

Tom Davies Square
200 Brady St

Monday, January 29, 2024

B0089/2023**CLAUDE LANDRY**

Ward: 4

PIN 73346 0881, Parcel 27068 SEC SWS, Lot Part 4, Concession 1, Township of Rayside, 225 Notre Dame St. E., Azilda, [2010-100Z, R1-5 (Low Density Residential One)]

Consolidate an approximate 100 sq.m. east portion of the subject property with abutting PIN 73346-1101 (LT).

B0090/2023**DALRON CONSTRUCTION LIMITED**

Ward: 11

PIN 73575 0692, Survey Plan 53R-21729, subject to easements over parts 16 and 17, Lot(s) 7, Subdivision 53M-1442, Lot 9, Concession 3, Township of Neelon, 206-208 Eclipse Crescent, Sudbury, [2010-100Z, R2-2(44) Low Density Residential Two]

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

PREVIOUSLY SUBJECT TO REZONING APPLICATION 751-6/20-17
ALSO SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATION A133/23

B0091/2023**DALRON CONSTRUCTION LIMITED**

Ward: 11

PIN 73575 0690, Survey Plan 53R-21729, subject to easements over Parts 11, 12, and 13, Lot(s) 5, Subdivision 53M-1442, Lot 9, Concession 3, Township of Neelon, 226-228 Eclipse Crescent, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0092/2023**DALRON CONSTRUCTION LIMITED**

Ward: 11

PIN 73575 0691, Survey Plan 53R-21729, subject to easements over Parts 14 and 15, Lot(s) 6, Subdivision 53M-1442, Lot 9, Concession 3, Township of Neelon, 216-218 Eclipse Crescent, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0093/2023**JEAN GUY GAGNE**

Ward: 6

PIN 73508 0499, Parcel 33213 SEC SES SRO, Lot(s) 1, Subdivision M-638, Lot 12, Concession 3, Township of Capreol, 4501 Carl Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer a south portion of the subject property providing approximately 15.67m frontage, 30.50m depth, and 476.9 sq.m. lot area.

B0094/2023**BAIKINSON LAND CORP.**

Ward: 3

PIN 73348 0807, Lot(s) 17, Subdivision 53M-1446, subject to an easement over Part 54 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2952-2954 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0095/2023**BAIKINSON LAND CORP.**

Ward: 3

PIN 73348 0808, Lot(s) 18, Subdivision 53M-1446, subject to an easement over Part 55 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2964-2966 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0096/2023**BAIKINSON LAND CORP.**

Ward: 3

PIN 73348 0809, Lot(s) 19, Subdivision 53M-1446, subject to an easement over Parts 19 and 56 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2974-2976 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0097/2023**BAIKINSON LAND CORP.**

Ward: 3

PIN 73348 0810, Lot(s) 20, Subdivision 53M-1446, subject to an easement over Parts 20 and 57 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2982-2984 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0098/2023**BAIKINSON LAND CORP.**

Ward: 3

PIN 73348 0815, Lot(s) 25, Subdivision 53M-1446, subject to an easement over Parts 25 and 64 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2981-2983 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0099/2023**BAIKINSON LAND CORP.**

Ward: 3

PIN 73348 0816, Lot(s) 26, Subdivision 53M-1446, subject to an easement over Parts 26 and 65 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2975-2977 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0100/2023**BAIKINSON LAND CORP.**

Ward: 3

PIN 73348 0817, Lot(s) 27, Subdivision 53M-1446, subject to an easement over Parts 27 and 66 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2965-2967 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0101/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0818, Lot(s) 28, Subdivision 53M-1446, subject to an easement over Parts 28 and 67 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2957-2959 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0102/2023

BAIKINSON LAND CORP.

Ward: 3

PIN 73348 0819, Lot(s) 29, Subdivision 53M-1446, subject to an easement over Parts 29, 68, and 69 on Plan 53R-21918, Lot 2, Concession 2, Township of Balfour, 2949-2951 Ruby Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

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

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY JANUARY 24, 2024 FOR CONSIDERATION**

City of Greater Sudbury
APPLICATION FOR CONSENT

Office Use Only 2023.01.01
B0089/2023
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): Claude Landry	Email: [REDACTED]
Mailing Address: 417 Albert St., Box 1109	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Azilda	Postal Code: P0M 1B0
	Fax Phone: [REDACTED]

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

Name of Purchaser(s) or Chargee(s): Corrine MacNeil	Email: [REDACTED]
Mailing Address: 239 Notre Dame Street	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Azilda	Postal Code: P0M 1B0
	Fax Phone: [REDACTED]

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

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

Name of Agent: D. S. Dorland limited	Email: [REDACTED]
Mailing Address: 298 Larch Street	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

<input type="radio"/> Creation of a new lot	<input type="radio"/> Easement/Right-of-way	<input type="radio"/> Lease
<input checked="" type="radio"/> Addition to a lot	<input type="radio"/> Creation of lot(s) for	<input type="radio"/> Other;
<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. _____
Corrine MacNeil

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

Roll # _____	Township Rayside	Lot No. 4	Concession No. 1
PIN(s): 73346-0881		Parcel(s) 27068 SWS	
Subdivision Plan No. N/A	Lot N/A	R-Plan No. N/A	Part(s) N/A
Municipal Address or Street(s): 225 Notre Dame Street		Ward: 4	

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. October 25, 1984

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 0 meters	Depth 26.6+/- m	Area 100+/- Sq.m.
Existing Use Residential	Proposed Use No Change	

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

Existing 1 (neighbours shed)	Proposed No change
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If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

PIN 73346-1101 (LT)

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 22.87+/- meters	Depth 85+/- meters	Area 2582 +/- Sq.m.
Existing Use Residential	Proposed Use no change	

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

Existing 1	Proposed No Change
------------	--------------------

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.

B0089/2023

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.

N/A

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

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

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

Living Area 1 - No change to the Official Plan

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

Consistent with Provincial Policy Statement, 2020 - Settlement Areas, S1.1.3.2 a) which states that land use patterns within settlement areas should efficiently use land and resources.

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 does not conflict with the Growth Plan for Northern Ontario. No new land parcels are being created, existing property limits are merely being adjusted slightly to better accommodate existing, historical land use.

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

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

If "yes", how many?

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

☒ Yes ☐ No

If "yes", provide details on how the property is designated in the Source Protection Plan. Intake Protection Zone: 2 - score is 6, Significant Groundwater Recharge Area, Highly Vulnerable Aquifer; score is 6

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

B0089/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Claude Landry (please print all names), the registered owner(s) of the property described as
PIN 73346-0881

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 (JAMES DORLAND) (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 8TH day of NOVEMBER, 20 23

[Signature]
(witness)

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

Print Name: CLAUDE LANDRY
*I have authority to bind the Corporation

B0089/2023


PART B: OWNER OR AUTHORIZED AGENT DECLARATION


I/We, James H. Dorland (please print all names),
the registered owner(s) or authorized agent of the property described as PIN 73346-0881, Part of Lot 4, Con. 1,
Township of Rayside, 225 Notre Dame Street, Azilda, ON

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 24 day of November, 2023


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.

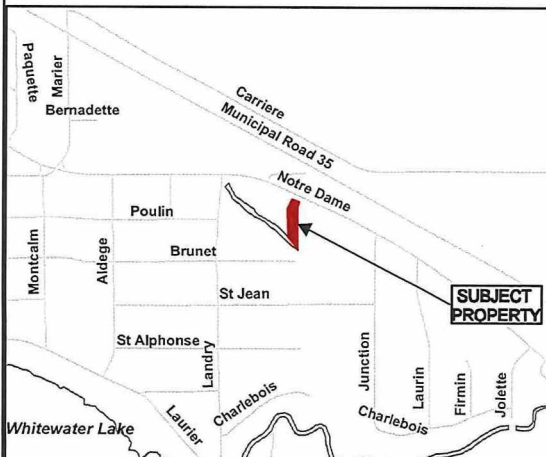
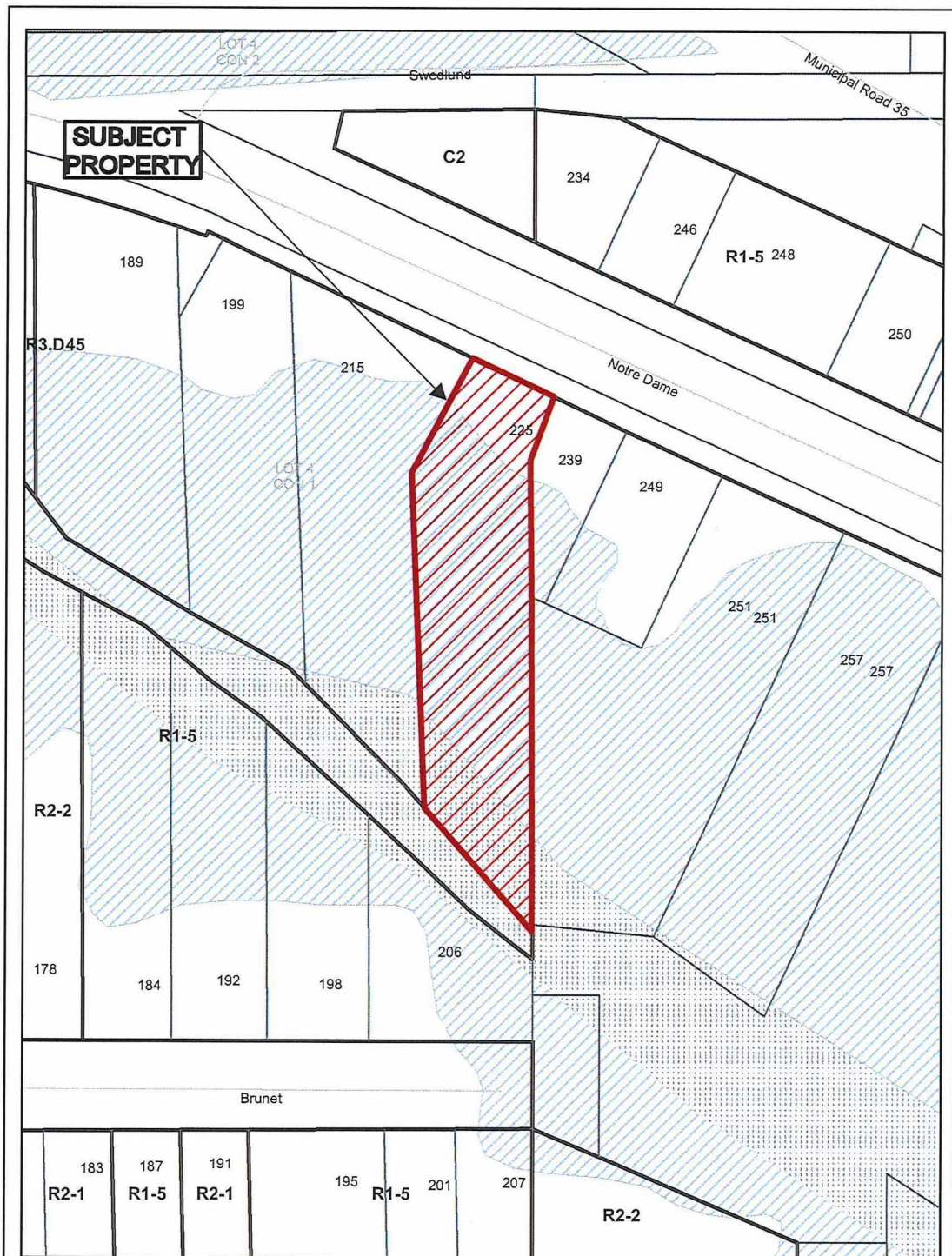
Print Name: JAMES DONLAND
*I have authority to bind the Corporation

* 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

[illegible]

BOO89/2023



Application for Consent



Subject Property being PIN 73346-0881,
Parcel 27068 SEC SWS,
Part Lot 4, Concession 1, Township of Rayside,
225 Notre Dame Street East, Azilda,
City of Greater Sudbury

Sketch 1, NTS
MNR

B0089/2023
Date: 2023 12 11

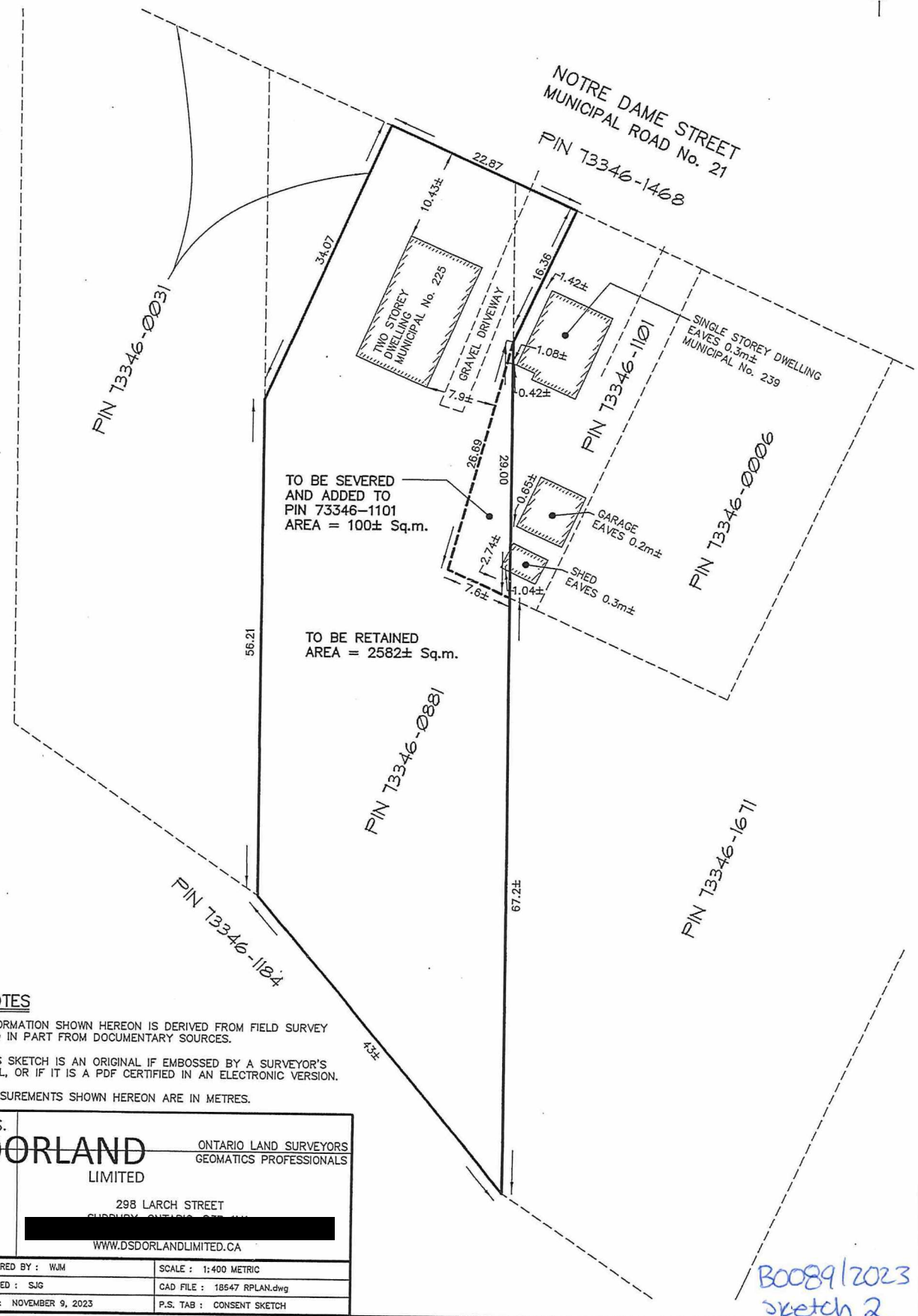
SKETCH FOR SEVERANCE APPLICATION
GEOGRAPHIC TOWNSHIP OF RAYSIDE
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:400



"CAUTION"

- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©



NOTES

INFORMATION SHOWN HEREON IS DERIVED FROM FIELD SURVEY AND IN PART FROM DOCUMENTARY SOURCES.

THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY A SURVEYOR'S SEAL, OR IF IT IS A PDF CERTIFIED IN AN ELECTRONIC VERSION.

