourhood.  
\_\_\_\_\_  
\_\_\_\_\_

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

This application conforms with the Growth Plan for Northern Ontario by providing extra housing for northern residents legally, economically and environmentally safe.  
\_\_\_\_\_  
\_\_\_\_\_

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

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

If "yes", how many? \_\_\_\_\_

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

Yes  No

If "yes", provide details on how the property is designated in the Source Protection Plan. UTM Zone 17

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

*B0079/2024*

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Suzanne & Richard Leblanc (please print all names), the registered owner(s) of the property described as 1194 Evergreen Court, Hanmer ON

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 Suzanne Leblanc (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 25 day of September, 2024

Marthe Richard  
(witness)

Suzanne Leblanc Richard Leblanc  
signature of Owner(s) or Agent or Signing Officer  
(\*where a Corporation)

Print Name: Suzanne Leblanc and Richard Leblanc  
\*I have authority to bind the Corporation

B0079/2024



# Schedule A

(Existing Building and Structure Dimensions and Setbacks)

**Particulars of all buildings and structures on the subject lands:**

Type of Building/Structure:	HOUSE	
Ground Floor Area:	109.76	(m <sup>2</sup> )
Gross Floor Area:	109.76	(m <sup>2</sup> )
No. of storeys:	2	
Width:	7.49	(m)
Length:	13.72	(m)
Height:	5.79	(m)

Type of Building/Structure:	DECK	
Ground Floor Area:	20.5	(m <sup>2</sup> )
Gross Floor Area:	20.5	(m <sup>2</sup> )
No. of storeys:	1	
Width:	3.35	(m)
Length:	6.09	(m)
Height:	1.	(m)

Type of Building/Structure:	Shed 1 to be demolished / Shed 2	
Ground Floor Area:	5.95	(m <sup>2</sup> )
Gross Floor Area:	5.95	(m <sup>2</sup> )
No. of storeys:	1	
Width:	2.44	(m)
Length:	2.44	(m)
Height:	2.44	(m)

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

Type of Building/Structure:	HOUSE	
Front:	12.19	(m)
Rear:	22.55	(m)
N Side:	5.5	(m)
S Side:	2.49	(m)

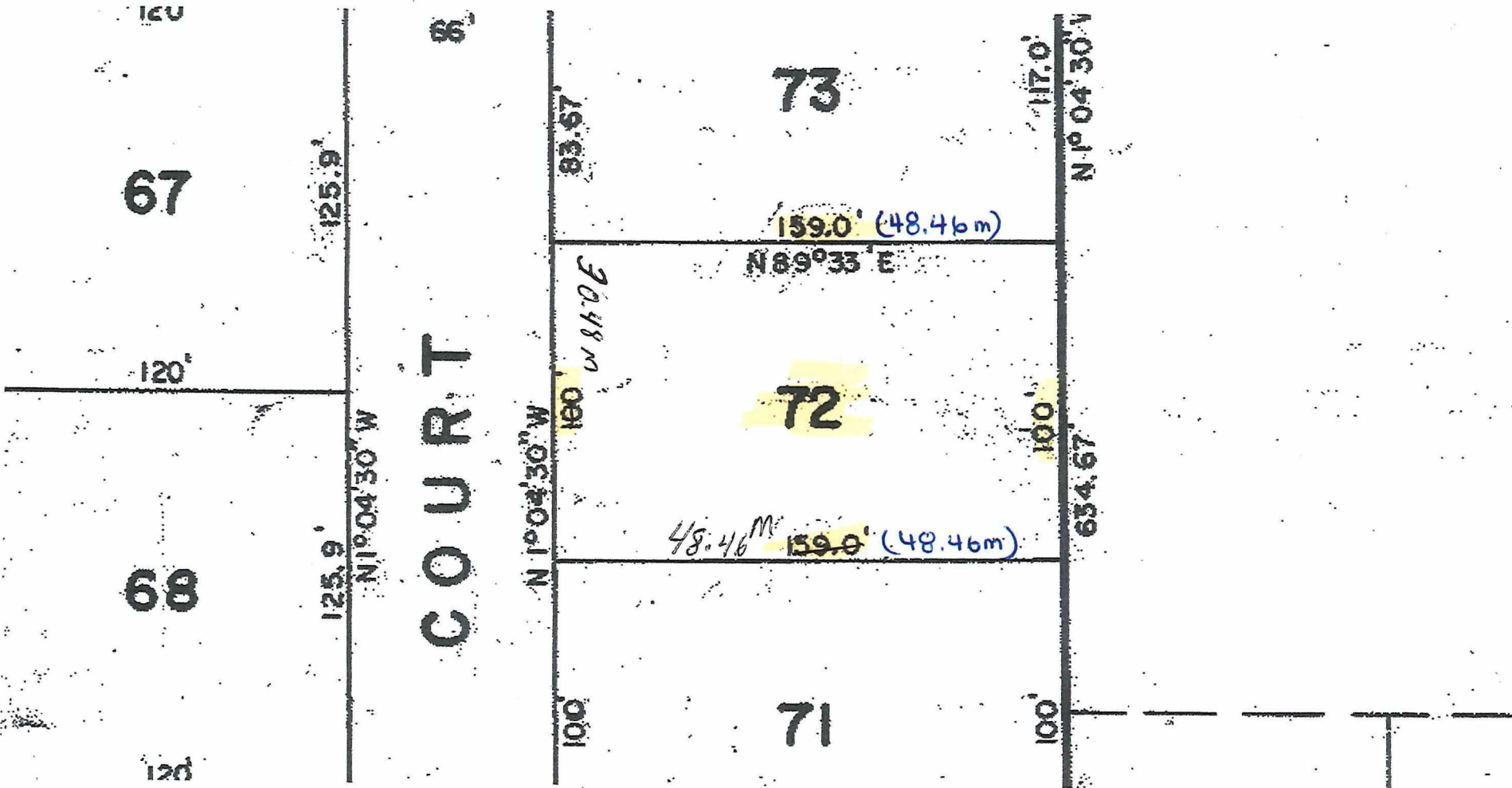
Type of Building/Structure:	DECK	
Front:	15.37	(m)
Rear:	2.7	(m)
N Side:	2.05	(m)
S Side:	9.98	(m)