MEASUREMENTS SHOWN HEREON ARE IN METRES.

D.S.	
DORLAND	
LIMITED	
298 LARCH STREET SUDBURY, ONTARIO, CANADA	
WWW.DSDORLANDLIMITED.CA	
PREPARED BY : WJM	SCALE : 1:400 METRIC
CHECKED : SJG	CAD FILE : 18547 RPLAN.dwg
DATE : NOVEMBER 9, 2023	P.S. TAB : CONSENT SKETCH

B0089/2023
sketch 2

Office Use Only 2023.01.01	
B 0090/2023	
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: \$1,890.00 (includes \$280.00 Legal Notice Fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY
 Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): Dalron Construction Limited	Email:
Mailing Address: 130 Elm Street	Home:
	Business:
City: Sudbury, ON	Postal Code: P3C 1T6
	Fax:

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

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

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

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

Name of Agent: N/A	Email:
Mailing Address:	Home Phone:
	Business Phone:
City:	Postal Code:
	Fax Phone:

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

- 4) Purpose of Transaction
- | | | |
|---|---|------------------------------|
| <input type="radio"/> Creation of a new lot | <input type="radio"/> Easement/Right-of-way | <input type="radio"/> Lease |
| <input type="radio"/> Addition to a lot | <input checked="" type="radio"/> Creation of lot(s) for | <input type="radio"/> Other; |
| <input type="radio"/> Cancellation of Prior Consent | Semi-detached or row housing | 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 Neelon	Lot No.	Concession No.
PIN(s): 73575-0692		Parcel(s)	
Subdivision Plan No. 53M-1442 Lot 7		R-Plan No.	Part(s)
Municipal Address or Street(s):		Ward:	

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

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

8) Date of acquisition of subject land. June 29, 2005

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). concurrent

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

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

Frontage <u>9.6m +/-</u>	Depth <u>25.9 +/-</u>	Area <u>373.1 +/-</u>
Existing Use <u>one building</u>	Proposed Use <u>one semi-detached unit</u>	

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

Existing <u>one building w/ two units</u>	Proposed <u>one semi-detached unit</u>
---	--

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

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

Frontage <u>9.4m +/-</u>	Depth <u>25.8 +/-</u>	Area <u>453.1 +/-</u>
Existing Use <u>one building w/ two units</u>	Proposed Use <u>one semi-detached unit</u>	

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

Existing <u>one building w/ two units</u>	Proposed <u>one semi-detached unit</u>
---	--

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

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

B0090/2023

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

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

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

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

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

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

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

N/A

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

N/a

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

N/A

21) What is the number of dwelling units on the property? N/A

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. _____

Ramsey Lake Intake Zone, IPZ (Part IV)

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

B0090/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Dalron Construction Limited (please print all names), the registered owner(s) of the property described as Lot 7 Plan 53M-1442

In the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 8 day of December, 2023

(witness)

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

Print Name: Kristi Arnold

*I have authority to bind the Corporation

B0090/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

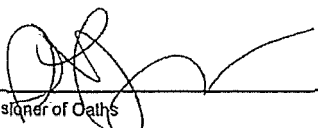
I/We, Dalron Contruction Limited (please print all names),

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

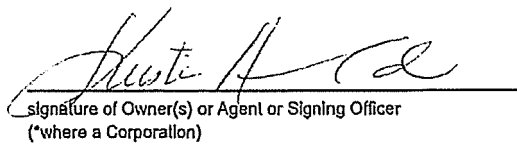
Lot 7 Plan 53M-1442

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 8 day of December, 2022

 Commissioner of Oaths

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


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

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

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

FOR OFFICE USE
USE

Date of Receipt: <u>Dec 13/23</u>	Decision Date: <u>Jan 29/24</u>	Received by: <u>S. Pinkerton</u>
Zoning Designation: <u>R2-2 (44)</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:	Received Approval from Planning:	
Acknowledgement of Risk received: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Notes:		
<u>Rezoning 751-6/20-17</u>		
<u>Also subject to concurrent Minor Variance application</u>		
<u>AO133/2023</u>		

B0090/2023



Box 5000, Station 'A'
200 Brady Street, Tom Davies Square
Sudbury ON P3A 5P3
Tel. (705) 671-2489 Ext. 4376/4346
Fax (705) 673-2200

ACKNOWLEDGEMENT OF RISKS

Proceeding with a Consent Application
Prior to Securing Required Development Approvals
such as Rezoning or Minor Variance

Registered Owner(s): *Dalron Construction Limited*

Agent: *N/A*

Property Affected: *Lot 7 Eclipse Crescent (Plan 531-1442)*

Read Carefully – Your Rights may be affected by your choice

Each of the undersigned registered owner(s) and agent in the application for consent under the *Planning Act* as described above acknowledge having been advised that the application for consent will require a:

- re-zoning of the property.
- minor variance

The owners/applicants and agent are advised to apply for and determine if they are able to secure the necessary approvals noted above prior to the submission of the Consent Application. An application for consent cannot succeed without such approval(s) in place.

Notwithstanding the foregoing, each of the registered owner(s) and agent wish to proceed with the application for consent prior to proceeding with the development applications noted above. In doing so, each of the registered owner(s) and agent acknowledge being advised and understand that:

- any decision by the Consent Official will include a condition that the necessary development approval(s) be obtained in final form prior to the issuance of a consent; AND
- as with other conditions, the responsibility for seeking compliance with the development approvals will rest with them as registered owner(s) and agent; AND
- there are costs associated with the applications for development approval; AND
- the City's acceptance of the application for consent is not a representation that:
 - a decision will be made with respect to the development approval(s) within the timeline required to meet conditions for the application for consent; and/or
 - the development application(s) will be approved by the approving body; AND
- In the event that one (1) or more required development approval(s) is/are granted:
 - such approval(s) may be conditional upon compliance with conditions, which may involve additional costs or time to comply with; and/or
 - may be subject to appeal, with consequences for costs, time and reversal or amendment of the decision; AND
- In the event that one (1) or more required development approval(s) is/are not approved or not approved within the timeline for complying with conditions:
 - the Consent Official will not issue the consent certificate; and
 - none of the application for consent fee or any development approval application fees will be refunded; AND

Initials: *[Signature]*

B0090/2023

- all risks associated with proceeding with the application for consent prior to proceeding with the development applications rather than securing development approvals prior to submitting the application for consent shall be borne by the registered owner(s) and agent.

In consideration of being permitted to proceed with the application for consent without first securing the required development approvals, the registered owner(s) and agent hereby release and discharge the City from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).

Dated at Sudbury this 13 day of December, 2023.
(day) (month) (year)

[Signature]
Witness

[Signature]
Signature of Registered Owner or
Authorized Signing Officer (*where a corporation)
Print Name: Kristi Arnold
I have authority to bind the corporation.

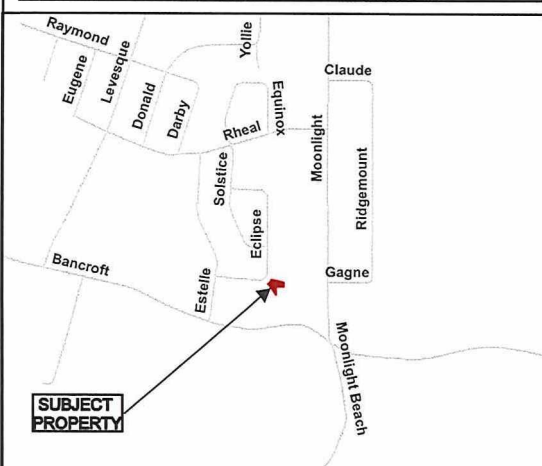
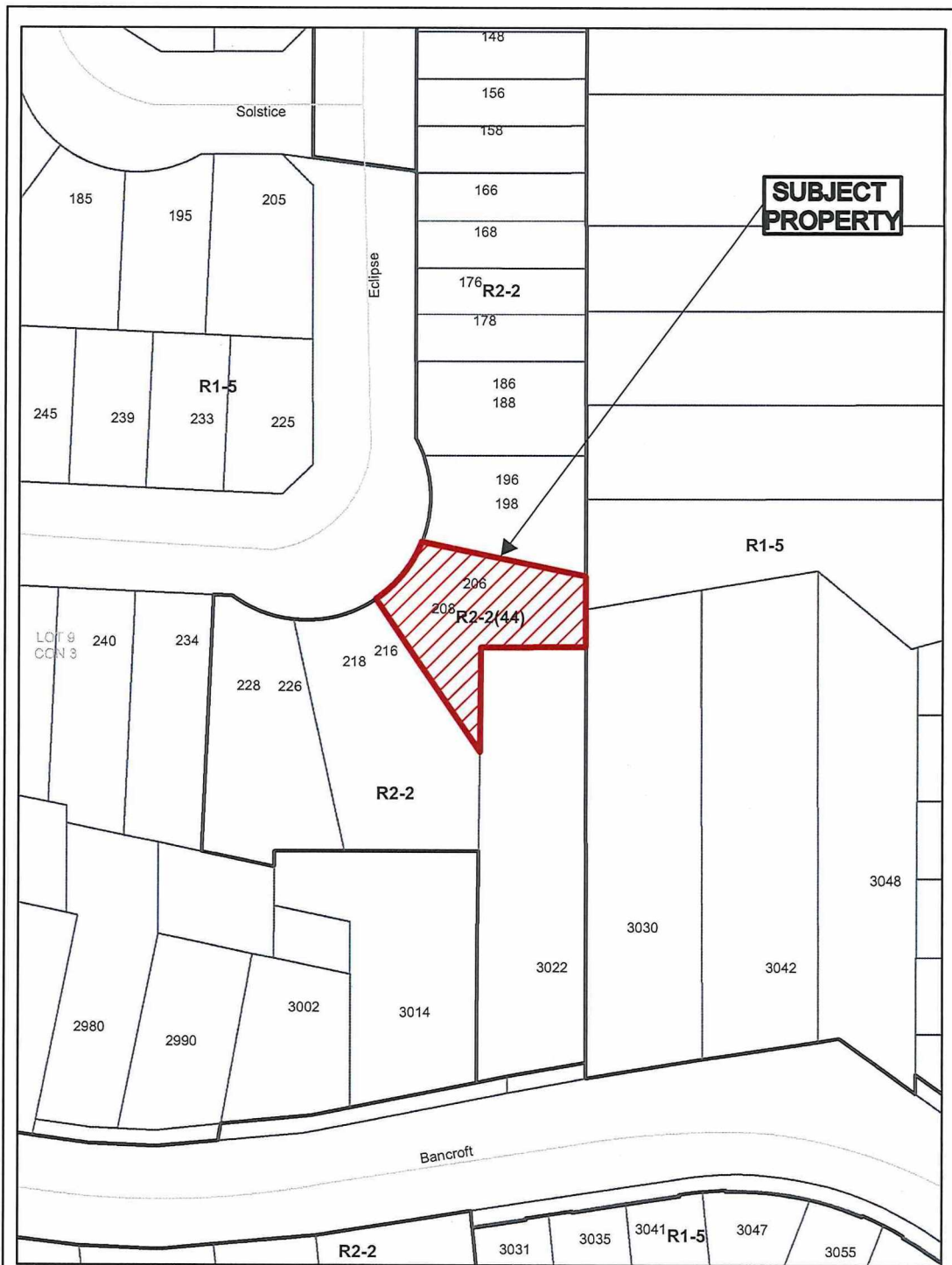
Witness

Signature of Registered Owner or
Authorized Signing Officer (*where a corporation)
Print Name: _____
I have authority to bind the corporation.

Witness

Signature of Agent

- * 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.



Application for Consent



Subject Property being PIN 73575-0692,
 Lot 7, Plan 53M-1442, subject to easements
 over Parts 16 and 17, Plan 53R-21729,
 Lot 9, Concession 3, Township of Neelon,
 206-208 Eclipse Crescent, Sudbury,
 City of Greater Sudbury

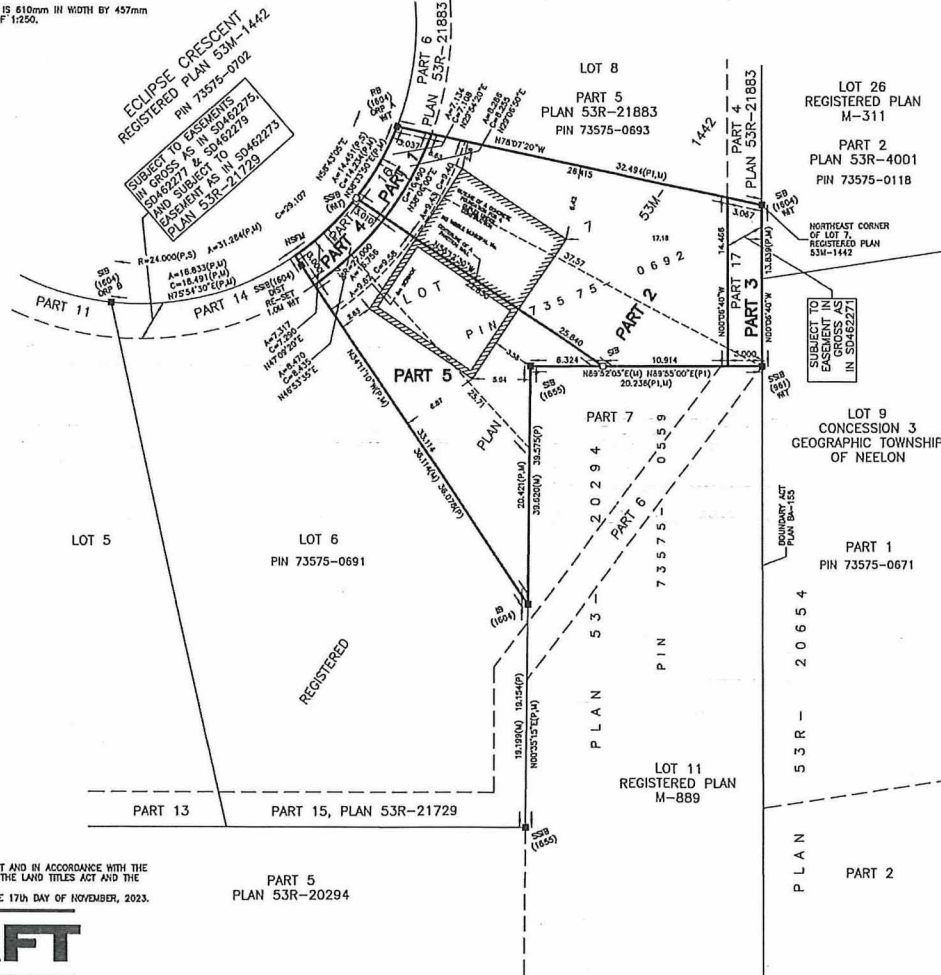
Sketch 1, NTS
 NDCA

B0090/2023
 Date: 2023 12 14

PLAN OF SURVEY OF
LOT 7, REGISTERED PLAN 53M-1442
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC.
2023
SCALE 1:250

2m 0 2 10m

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250.



SCHEDULE				
PART	LOT	PLAN	PIN	AREA
1				23.1 m ²
2				388.1 m ²
3	ALL OF LOT 7	REGISTERED PLAN 53M-1442	ALL OF PIN 73575-0692	42.5 m ²
4				23.7 m ²
5				306.9 m ²

PARTS 1 & 4: SUBJECT TO EASEMENTS IN GROSS AS IN 50462276, 50462277 & 50462270 AND SUBJECT TO EASEMENT AS IN 50462273.
PART 3: SUBJECT TO EASEMENT IN GROSS AS IN 50462271

BEARING NOTE:
BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010.0), HAVING A BEARING OF N58°43'05"W AS SHOWN HEREON.

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

DISTANCE NOTE:
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999553.

ROTATION NOTE:
NO ROTATION HAS BEEN APPLIED TO THE GRID BEARINGS OF UNDERLYING PLANS.

- LEGEND:**
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - SB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SSB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
 - IB DENOTES IRON BAR 0.018 x 0.018 x 0.61
 - RB DENOTES ROCK BAR 0.025 x 0.025 x 0.15
 - P DENOTES REGISTERED PLAN 53M-1442
 - P1 DENOTES PLAN 53R-21883
 - M DENOTES MEASURE
 - SET DENOTES SET
 - 981 DENOTES R.G. HOLDER, O.L.S.
 - 1604 DENOTES TULLOCH GEOMATICS INC., O.L.S.
 - 1655 DENOTES TERRY DEL BOSCO, O.L.S.
 - WIT DENOTES WITNESS
 - GRP DENOTES OBSERVED REFERENCE POINT
 - NSFM DENOTES NOT SUITABLE FOR MONUMENTATION

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GNSS OBSERVATIONS USING THE REAL TIME NETWORK (RTN) SERVICE, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0)		
COORDINATES TO URBAN ACCURACY IN ACCORDANCE WITH SEC. 14(2) OF O. REG. 216/10.		
ORP	NORTHING	EASTING
A	5148075.05	507359.18
B	5148059.94	507334.32
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 17th DAY OF NOVEMBER, 2023.

DRAFT

DATE: JACK F. CAVANAGH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION FORM NUMBER Y-59273.

TULLOCH
TULLOCH GEOMATICS INC.
1942 RECENT ST.
UNIT L
SUDBURY, ON
P3E 5V5
DRAWN BY: UK FILE: 232964

ADD FILE: 2023/12/29/16 R-PLAN-5378 - LOT 7 ECLIPSE CRESCENT, SUDBURY, ON PRODUCTION/DELIVERY PLAN

B0090/2023
Sketch 2

City of Greater Sudbury

APPLICATION FOR CONSENT

Office Use Only 2023.01.01	
B0091/2023	
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"/>	

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): Dalron Construction Limited	Email: [REDACTED]
Mailing Address: 130 Elm Street	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3C 1T6
	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:	Email:
Mailing Address:	Home Phone:
	Business Phone:
City:	Postal Code:
	Fax Phone:

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

- 4) Purpose of Transaction

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

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

N/A

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

Roll #	Township Neelon	Lot No.	Concession No.
PIN(s):	Parcel(s)		
Subdivision Plan No. 53M-1442	Lot 5	R-Plan No.	Part(s)
Municipal Address or Street(s): 226/228 Eclipse Crescent			Ward:

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

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

Standard subdivision easements

8) Date of acquisition of subject land. June 29, 2005

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

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

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

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

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

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

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

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

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

Frontage <u>9.0m</u> *	Depth <u>44m+/-</u>	Area <u>535.44m²</u>
Existing Use <u>one building w/ two units</u> Proposed Use <u>one semi-detached unit</u>		
<u>* See schedule A - Additional Remarks</u>		
Number and use of existing buildings and structures on the land to be severed?		
Existing <u>one building w/ two units</u> Proposed <u>one semi-detached unit</u>		

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

N/A

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

Frontage <u>9.0m</u> *	Depth <u>44m+/-</u>	Area <u>501m²</u>
Existing Use <u>one building w/ two units</u> Proposed Use <u>one semi-detached unit</u>		
<u>* See schedule A - Additional Remarks</u>		
Number and use of existing buildings and structures on the land to be retained?		
Existing <u>one building w/ two units</u> Proposed <u>one semi-detached unit</u>		

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

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

B0091/2023

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.

N/A

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

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

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

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

Living Area One

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

N/A

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

N/A

21) What is the number of dwelling units on the property? N/a

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. _____

Ramsey Lake Intake Zone, IPZ (Part IV)

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

B0091/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Dalron Construction Limited (please print all names), the registered owner(s) of the property described as Lot 5 Plan 53M-1442

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 8 day of December, 2023

(witness)

Kristi Arnold
Signature of Owner(s) or Agent or Signing Officer
(*where a Corporation)

Print Name: Kristi Arnold

*I have authority to bind the Corporation

B0091/2023

I/We, Dalron Construction Limited (please print all names),
the registered owner(s) or authorized agent of the property described as _____
Lot 5 Plan 53M-1442

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 8 day of November, 2023

Commissioner of Oaths

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

Print Name: _____

*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

[illegible]

B0091/2023

Schedule H

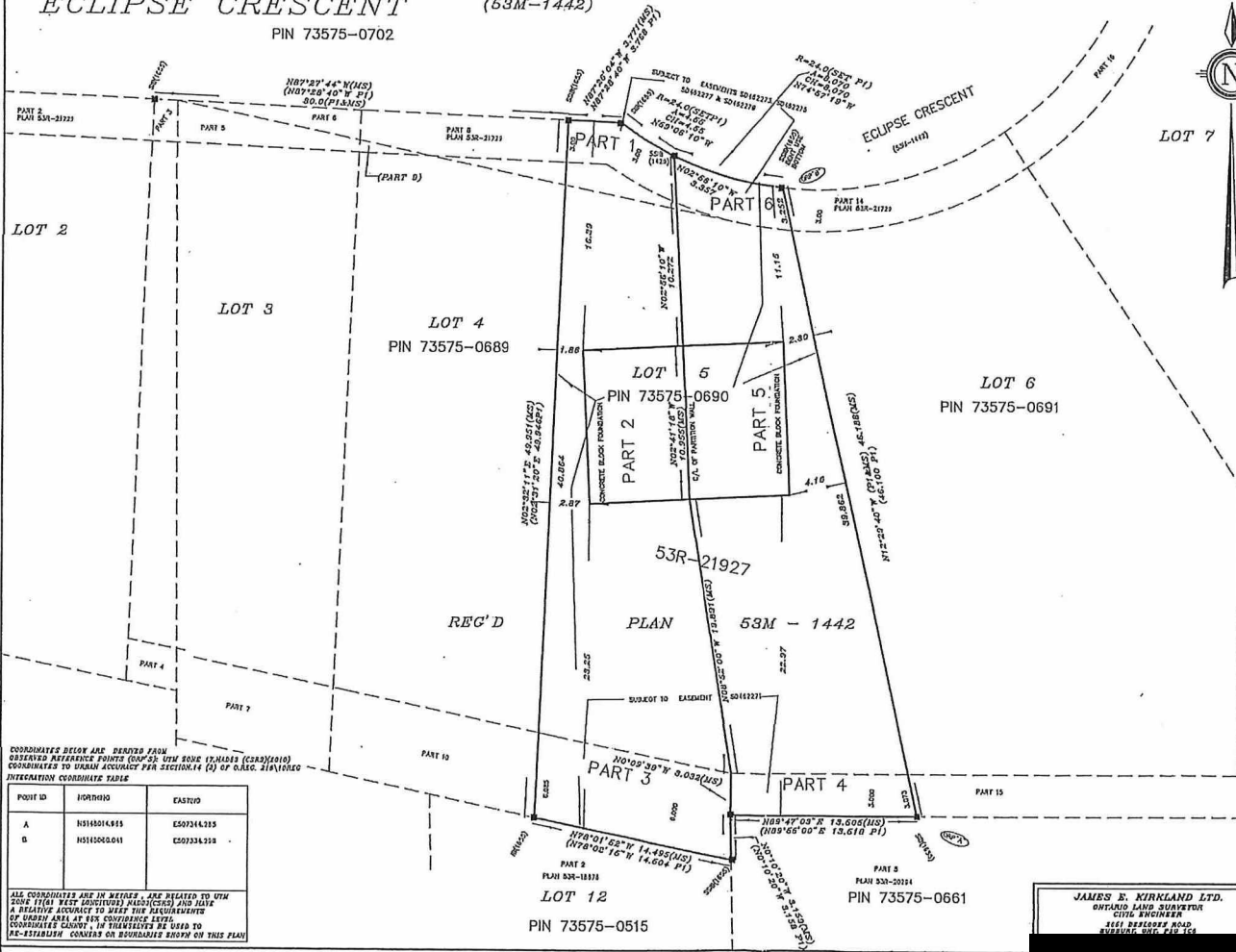
BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD 83 (GDA2011/04) SHOWN HEREON AS HAVING A GRID BEARING OF N18°45'40"W A ROTATION OF 60°00" WAS APPLIED TO BEARINGS ON PLAN P1 TO CONVERT TO UTM BEARINGS. DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO CURVE DISTANCES BY MULTIPLYING BY THE AVERAGE CURVED SCALE FACTOR OF 0.993555. COORDINATES BELOW ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) UTM ZONE 17, NAD83 (GDA2011/04) COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF OREG. 216(10)(2)

ECLIPSE CRESCENT

(53M-1442)

PIN 73575-0702



COORDINATES BELOW ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) UTM ZONE 17, NAD83 (GDA2011/04) COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF OREG. 216(10)(2) INTERSECTION COORDINATE TABLE

POINT ID	NORTHING	EASTING
A	N5185014315	E507314335
B	N5185000411	E507324328

ALL COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17, NAD83 (GDA2011/04) AND ARE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF UTM ZONE 17, NAD83 (GDA2011/04) COORDINATES CAN ONLY BE USED TO RE-ESTABLISH CORNERS OR RECONSTRUCT MAPS OF THIS PLAN

SURVEYOR'S REAL PROPERTY REPORT

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THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF JAMES E. KIRKLAND LTD IS STRICTLY PROHIBITED

METRIC NOTE

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

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2.2.1.17.4.4



THIS PLAN IS NOT VALID UNLESS IT IS AN UNDOUBTED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 105, R.S.O. 1990, c. 220

SURVEY OF

LOT 5
REGISTERED PLAN
53M-1442

GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:200
JAMES E. KIRKLAND O.L.S.

DESCRIPTION OF LAND

PIN 73575-0692

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS
50162271, 50162272, 50162273, 50162277 & 50162278

ENCROACHMENTS

SEE PLAN

COMPLIANCE WITH MUNICIPAL ZONING BY-LAW
NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS

TIES TO FOUNDATION
WEST FRONTAGE 8.89
EAST FRONTAGE 8.89

THIS REPORT WAS PREPARED FOR SUDBURY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED IN THIS REPORT WAS COMPLETED ON THE 18th DAY OF SEPTEMBER 2023

JAMES E. KIRKLAND ONTARIO LAND SURVEYOR

NOTE
THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER ADDITIONAL PARTS OF THIS ORIGINAL REPORT WILL NOT BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION

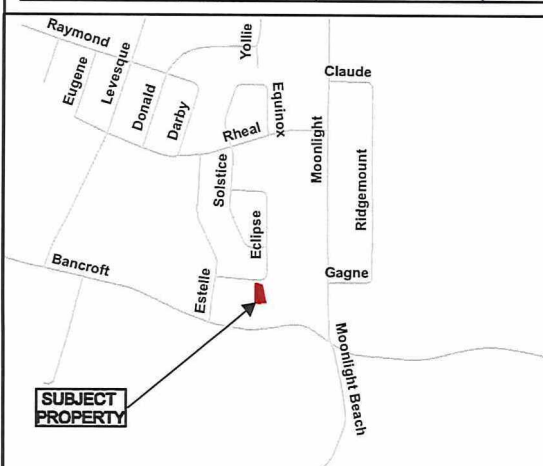
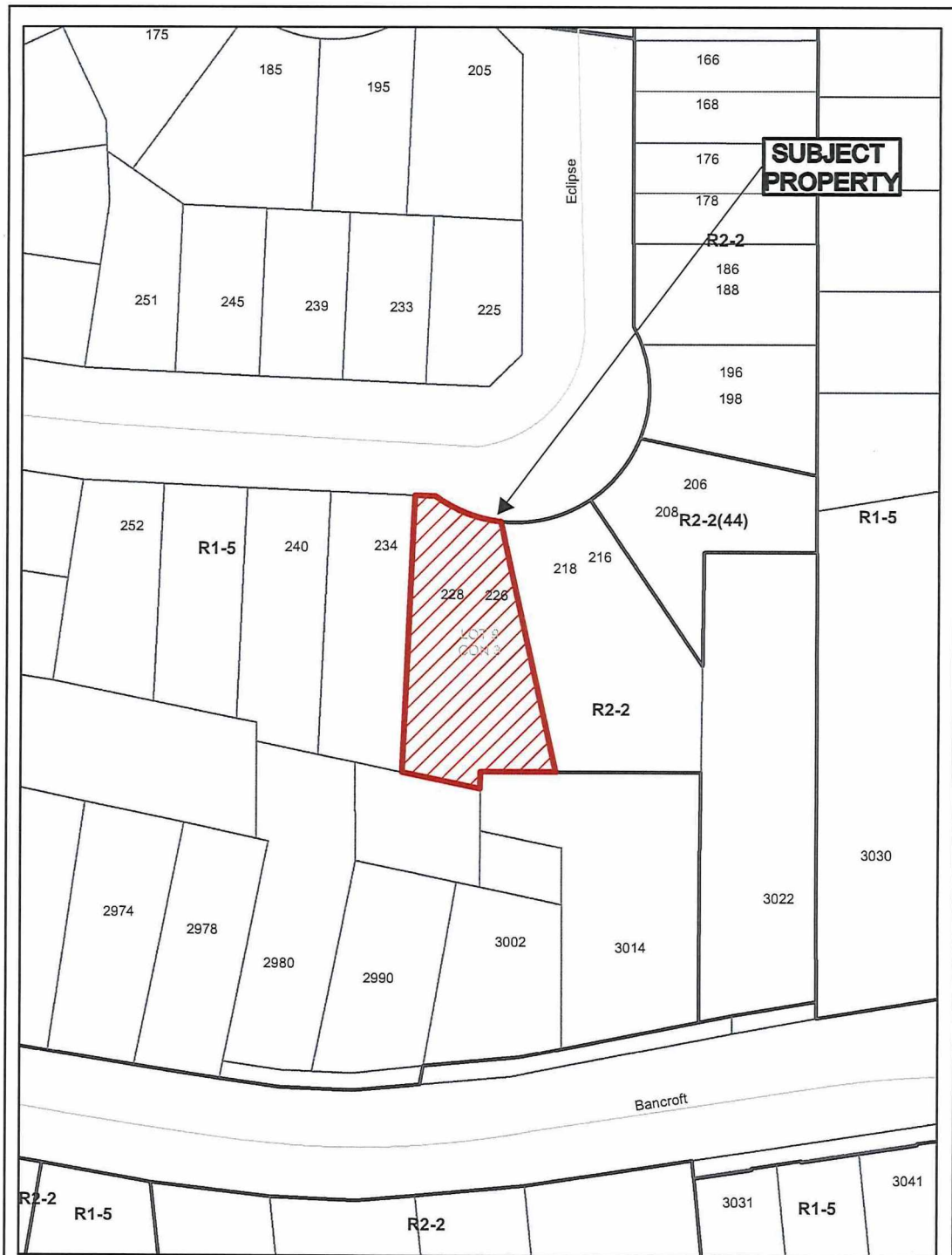
FIELD SURVEY	PLAN	REFERENCE NO.
J.E.K.	JK	X13-471015-1076

LEGEND

10	dots	PLANTED SURVEY MONUMENT
11	dots	FOUND SURVEY MONUMENT
12	dots	IRON BAR
13	dots	STANDARD IRON BAR
14	dots	SUBMIT STANDARD IRON BAR
15	dots	IRON BAR
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39	dots	IRON BAR
40	dots	IRON BAR

JAMES E. KIRKLAND LTD.
ONTARIO LAND SURVEYOR
CIVIL ENGINEER
1111 REEFERIE ROAD
SUDBURY, ONT. S2P 1G1

BOO91/2023



Application for Consent



Subject Property being PIN 73575-0690,
 Lot 5, Plan 53M-1442, subject to easements over
 Parts 11, 12, and 13, Plan 53R-21729,
 Lot 9, Concession 3, Township of Neelon,
 226-228 Eclipse Crescent, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