Type of Building/Structure:	Shed 1		Shed 2	
Front:	4.4	(m)	4.3	(m)
Rear:	2.02	(m)	2.0	(m)
N Side:	3.54	(m)	2.5	(m)
S Side:	9.5	(m)	4.54	(m)

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sketch 3

SR 19 461946  
 PLAN SR-579

APPROVED August 1st 1954  
 C. F. Hall  
 SURVEYOR  
 RECORDED UNDER NO. 21,244.5  
 REGISTERED Feb. 16, 1954  
 C. F. Hall  
 MASTER OF FILES  
 PARTS 4-78 AND 79-88 PART  
 OF PAPER 30338 S.E.C.  
 PARTS 89-92 PART OF PAPER 30341 S.E.C.  
 See also Order No. 27,104

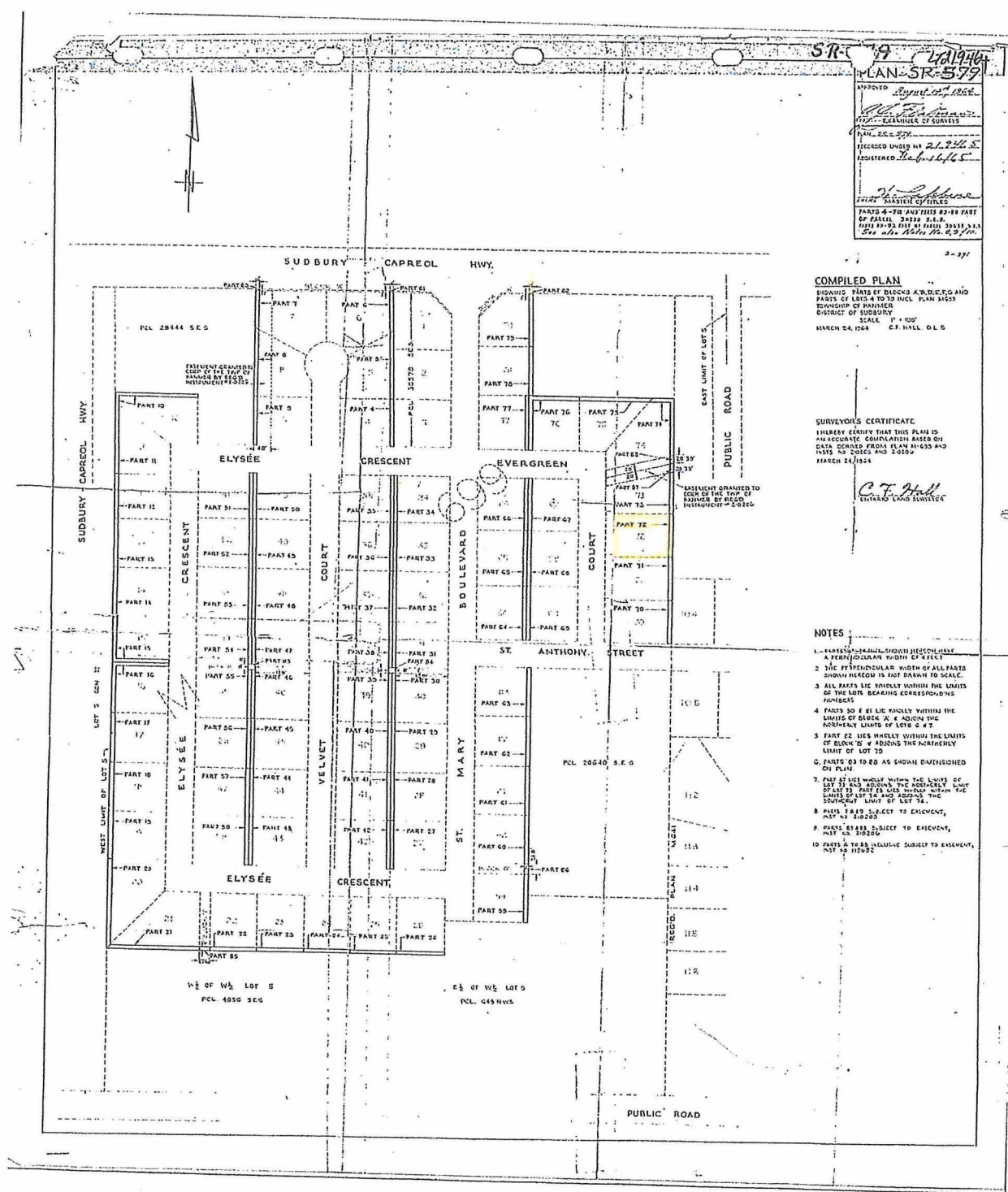
3-37

**COMPILED PLAN**  
 SHOWING PARTS OF BLOCKS A, B, D, E, G AND  
 PARTS OF LOTS 4 TO 78 INCL. PLAN 30338  
 TOWNSHIP OF MANITOWISH  
 COUNTY OF SUDBURY  
 SCALE 1" = 100'  
 MARCH 28, 1954 C.F. HALL D.L.S.

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAN IS  
 AN ACCURATE COMPILED PLAN BASED ON  
 DATA DERIVED FROM PLANS 30338 AND  
 30341 S.E.C. AND 10354  
 MARCH 24, 1954