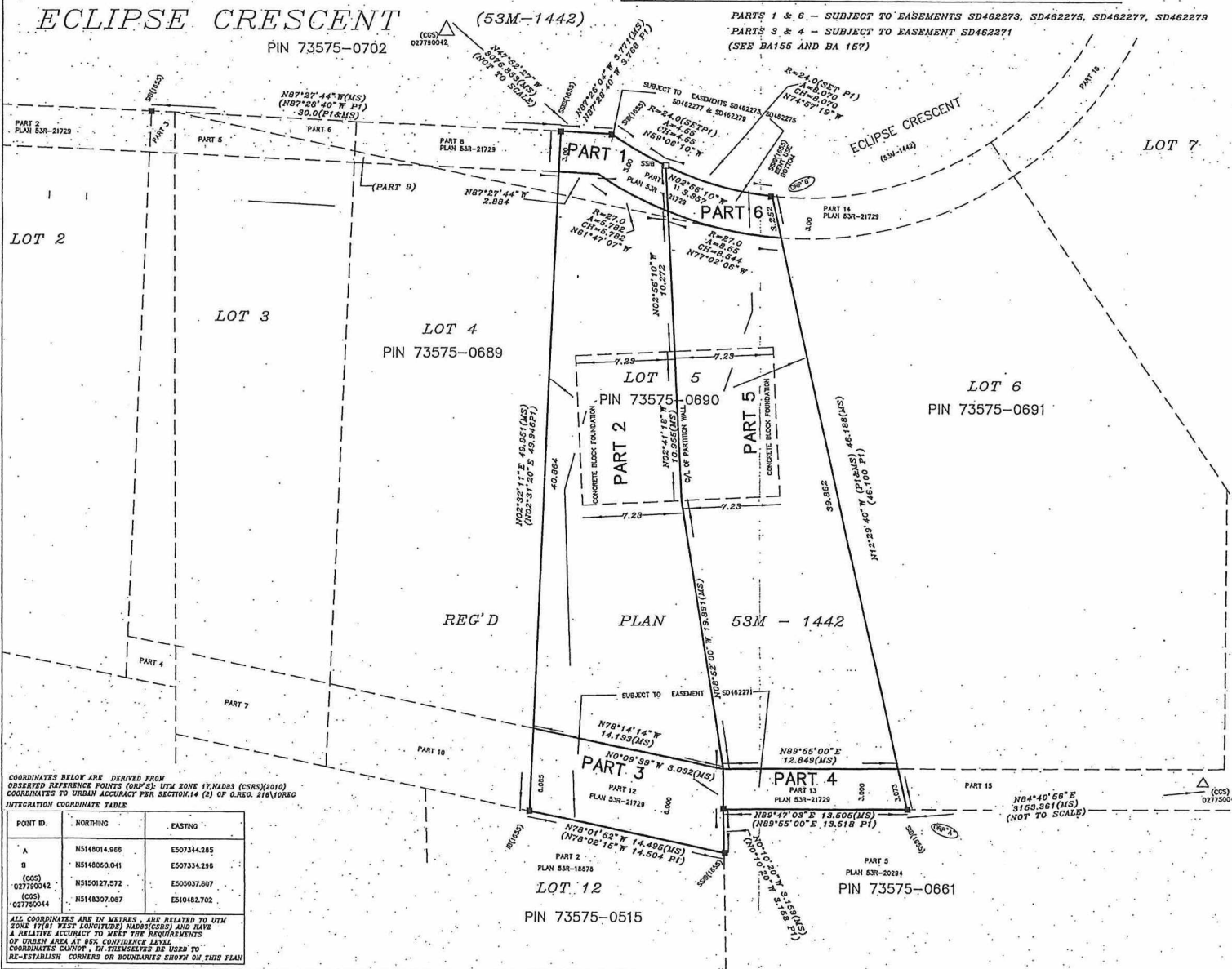
B0091/2023
 Date: 2023 12 15

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME KRYPTON (RTK) OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS)(2010) SHOWN HEREON AS HAVING A GRID BEARING OF N12°29'40" W. A ROTATION OF 00°00' WAS APPLIED TO BEARINGS ON PLAN P1 TO CONVERT TO UTM BEARINGS. DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.9995563. COORDINATES BELOW ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S): UTM ZONE 17, NAD83 (CSRS)(2010) COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.R.G. 216(10RSG).

ECLIPSE CRESCENT

PIN 73575-0702



PLAN 53R-21927

RECEIVED AND DEPOSITED

DATE: November 29th 2023

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY (No.53)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: November 28/23 JAMES E. KIRKLAND

PLAN OF SURVEY OF

LOT 5
REGISTERED PLAN 53M-1442

GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:200
JAMES E. KIRKLAND O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

THIS SURVEY WAS COMPLETED ON THE 15TH DAY OF SEPTEMBER 2023

DATE: November 28/23 JAMES E. KIRKLAND
SUDBURY, ONT. ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER 2211723

METRIC NOTE

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

B00911/2023
Sketch 2

City of Greater Sudbury
APPLICATION FOR CONSENT

Office Use Only 2023.01.01
B 0092/7073
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"/>

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): Dalron Construction Limited	Email:	
Mailing Address: 130 Elm Sudbury	Home:	
	Business:	
City: Sudbury	Postal Code: P3C1T6	Fax:

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

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

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

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

Name of Agent:	N/A	Email:
Mailing Address:		Home Phone:
		Business Phone:
City:	Postal Code:	Fax Phone:

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

- 4) Purpose of Transaction
- | | | |
|---|---|------------------------------|
| <input type="radio"/> Creation of a new lot | <input type="radio"/> Easement/Right-of-way | <input type="radio"/> Lease |
| <input type="radio"/> Addition to a lot | <input checked="" type="radio"/> Creation of lot(s) for | <input type="radio"/> Other; |
| <input type="radio"/> Cancellation of Prior Consent | Semi-detached or row housing | 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 Neelon	Lot No. _____	Concession No. _____
PIN(s): _____		Parcel(s) _____	
Subdivision Plan No. 53M-1442	Lot 6	R-Plan No. _____	Part(s) 1,2,3,4
Municipal Address or Street(s): 216/218 Eclipse Crescent			Ward: _____

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

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

8) Date of acquisition of subject land. June 29, 2005

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

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

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

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

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

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

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

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

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

Frontage <u>9.58m +/- *</u>	Depth <u>48m +/-</u>	Area <u>520m²</u>
Existing Use <u>one building</u>	Proposed Use <u>One semi-detached unit</u>	
<i>* See Schedule A - Additional Remarks</i>		
Number and use of existing buildings and structures on the land to be severed?		
Existing <u>one building w/ 2 units</u>	Proposed <u>one semi-detached unit</u>	

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

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

Frontage <u>9.65m +/- *</u>	Depth <u>48m +/-</u>	Area <u>681m²</u>
Existing Use <u>one building</u>	Proposed Use <u>one semi-detached unit</u>	
<i>* See Schedule A - Additional Remarks</i>		
Number and use of existing buildings and structures on the land to be retained?		
Existing <u>one building w/2 units</u>	Proposed <u>one semi-detached unit</u>	

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

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

B0092/2023

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

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

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

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

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

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

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

Living Area One

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

N/A

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

N/A

21) What is the number of dwelling units on the property? N/A

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. _____

Ramsey Lake Intake Zone, IPZ (Part IV)

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

B0092/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Dalron Construction Limited (please print all names), the registered owner(s) of the property described as Lot 6 Plan 53M-1442

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize Kristi Anobile (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 8 day of December, 2023

(witness)

Kristi Anobile
Signature of Owner(s), or Agent or Signing Officer
(*where a Corporation)

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

B0092/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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


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

Lot 6 Plan 53M-1442

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 8 day of December, 2023


Commissioner of Oaths

Commissioner of Oaths

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


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

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

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

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

FOR OFFICE USE
USE

Date of Receipt: <u>Dec 13/23</u>	Decision Date: <u>Jan 29/24</u>	Received by: <u>S. Pinkerton</u>
Zoning Designation: <u>R2-2</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>None</u>	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="radio"/> Yes <input type="radio"/> No <u>Not required.</u>		
Notes:		

B0092/2023

ECLIPSE CRESCENT (53M-1442)
PIN 73575-0702



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



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1976, Section 25(3)

SCALE 1:200

JAMES E. KIRKLAND O.L.S.

TIED TO FOUNDATION
WALLS THAT BEARING...

(CONTINUED FROM PAGE 1)

JOHN F. JOHNSON	ENTRUS LUGS SUBSTITUTION
KOFF	

FIELD SURVEY	PLAN	REFERENCE NO.
100	100	100-100-100

7.1.3.	7A	ACS-574/EMA-2018
--------	----	------------------

LEGEND

-G-	denotes	PLANTED SUFFRAGE MONUMENT
-H-	denotes	RAISED, PLANTED SUFFRAGE MONUMENT

4	SHANK	ROUND BOLT
70	SHANK	IRON BAR

SIB	denotes	STANDARD IRON BAR
SSIB	denotes	SHORT STANDARD IRON BAR

RA	details	ROCK RUN
Y	details	FINCH

CV	details	ORIGIN UNKNOWN
----	---------	----------------

1/2	details	WITNESS
1/2	details	NOT TO SCALE
1/2	details	WITNESS

MS	details	MEASURES
PI	details	REGISTERED PLAN 63M-1411
TOT	details	BT ONE ONE

101	General	AL. BONE, CUB.
1016	General	T.W. DEL ROSCO, O.S.S.
1482	General	J.E. MARTINO, O.S.S.

1970	Utility	Full Participation, 100%
(1971)	Generalist	UTILITY POLS

Dee

600

B6092/2023

ECLIPSE CRESCENT (53M-1442)

PIN 73575-0702

SCHEDULE				
PARTS	LOT	PLAN	PIN	AREA
1	ALL OF LOT 6	53M-1442	ALL OF 73575-0691	26.90
2				450.00
3				42.48
4				93.64
5				562.13
6				26.31
TOWNSHIP OF NEELON				

PLAN 53R-21929

RECEIVED AND DEPOSITED

DATE: November 29th 2023

REPRESENTATIVE FOR LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF SUDBURY (No.63)

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

Nov 28/23 DATE JAMES E. KIRKLAND

PLAN OF SURVEY OF

LOT 6
REGISTERED PLAN 53M-1442

GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:200 METRES
JAMES E. KIRKLAND O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, SURVEYORS ACT AND THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.

THIS SURVEY WAS COMPLETED ON THE 28th DAY OF
NOVEMBER 2023

Nov 28/23 DATE JAMES E. KIRKLAND
SUDBURY, ONT. ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A015
PLAN SUBMISSION FORM NUMBER A111737

METRIC NOTE

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

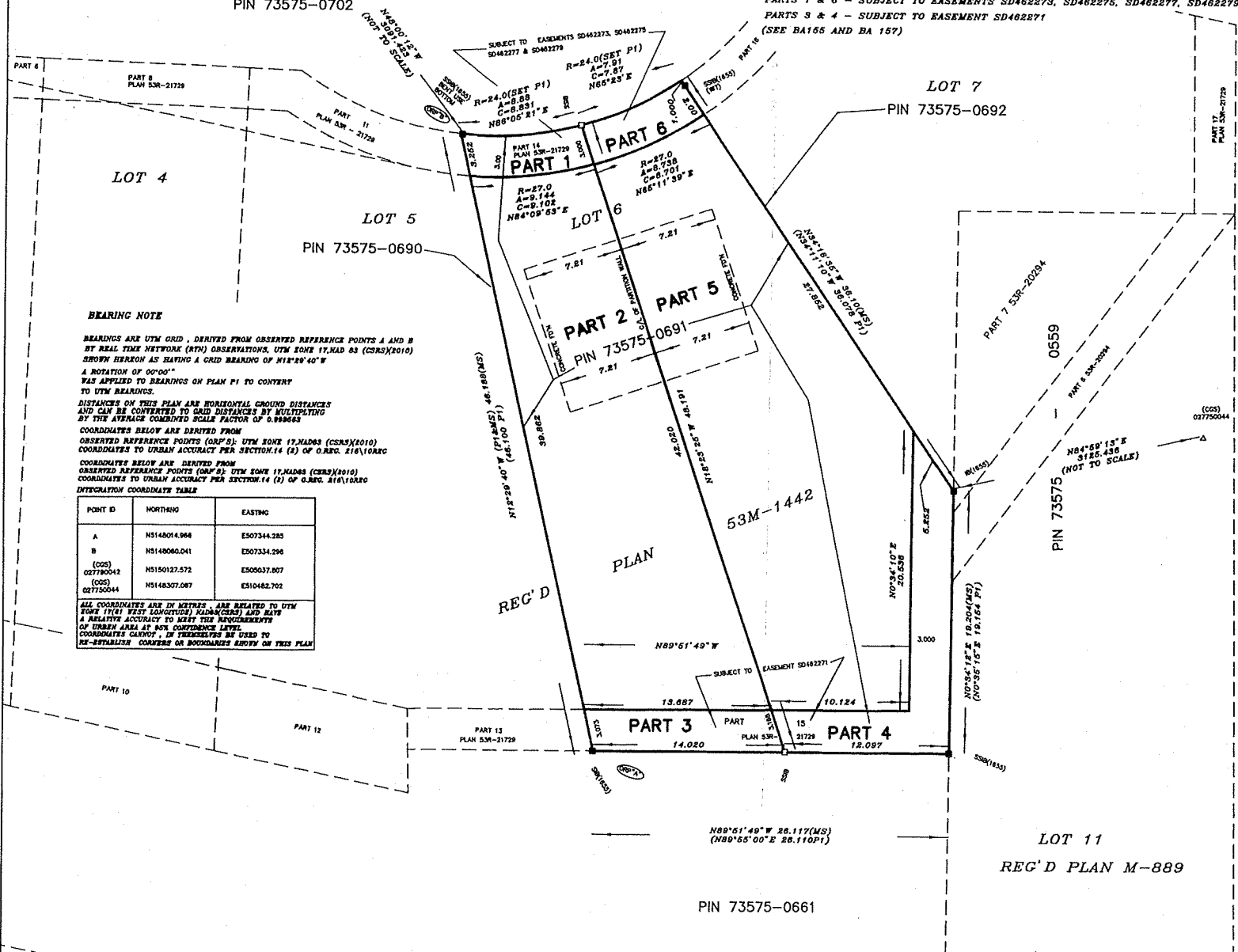
LEGEND

- ⊕ denotes PLANTED SURVEY MONUMENT
- ⊙ denotes FOUND SURVEY MONUMENT
- IR denotes IRON BAR
- SD denotes STANDARD IRON BAR
- SSD denotes SHORT STANDARD IRON BAR
- # denotes NOT TO SCALE
- WIT denotes WITNESS
- 1429 denotes J.E. KIRKLAND, O.L.S.
- R.O. denotes REGISTRY OFFICE
- RS denotes ROCK BAR
- RPL denotes ROCK PILE
- PI denotes REGISTERED PLAN 53M-1442
- 1656 denotes T.W. DEL BOSCO, O.L.S.
- Δ denotes COS CONTROL MONUMENT
- CCS denotes CITY OF GREATER SUDBURY
- FDN denotes CONCRETE FOUNDATION

FIELD SURVEY: J.E.K. PLAN: JK REFERENCE No.: K23-6747R-1076

JAMES E. KIRKLAND LTD.
ONTARIO LAND SURVEYOR
CIVIL ENGINEER
8881 DESROSIER ROAD
SUDBURY, ONT. P3C 1G6

B0042/2023
Sketch 2



BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B
BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD 83 (GRS82/010)
SHOWN HEREON AS HAVING A GRID BEARING OF N18°29'40"W
A ROTATION OF 00°00'00"
WAS APPLIED TO BEARINGS ON PLAN P1 TO CONVERT
TO UTM BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES
AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING
BY THE AVERAGE CORRECTION SCALE FACTOR OF 0.999663

COORDINATES BELOW ARE DERIVED FROM
OBSERVED REFERENCE POINTS (ORP'S): UTM ZONE 17, NAD83 (GRS82/010)
COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF O.R.S.O. 216/10/20
COORDINATES BELOW ARE DERIVED FROM
OBSERVED REFERENCE POINTS (ORP'S): UTM ZONE 17, NAD83 (GRS82/010)
COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF O.R.S.O. 216/10/20
INTEGRATION COORDINATE TABLE

POINT ID	NORTHING	EASTING
A	N5148014.968	E507344.285
B	N5148060.041	E507334.296
(COS) 027780042	N5150127.572	E506037.807
(COS) 027750044	N5148307.087	E510482.702

ALL COORDINATES ARE IN METRES, ARE RELATED TO UTM
ZONE 17 (61 WEST LONGITUDE) KANAD(CRS) AND HAVE
A RELATIVE ACCURACY TO BEST THE REQUIREMENTS
OF URBAN AREA AT 80% CONFIDENCE LEVEL.
COORDINATES CANNOT, IN THEMSELVES BE USED TO
RE-ESTABLISH CORNER OR BOUNDARY SURVEY ON THIS PLAN

Office Use Only 2023.01.01	
B0093/2023	
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: \$1,890.00 (includes \$280.00 Legal Notice Fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): <u>JEAN GUY & FRAZEE GAGNE</u>	Email: _____
Mailing Address: <u>#4501 CARL ST</u>	Home Phone: _____
	Business Phone: _____
City: <u>HANMER</u>	Postal Code: <u>P3P1X5</u> Fax Phone: _____

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

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

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

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

Name of Agent: <u>ADRIAN BURTON</u>	Email: _____
Mailing Address: <u>144 ELM ST</u>	Home Phone: _____
	Business Phone: _____
City: <u>SUDBURY</u>	Postal Code: <u>P3C 1T7</u> Fax Phone: _____

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

- 4) Purpose of Transaction

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

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

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

Roll # _____	Township <u>CARLE</u>	Lot No. <u>12</u>	Concession No. <u>3</u>
PIN(s): <u>73508-0499</u>		Parcel(s) _____	
Subdivision Plan No. <u>M-638</u> Lot <u>1</u>		R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): <u>#4501 CARL ST</u>		Ward: _____	

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

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

8) Date of acquisition of subject land. MARCH 1968

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

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

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

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

Frontage	<u>15.67</u>	Depth	<u>30.50</u>	Area	<u>476.9 m²</u>
Existing Use	<u>VACANT</u>	Proposed Use	<u>RESIDENTIAL</u>		

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

Existing	<u>SKED + GAZEBO</u>	Proposed	<u>SINGLE FAMILY DWELLING</u>
----------	----------------------	----------	-------------------------------

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

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

Frontage	<u>28.23</u>	Depth	<u>34.8</u>	Area	<u>903.4 m²</u>
Existing Use	<u>RESIDENTIAL</u>	Proposed Use	<u>RESIDENTIAL</u>		

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

Existing	<u>SINGLE FAMILY DWELLING WITH ATTACHED SKED</u>	Proposed	<u>SAME</u>
----------	--	----------	-------------

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

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

B0093/2023

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

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

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

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

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

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

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

LIVING AREA 1 - FULLY SERVICED AREA
INFILL LOT

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.

CONSISTANT - INFILL LOT
- CLOSE TO ALL AMENITIES

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

CONFORMS - INFILL LOT
- FITS IN NEIGHBORHOOD
- NO CHANGES

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

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

If "yes", how many? _____

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

☐ Yes ☒ No

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

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

Schedule Attached ☐ Yes ☒ No

B0093/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, JEAN GUY GAGNE + IRÈNE GAGNE (please print all names), the registered owner(s) of the property described as

4501 CHAL ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BARTOLUSSI (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 4th day of December, 20 23

Chris Botta
(witness)

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

IRÈNE GAGNE

Print Name: JEAN GUY GAGNE
"I have authority to bind the Corporation"

B0093/2023


I/We, Adrian Bortolussi (please print all names),
the registered owner(s) or authorized agent of the property described as _____

in the City of Greater Sudbury:

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

Dated this 7th day of December, 2023

**Christopher Bortolussi,
a Commissioner, ect.,
Province of Ontario,
for Bortolussi Surveying Ltd.
Expires August 31, 2025.**


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

Print Name: ADRIAN BORTOLUSSI
 *I have authority to bind the Corporation

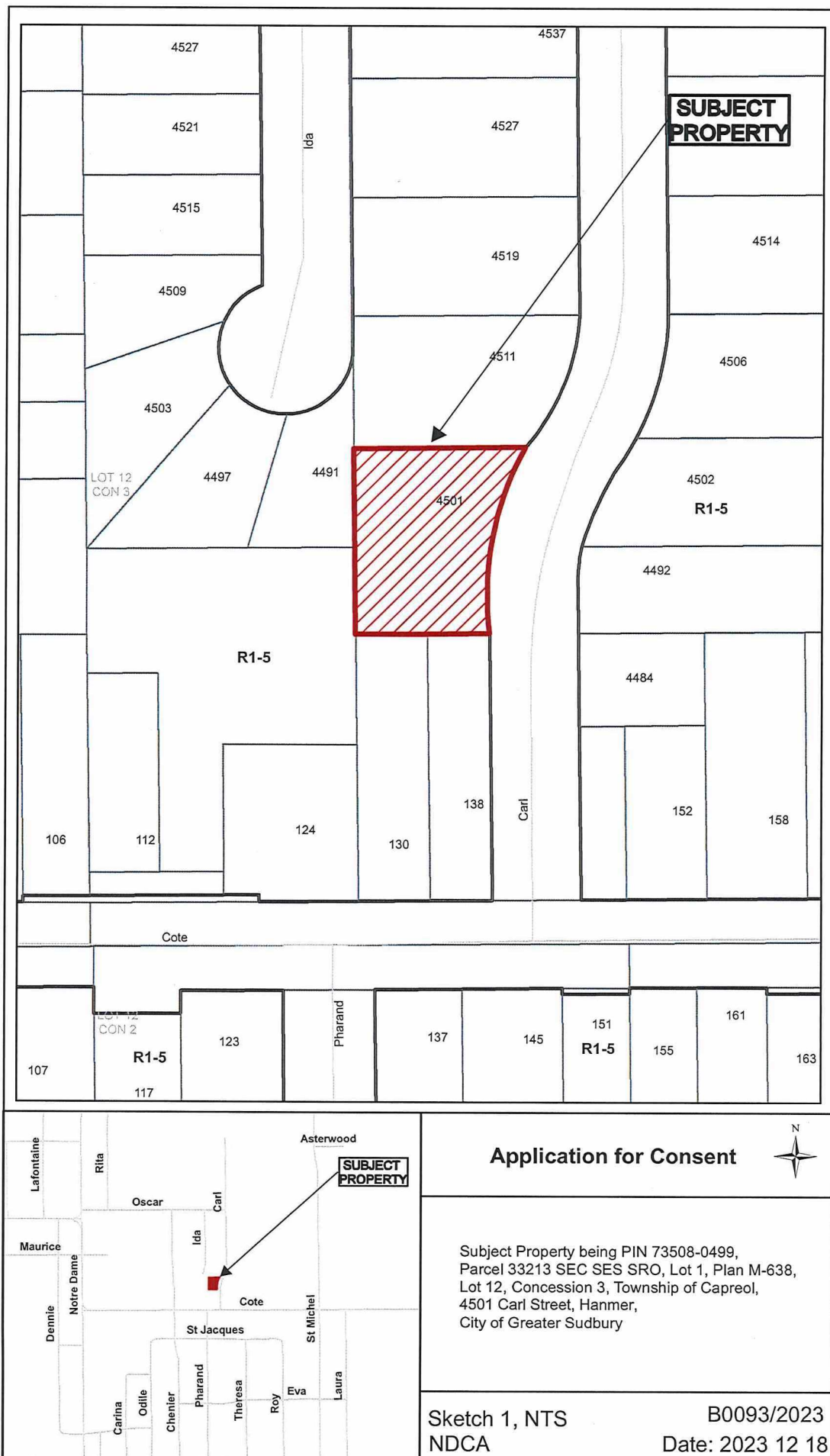
- * Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE
USE

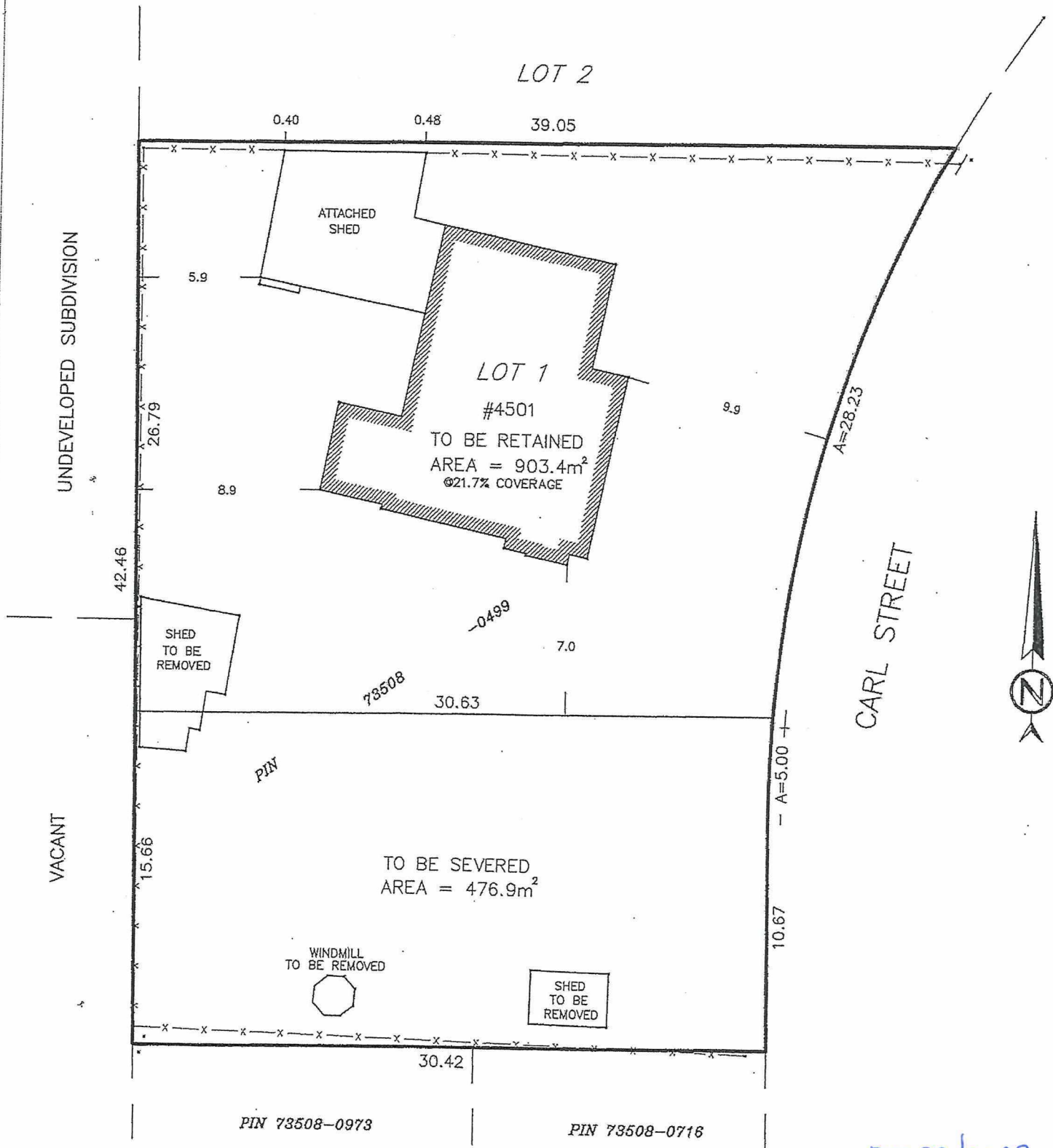
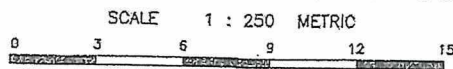
Date of Receipt: Dec 13/23 Decision Date: Jan 29/24 Received by: S. Pinkerton
Zoning Designation: R-5 Resubmission ☐ Yes ☒ No
Previous File Number(s): N/A Previous Decision Date:
Referred to Planning: Received Approval from Planning:
Acknowledgement of Risk received: ☐ Yes ☐ No not complete, not required.

Notes:

B0093/2023



SKETCH FOR SEVERANCE
LOT 1
REGISTERED PLAN M-638



B0093/2023
Sketch 2

Lot 18

Office Use Only 2023.01.01
B0094/2023
S.P.P. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s):	<u>BAIKINSON LAND CORP.</u>	Email:	
Mailing Address:	<u>c/o BARRY KINDRAT</u>	Home Phone:	
	<u>#1107 AUGER AVE</u>	Business Phone:	
City:	<u>SUDBURY</u>	Postal Code:	<u>P3A 4B1</u>
		Fax Phone:	

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

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

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

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

Name of Agent:	<u>ADRIAN BORTOLUSSI</u>	Email:	
Mailing Address:	<u>144 ELM ST</u>	Home Phone:	
		Business Phone:	
City:	<u>SUDBURY</u>	Postal Code:	<u>P3C 1T7</u>
		Fax Phone:	

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

- 4) Purpose of Transaction

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

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

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

Roll #	Township	<u>BALFOUR</u>	Lot No.	<u>2</u>	Concession No.	<u>2</u>
PIN(s):	<u>73348-0807</u>	Parcel(s)				
Subdivision Plan No.	<u>M-1446</u>	Lot	<u>17</u>	R-Plan No.		Part(s)
Municipal Address or Street(s):	<u>2952 RUBY ST</u>	Ward:				

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

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

8) Date of acquisition of subject land. Nov 2006

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

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

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

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

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

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

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

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

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

Frontage	<u>9.60</u>	Depth	<u>32.58</u>	Area	<u>312.73 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

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

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

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

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

Frontage	<u>9.60</u>	Depth	<u>32.59</u>	Area	<u>312.92 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

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

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

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

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

B0094/2023

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

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

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

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

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

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. *LIVING AREA 1*

*CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI*

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

CONSISTENT - INFILL LOT

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

*CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES*

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

B0094/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o Barry Kindrat (please print all names), the registered owner(s) of the property described as

LOT 17 53M-1446
2952 Ruby St

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLUSSI (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 7th day of December, 20 23

Adrian Bortolussi
(witness)

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


Print Name: Barry Kindrat
*I have authority to bind the Corporation

B6094/2023

I/We, ADRIAN BORTOLUSSI (please print all names),
the registered owner(s) or authorized agent of the property described as LOT 17 53A-1446
2952 RUBY ST

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

Dated this 7th day of December, 2023


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

Print Name: ADRIAN BORTOLUSSI
 *I have authority to bind the Corporation

FOR OFFICE USE
USE

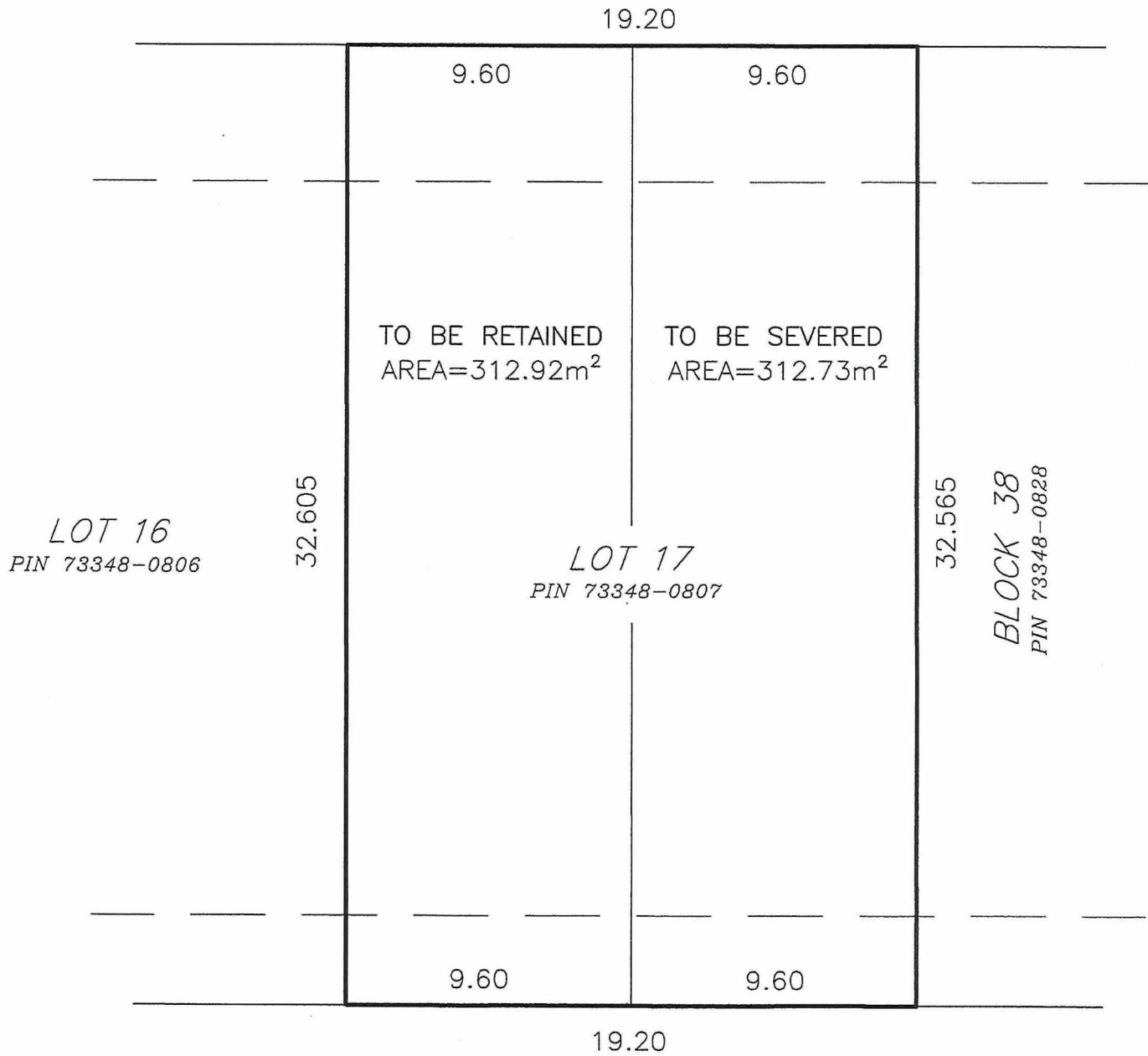
Date of Receipt: Dec 7/23	Decision Date: Jan 29/24	Received by: S. Pinkerton
Zoning Designation: R2-2	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): None	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="radio"/> Yes <input type="radio"/> No		
Notes:		