C. F. Hall  
 SURVEYOR

- NOTES**
1. PARTS 1-3 ARE SHOWN WITH INDICATED  
 A PERPENDICULAR WIDTH OF 4 FEET
  2. THE PERPENDICULAR WIDTH OF ALL PARTS  
 SHOWN HEREON IS NOT DRAWN TO SCALE
  3. ALL PARTS LIE WHOLLY WITHIN THE LIMITS  
 OF THE LOTS BEARING CORRESPONDING  
 NUMBERS
  4. PARTS 50 & 61 LIE WHOLLY WITHIN THE  
 LIMITS OF BLOCK 'A' & ADJOIN THE  
 NORTHERN LIMITS OF LOTS 6 & 7
  5. PART 62 LIES WHOLLY WITHIN THE LIMITS  
 OF BLOCK 'D' & ADJOINS THE NORTHERN  
 LIMIT OF LOT 70
  6. PARTS 63 TO 68 AS SHOWN DIMENSIONED  
 ON PLAN
  7. PART 62 LIES WHOLLY WITHIN THE LIMITS OF  
 LOT 51 AND ADJOINS THE NORTHERN  
 LIMIT OF LOT 52 & LIES WHOLLY WITHIN THE  
 LIMITS OF LOT 53 & ADJOINS THE  
 SOUTHERN LIMIT OF LOT 74
  8. PARTS 1 & 2 SUBJECT TO EASEMENT,  
 NOT TO BE OPENED
  9. PARTS 1 & 2 SUBJECT TO EASEMENT,  
 NOT TO BE OPENED
  10. PARTS 6 & 78 INCLUSIVE SUBJECT TO EASEMENT,  
 NOT TO BE OPENED



BOO 7/1/2024  
 sketch 4