Boo94/2023





SKETCH FOR PROPOSED SEVERENCE
LOT 17
REGISTERED PLAN 53M-1446



B0094/2023
Sketch 2



Greater 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

Lot 18

Office Use Only 2023 01 01
B0095/2023
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: \$1,890.00 (includes \$280.00 Legal Notice Fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s):	BALKINSON LAND CORP.	Email:	
Mailing Address:	c/o BARRY KINDRAT	Home Phone:	
	#1107 AUGER AVE	Business Phone:	
City:	SUDBURY	Postal Code:	P3A 4B1
		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:	ADRIAN BORTOLUSSI	Email:	
Mailing Address:	144 ELM ST	Home Phone:	
		Business Phone:	
City:	SUDBURY	Postal Code:	P3C 1T7
		Fax Phone:	

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

- 4) Purpose of Transaction

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

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

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

Roll #	Township	BALFOUR	Lot No.	2	Concession No.	2
PIN(s):	73348-0808		Parcel(s)			
Subdivision Plan No.	M-1446	Lot	18	R-Plan No.		Part(s)
Municipal Address or Street(s):	2964	Ruby St				Ward:

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

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

8) Date of acquisition of subject land. NOV 2006

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

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

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

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

Frontage	<u>11.03</u>	Depth	<u>32.52</u>	Area	<u>358.07 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

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

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

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

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

Frontage	<u>11.03</u>	Depth	<u>32.53</u>	Area	<u>358.58 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>semi</u>		

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

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

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

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

B0095/2023

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

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

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

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

Proposed Lot

Retained Lot

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

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☐

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve?

☐ Yes

☒ No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. LIVING AREA 1

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

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

CONSISTENT - INFILL LOT

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

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

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

B0095/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o BARRY KINDRETT (please print all names), the registered owner(s) of the property described as

LOT 18 53M-1446
2764 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLISSI (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 7TH day of DECEMBER, 20 23

Chris Bortolissi
(witness)

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


Print Name: BARRY KINDRETT
*I have authority to bind the Corporation

B0095/2023

I/We, ADRIAN BORTOLUSSI (please print all names),
the registered owner(s) or authorized agent of the property described as LOT 18 53A-1446
2964 RUBY ST

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

Dated this 7th day of December, 2023


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

Print Name: ADRIAN BORTOLUSSI
 *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

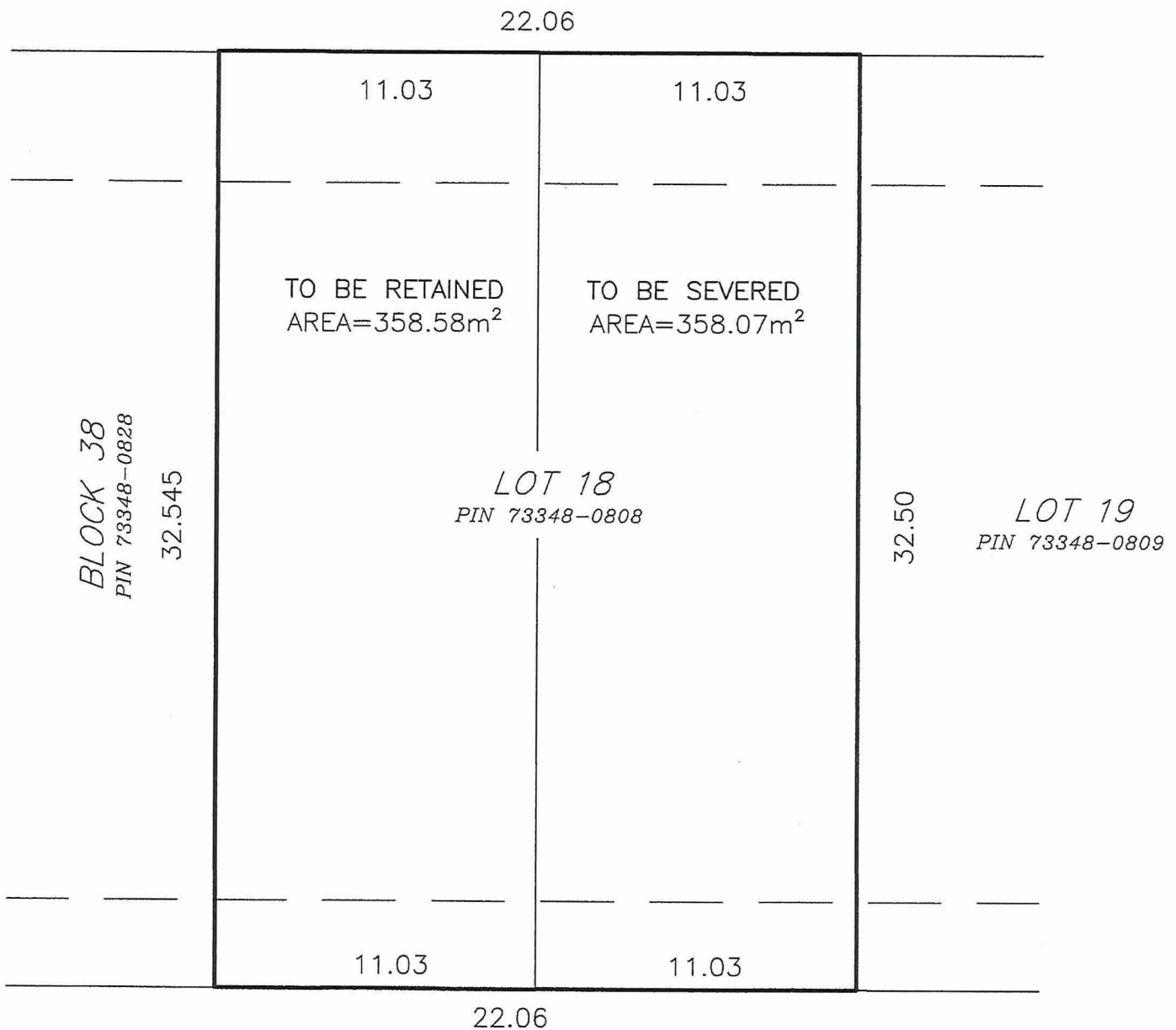
Date of Receipt: Dec 7/23	Decision Date: Jan 29/24	Received by: S. Pinkerton
Zoning Designation: RA-2	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): None	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="radio"/> Yes <input type="radio"/> No		
Notes:		

BOO95/2023





SKETCH FOR PROPOSED SEVERENCE
LOT 18
REGISTERED PLAN 53M-1446



B0095/2023
Sketch 2



Greater 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
2023 01 01
B0096/7023
S.P.P. AREA
Yes ___ No ☒
NDCA REG. AREA
Yes ___ No ☒

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): BAIKINSON LAND CORP. Email: _____
Mailing Address: c/o BARRY KINDRAT Home Phone: _____
#1107 AUGER AVE Business Phone: _____
City: SUDBURY Postal Code: P3A 4B1 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: ADRIAN BORTOLUSSI Email: _____
Mailing Address: 144 ELM ST Home Phone: _____
Business Phone: _____
City: SUDBURY Postal Code: P3C 1T7 Fax Phone: _____

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

- 4) Purpose of Transaction

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

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

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

Roll # _____ Township BALFOUR Lot No. 2 Concession No. 2
PIN(s): 73348-0809 Parcel(s) _____
Subdivision Plan No. M-1446 Lot 19 R-Plan No. _____ Part(s) _____
Municipal Address or Street(s): 2974 Ruby ST Ward: _____

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

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

8) Date of acquisition of subject land. NOV 2006

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

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

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

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

Frontage	<u>11.03</u>	Depth	<u>32.47</u>	Area	<u>358.06 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>Same</u>		

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

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

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

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

Frontage	<u>11.03</u>	Depth	<u>32.48</u>	Area	<u>358.32 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>Same</u>		

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

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

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

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

B0096/2023

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

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

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

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

Proposed Lot

Retained Lot

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

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17) Is the property located with 1km (0.6 miles) of a First Nation Reserve?

☐ Yes

☒ No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. *LIVING AREA 1*

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

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

CONSISTENT - INFILL LOT

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

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

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

B0096/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAKINSON LAND CORP. c/o Barry Kindert (please print all names), the registered owner(s) of the property described as

Lot 19 53M-1446
2974 Ruby St

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLISSI (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 7th day of December, 2023

(witness)

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

Print Name: Barry Kindert

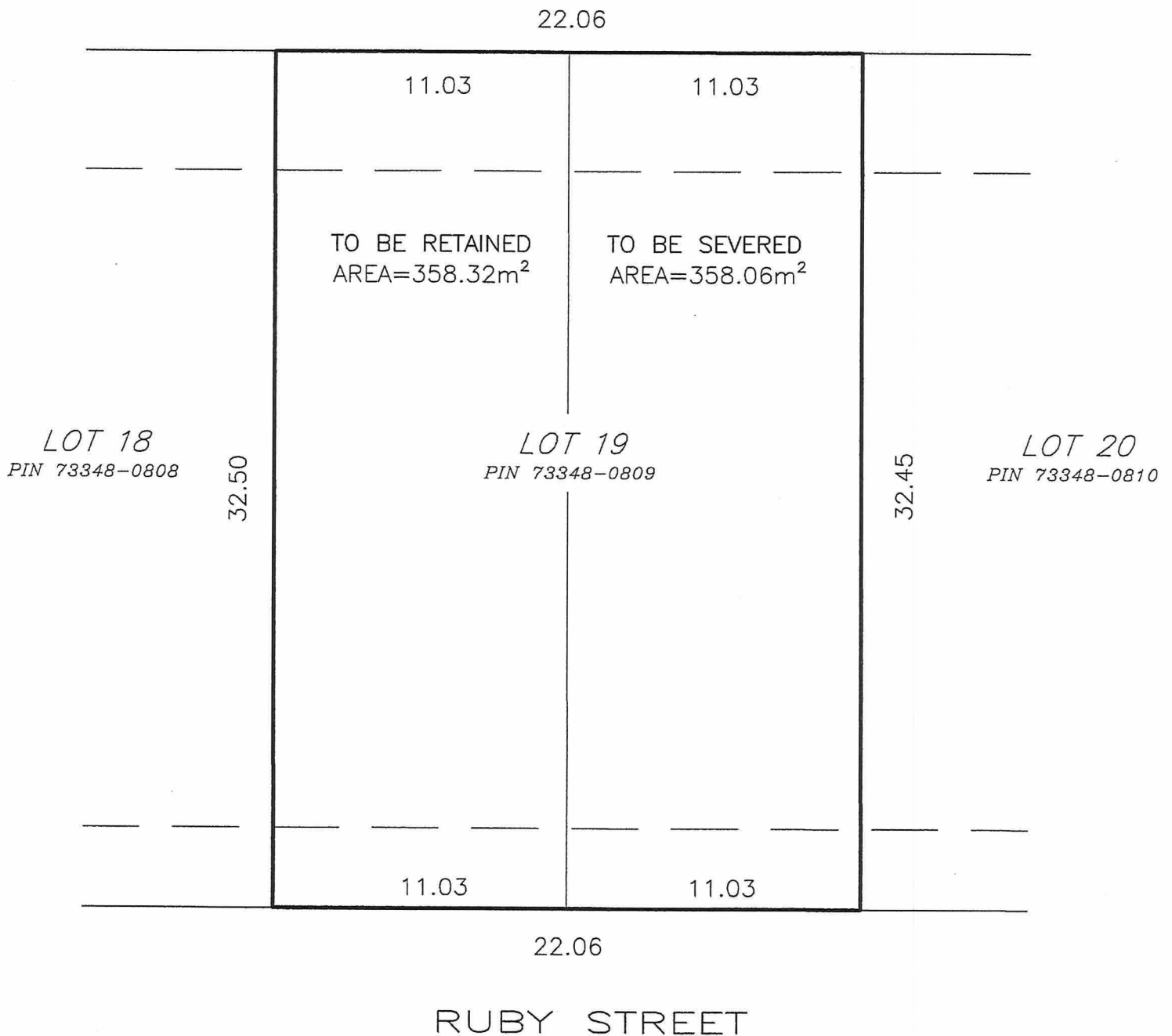
*I have authority to bind the Corporation

B0096/2023





SKETCH FOR PROPOSED SEVERENCE
LOT 19
REGISTERED PLAN 53M-1446



B0096/2023
Sketch 2

Lot 20

Office Use Only 2023 01 01
B0097/2023
S.P.P. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): <u>BAIKINSON LAND CORP.</u>	Email: _____
Mailing Address: <u>c/o BARRY KINDRAT</u>	Home Phone: _____
<u>#1107 RUGER AVE</u>	Business Phone: _____
City: <u>SUDBURY</u>	Postal Code: <u>P3A 4B1</u> Fax Phone: _____

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

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

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

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

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

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

- 4) Purpose of Transaction

<input checked="" type="radio"/> Creation of a new lot	<input type="radio"/> Easement/Right-of-way	<input type="radio"/> Lease
<input 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 <u>BALFOUR</u>	Lot No. <u>2</u>	Concession No. <u>2</u>
PIN(s): <u>733+8-0810</u>	Parcel(s) _____		
Subdivision Plan No. <u>M-1446</u>	Lot <u>20</u>	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): <u>2984 RUBY ST</u>	Ward: _____		

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

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

8) Date of acquisition of subject land. NOV 2006

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

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

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

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

Frontage	<u>10.99</u>	Depth	<u>32.45</u>	Area	<u>363.76 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

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

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

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

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

Frontage	<u>10.98</u>	Depth	<u>32.45</u>	Area	<u>356.31 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

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

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

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

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

B0097/2023

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

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

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

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

Proposed Lot

Retained Lot

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

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17) Is the property located with 1km (0.6 miles) of a First Nation Reserve?

☐ Yes

☒ No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. LIVING AREA 1

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

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

CONSISTENT - INFILL LOT

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

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

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

B0097/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAKINSON LAND CORP. c/o BARRY KINDRETT (please print all names), the registered owner(s) of the property described as

LOT 20 53M-1446
2984 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLISSI (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 7th day of DECEMBER, 2023

Chen Boon
(witness)

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

Print Name: BARRY KINDRETT
*I have authority to bind the Corporation

B0097/2023

I/We, ADRIAN BORTOLUSSI (please print all names),
the registered owner(s) or authorized agent of the property described as LOT 20 534-1446
2984 RUBY ST

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

Dated this 7th day of December, 2023


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

Print Name: ADRIAN BORTOLUSSI
 *I have authority to bind the Corporation

FOR OFFICE USE
USE

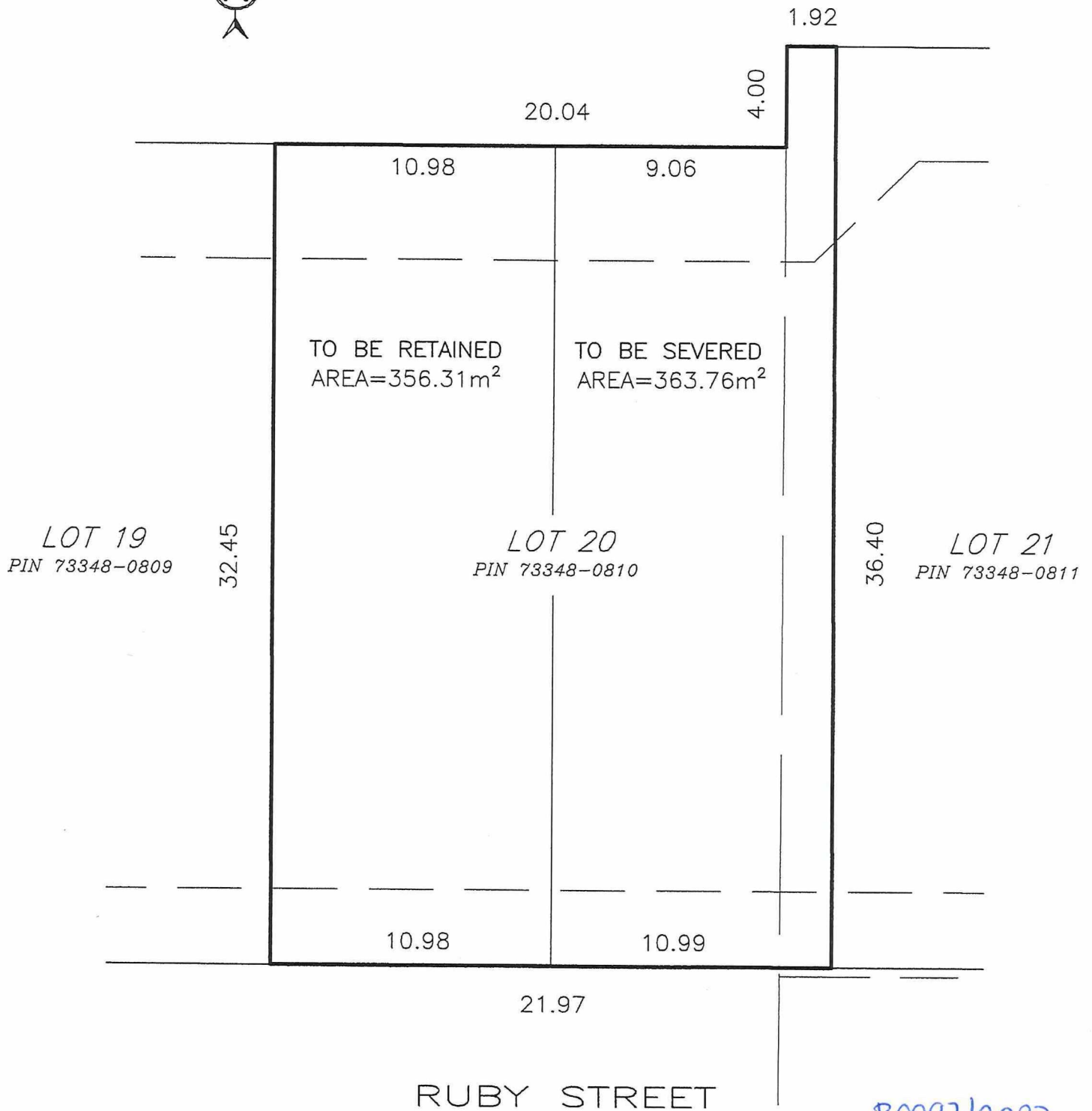
[illegible]

B0097/2023





SKETCH FOR PROPOSED SEVERENCE
LOT 20
REGISTERED PLAN 53M-1446



B0097/2023
sketch 2

Lot 25

Office Use Only 2023 01 01
B0098/2023
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes <input checked="" type="checkbox"/> No ___

City of Greater Sudbury APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: **CITY OF GREATER SUDBURY**

Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s):	<u>BAIKINSON LAND CORP.</u>	Email:	_____
Mailing Address:	<u>c/o BARRY KINDRAT</u>	Home Phone:	_____
	<u>#1107 AUGER AVE</u>	Business Phone:	_____
City:	<u>SUDBURY</u>	Postal Code:	<u>P3A 4B1</u>
		Fax Phone:	_____

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

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

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

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

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

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

- 4) Purpose of Transaction

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

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

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

Roll #	Township	<u>BALFOUR</u>	Lot No.	<u>2</u>	Concession No.	<u>2</u>
PIN(s):	<u>7334B-0815</u>		Parcel(s)			
Subdivision Plan No.	<u>M-1446</u>	Lot	<u>25</u>	R-Plan No.		Part(s)
Municipal Address or Street(s):	<u>2981 RUBY ST</u>					Ward:

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

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

8) Date of acquisition of subject land. Nov 2006

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

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

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

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

Frontage	<u>10.19</u>	Depth	<u>37.05</u>	Area	<u>377.50 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>same</u>		

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

Existing	<u>0</u>	Proposed	<u>semi</u>
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If applicable, indicate Parcel Number and /or Lot and Registered Plan of Subdivision Number of property which will benefit from the lot addition/consolidation, easement/right-of-way.

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

Frontage	<u>10.19</u>	Depth	<u>37.03</u>	Area	<u>377.11 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>same</u>		

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

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

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

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

B0098/2023

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

- | | | |
|--|--------------------------------------|--------------------------|
| a) a provincial highway, | <input type="radio"/> Yes | <input type="radio"/> No |
| b) a municipal road that is maintained all year or seasonally, | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| c) a road which is maintained by the municipality, | <input type="radio"/> Yes | <input type="radio"/> No |
| d) by water? | <input type="radio"/> Yes | <input type="radio"/> No |

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

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

Proposed Lot

Retained Lot

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

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17) Is the property located with 1km (0.6 miles) of a First Nation Reserve?

☐ Yes

☒ No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. LIVING AREA 1

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

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

CONSISTENT - INFILL LOT

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

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

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

B0098/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o Barry Kindert (please print all names), the registered owner(s) of the property described as

LOT 25 53M-1446
2981 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLUSSI (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 7th day of December, 20 23

(witness)

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

Print Name: Barry Kindert

*I have authority to bind the Corporation

B0098/2023

I/We, ADRIAN BORTOLUSSI (please print all names),
the registered owner(s) or authorized agent of the property described as LOT 25 53A-1446
2981 RUBY ST

Dated this 7th day of December, 2023

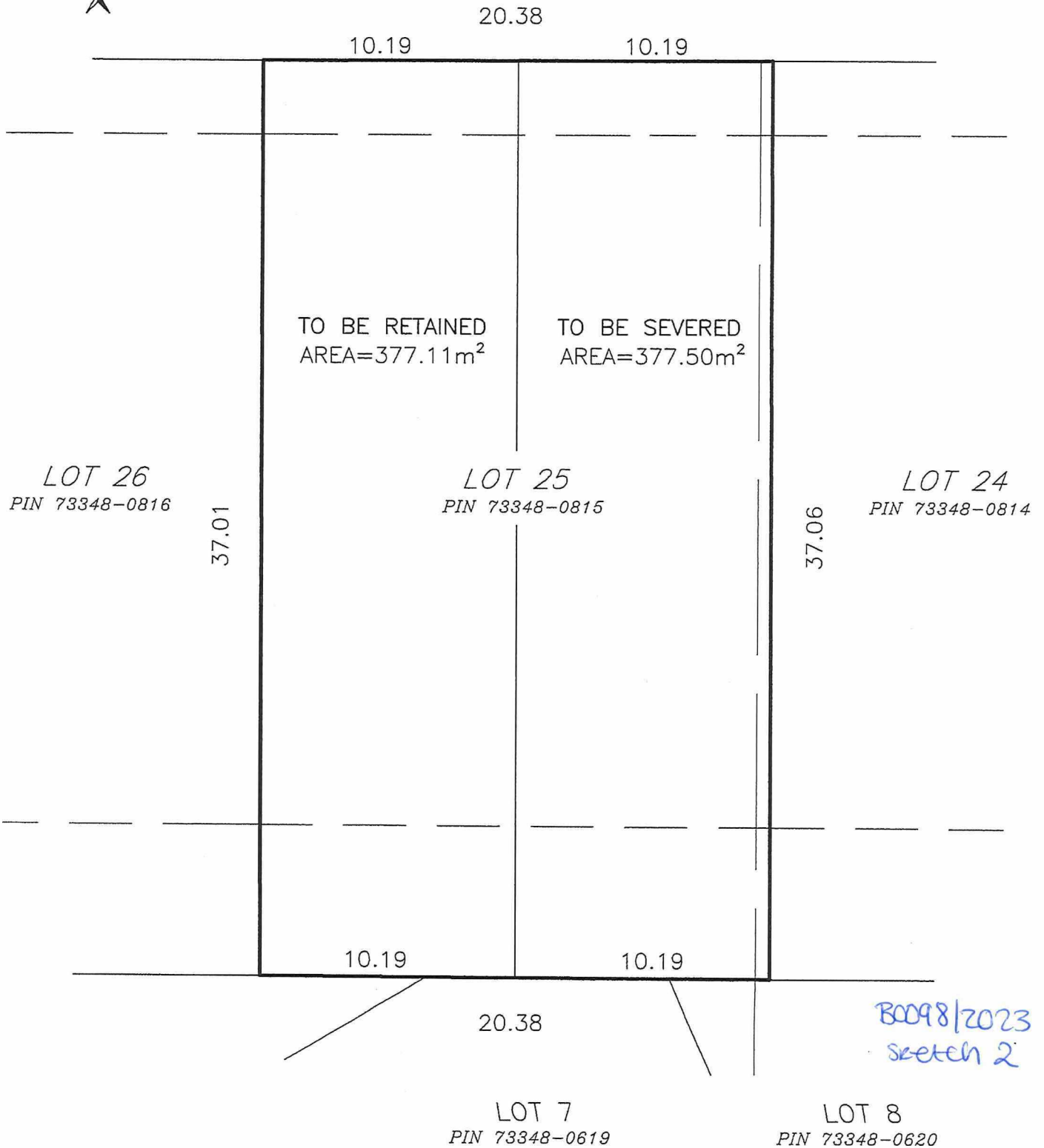
Print Name: ADRIAN BORTOLUSSI
 *I have authority to bind the Corporation

Date of Receipt: Dec 7/23	Decision Date: Jan 29/24	Received by: S. Pinkerton
Zoning Designation: RQ-2	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): None	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="radio"/> Yes <input type="radio"/> No		
Notes:		

B0098/2023



SKETCH FOR PROPOSED SEVERENCE
LOT 25
REGISTERED PLAN 53M-1446
RUBY STREET



Lot 246

Office Use Only 2023 01 01
B 0099 / 2023
S.P.P. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NDOA REG. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

City of Greater Sudbury APPLICATION FOR CONSENT

APPLICATION FEE: \$1,890.00 (includes \$280.00 Legal Notice Fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Note: An application fee is levied for each new lot created; the remainder is not subject to an application fee.

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s):	BAIKINSON LAND CORP.	Email:	
Mailing Address:	c/o BARRY KINDRAT	Home Phone:	
	#1107 AUGER AVE	Business Phone:	
City:	SUDBURY	Postal Code:	P3A 4B1
		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:	ADRIAN BORTOLUSSI	Email:	
Mailing Address:	144 ELM ST	Home Phone:	
		Business Phone:	
City:	SUDBURY	Postal Code:	P3C 1T7
		Fax Phone:	

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

- 4) Purpose of Transaction

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

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

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

Roll #	Township	BALFOUR	Lot No.	2	Concession No.	2
PIN(s):	73348-0816		Parcel(s)			
Subdivision Plan No.	M-1446	Lot	26	R-Plan No.		Part(s)
Municipal Address or Street(s):	2977 Ruby St					Ward:

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

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

8) Date of acquisition of subject land. NOV 2006

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

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

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

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

Frontage	<u>10.19</u>	Depth	<u>37.0</u>	Area	<u>376.98 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>SAME</u>		

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

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

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

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

Frontage	<u>10.19</u>	Depth	<u>36.97</u>	Area	<u>376.72 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>SAME</u>		

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

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

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

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

B0099/2023

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

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

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

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

Proposed Lot Retained Lot

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

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

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. LIVING AREA 1

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

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

CONSISTENT - INFILL LOT

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

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

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

B0099/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o BARRY KINDERT (please print all names), the registered owner(s) of the property described as

LOT 26 53M-1446

2977 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLUSSI (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 7th day of December, 2023

(witness)

Adrian Bortolussi

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

Print Name: BARRY KINDERT

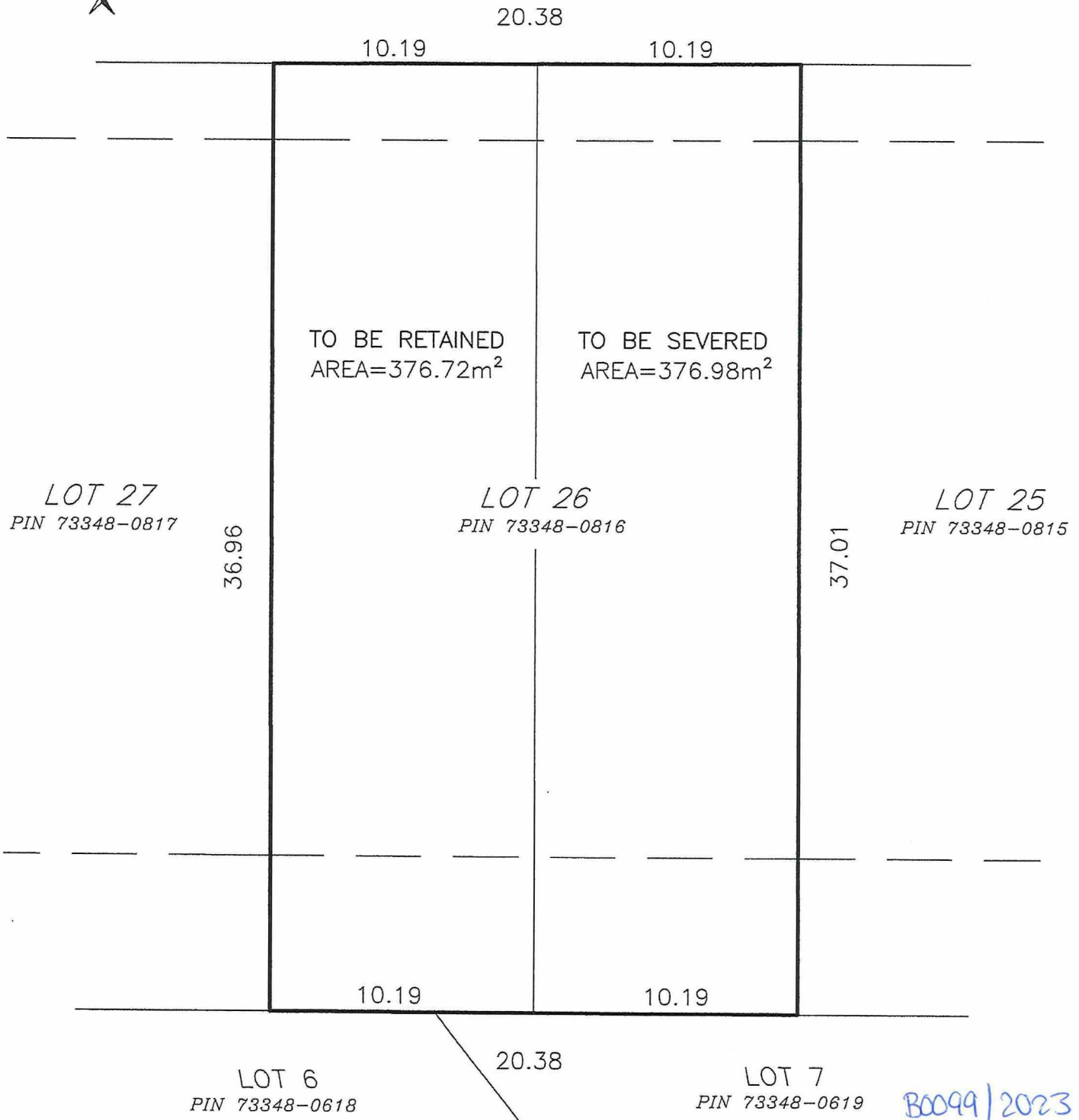
*I have authority to bind the Corporation

B0099/2023




SKETCH FOR PROPOSED SEVERENCE
LOT 26
REGISTERED PLAN 53M-1446

RUBY STREET



B0099/2023
sketch 2

 **Greater 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

Lot 27

Office Use Only 2023.01.01
B010012023
S.P.P. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NDOA/REG. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): BALKINSON LAND CORP. Email: _____
Mailing Address: c/o BARRY KINDRAT Home Phone: _____
#1107 AUGER AVE Business Phone: _____
City: SUDBURY Postal Code: P3A 4B1 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: ADRIAN BORTOLUSSI Email: _____
Mailing Address: 144 ELM ST Home Phone: _____
_____ Business Phone: _____
City: SUDBURY Postal Code: P3C 1T7 Fax Phone: _____

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

- 4) Purpose of Transaction

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

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

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

Roll # _____ Township BALFOUR Lot No. 2 Concession No. 2
PIN(s): 73348-0817 Parcel(s) _____
Subdivision Plan No. M-1446 Lot 27 R-Plan No. _____ Part(s) _____
Municipal Address or Street(s): 2965 RUBY ST Ward: _____

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

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

8) Date of acquisition of subject land. NOV 2006

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

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

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

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

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

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

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

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

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

Frontage	<u>10.19</u>	Depth	<u>36.94</u>	Area	<u>376.50 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>Same</u>		

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

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

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

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

Frontage	<u>10.19</u>	Depth	<u>36.93</u>	Area	<u>376.25 m²</u>
Existing Use	<u>R2-2 Semi</u>	Proposed Use	<u>Same</u>		

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

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

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

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

BO100/2023

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

- a) a provincial highway,
 b) a municipal road that is maintained all year or seasonally,
 c) a road which is maintained by the municipality,
 d) by water?

☐ Yes ☐ No
☒ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

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

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

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

☒ ☒
☒ ☒
☐ ☐
☐ ☐
☐ ☐
☐ ☐
☐ ☐
☐ ☐

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

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. LIVING AREA 1

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

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

CONSISTENT - INFILL LOT

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

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

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

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

B01601/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o BARRY KINDRAT (please print all names), the registered owner(s) of the property described as

LOT 27 53M-1446
2695 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLUSSI (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 7th day of DECEMBER, 20 23

Cheryl Bortolussi
(witness)

Barry Kindrat
Signature of Owner(s) of Agent or Signing Officer
(where a Corporation)

Print Name: BARRY KINDRAT
*I have authority to bind the Corporation

B0100/2023

I/We, ADRIANO BORTOLUSSI (please print all names),

in the City of Greater Sudbury:

Dated this 7th day of December, 2023

Print Name: ADRIAN BORTOLUSSI
 *I have authority to bind the Corporation

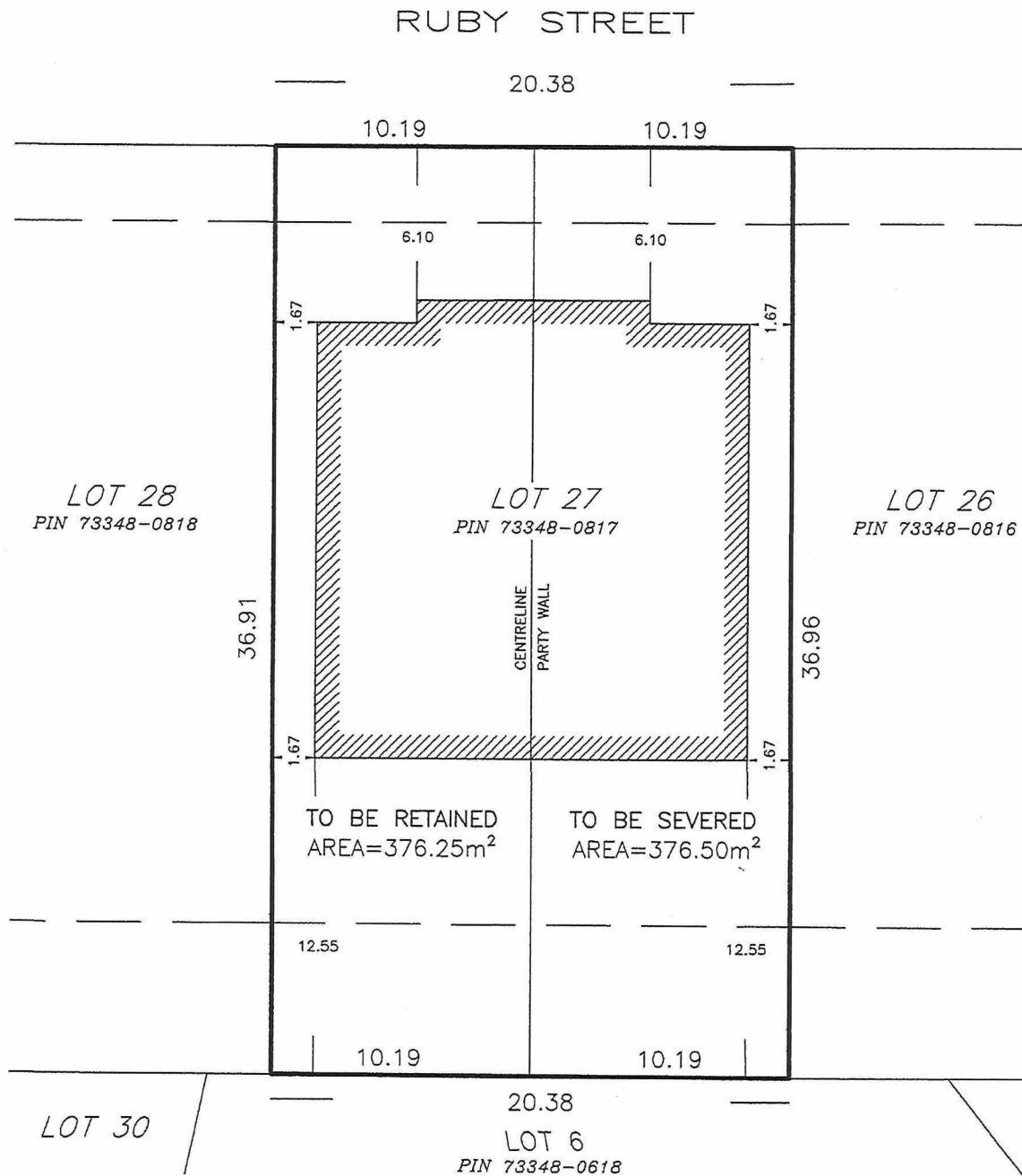
FOR OFFICE USE
USE

Date of Receipt: Dec 7/23	Decision Date: Jan 29/24	Received by: S. Pinkerton
Zoning Designation: R2-2	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): None	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="radio"/> Yes <input type="radio"/> No		
Notes:		

BO/00/2023



SKETCH FOR PROPOSED SEVERENCE
LOT 27
REGISTERED PLAN 53M-1446



B0100/2023
sketch 2

Office Use Only 2023 01 01
B010112023
S.P.P. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NDCA/REG. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): BAIKINSON LAND CORP. Email: _____
Mailing Address: c/o BARRY KINDRAT Home Phone: _____
#1107 AUGER AVE Business Phone: _____
City: SUDBURY Postal Code: P3A 4B1 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: ADRIAN BORTOLUSSI Email: _____
Mailing Address: 144 ELM ST Home Phone: _____
_____ Business Phone: _____
City: SUDBURY Postal Code: P3C 1T7 Fax Phone: _____

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

- 4) Purpose of Transaction

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

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

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

Roll # _____ Township BALFOUR Lot No. 2 Concession No. 2
PIN(s): 73348-0818 Parcel(s) _____
Subdivision Plan No. M-1446 Lot 28 R-Plan No. _____ Part(s) _____
Municipal Address or Street(s): 2957 Ruby ST Ward: _____

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

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

8) Date of acquisition of subject land. Nov 2006

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

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

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

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

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

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

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

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

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

Frontage	<u>10.19</u>	Depth	<u>36.90</u>	Area	<u>375.95 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

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

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

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

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

Frontage	<u>10.19</u>	Depth	<u>36.88</u>	Area	<u>374.69 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>same</u>		

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

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

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

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

B0101/2023

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

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

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

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

Proposed Lot

Retained Lot

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

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☐
☐

17) Is the property located with 1km (0.6 miles) of a First Nation Reserve?

☐ Yes

☒ No

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. LIVING AREA 1

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

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

CONSISTENT - INFILL LOT

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

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

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

B0101/2023

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o BARRY KINDRIT (please print all names), the registered owner(s) of the property described as

LOT 28 53M-1446
2957 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLUSSI (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 7th day of December, 20 23

Adrian Bortolussi
(witness)

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

Print Name: BARRY KINDRIT
*I have authority to bind the Corporation

B0101/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

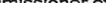
I/We, ADRIAN BORTOLUSSI (please print all names),

the registered owner(s) or authorized agent of the property described as Lot 28 534-1446
2957 Ruby St

in the City of Greater Sudbury:

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

Dated this 7th day of December, 20 23


Commissioner of Oaths

Christopher Bortolussi,
a Commissioner, etc.,
Province of Ontario,
for Bortolussi Surveying Ltd.
Expires August 31, 2025.


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

Print Name: ADRIAN BORTOLUSSI
*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

[illegible]

B0101/2023

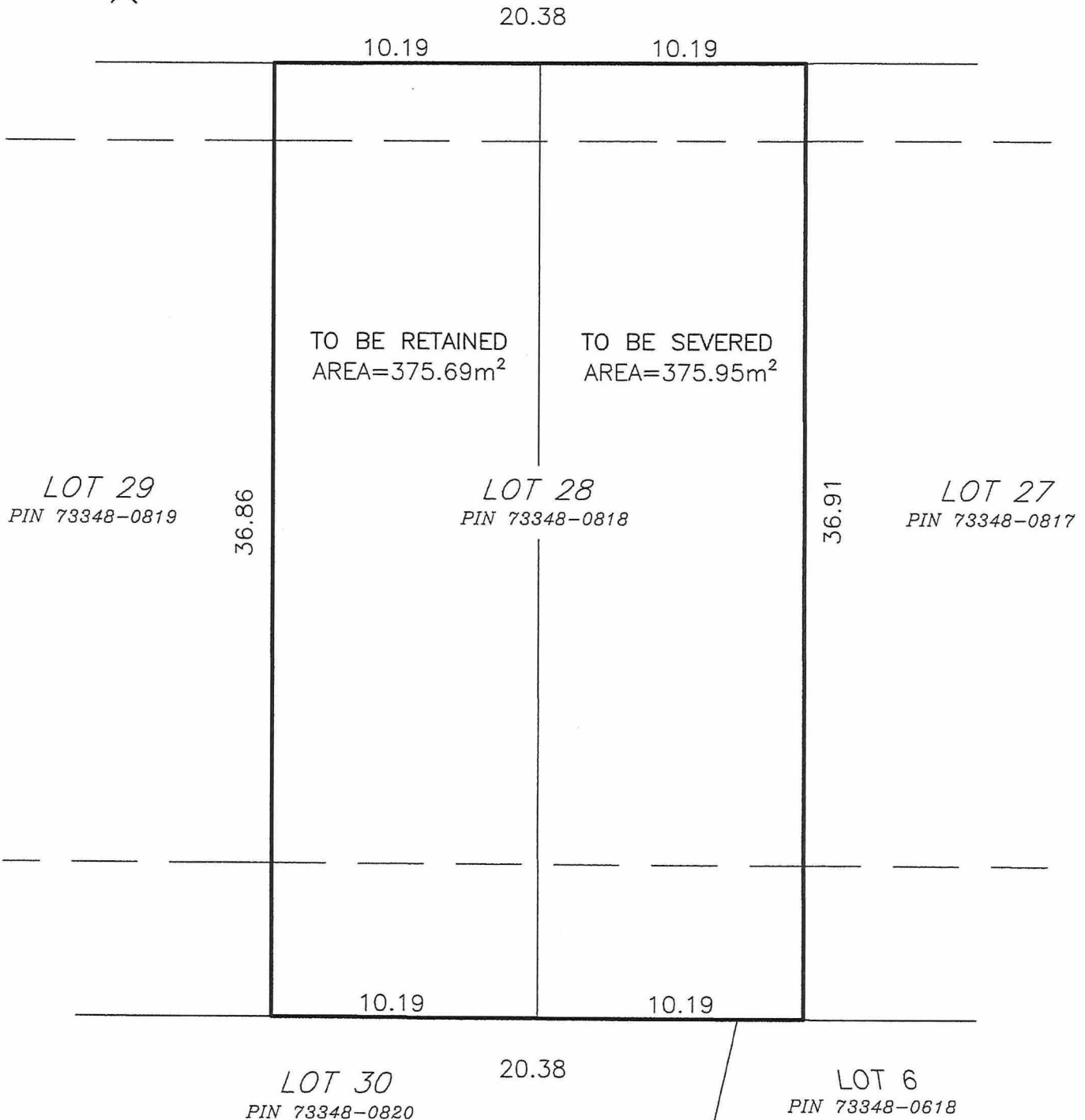


SKETCH FOR PROPOSED SEVERENCE

LOT 28

REGISTERED PLAN 53M-1446

RUBY STREET



B0101/2023
sketch 2

Lot 29

Office Use Only 2023.01.01
B0102/2023
S.P.P. AREA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NDOA REG. AREA Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s):	<u>BAIKINSON LAND CORP.</u>	Email:	
Mailing Address:	<u>c/o BARRY KINDRAT</u>	Home Phone:	
	<u>#1107 AUGER AVE</u>	Business Phone:	
City:	<u>SUDBURY</u>	Postal Code:	<u>P3A 4B1</u>
		Fax Phone:	

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

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

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

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

Name of Agent:	<u>ADRIAN BORTOLUSSI</u>	Email:	
Mailing Address:	<u>144 ELM ST</u>	Home Phone:	
		Business Phone:	
City:	<u>SUDBURY</u>	Postal Code:	<u>P3C 1T7</u>
		Fax Phone:	

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

- 4) Purpose of Transaction

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

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

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

Roll #	Township	<u>BALFOUR</u>	Lot No.	<u>2</u>	Concession No.	<u>2</u>
PIN(s):	<u>73348-0819</u>		Parcel(s)			
Subdivision Plan No.	<u>M-1446</u>	Lot	<u>29</u>	R-Plan No.		Part(s)
Municipal Address or Street(s):	<u>2951 RUBY ST</u>					Ward:

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

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

8) Date of acquisition of subject land. NOV 2006

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

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

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

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

Frontage	<u>10.18</u>	Depth	<u>36.84</u>	Area	<u>374.98 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>StmE</u>		

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

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

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

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

Frontage	<u>13.20</u>	Depth	<u>36.84</u>	Area	<u>470.00 m²</u>
Existing Use	<u>R2-2 semi</u>	Proposed Use	<u>StmE</u>		

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

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

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

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

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

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

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

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

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

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan. LIVING AREA 1

CONFORMS - FULLY SERVICED AREA
SPLITTING SEMI

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

CONSISTENT - INFILL LOT

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

CONFORMS - FITS NEIGHBORHOOD
- NO CHANGES

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

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PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BAIKINSON LAND CORP. c/o BARRY KINDRETT (please print all names), the registered owner(s) of the property described as

LOT 29 53M-1446
2951 RUBY ST

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize ADRIAN BORTOLUSSI (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 7th day of December, 20 23

(witness)

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

Print Name: BARRY KINDRETT

*I have authority to bind the Corporation

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PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, ADRIAN BORTOLUSSI (please print all names),
the registered owner(s) or authorized agent of the property described as LOT 29 53A-1446
2951 RUBY ST

in the City of Greater Sudbury:

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

Dated this 7th day of December, 2023


Commissioner of Oaths
Christopher Bortolussi,
a Commissioner, ect.,
Provinces of Ontario,
for Bortolussi Surveying Ltd.
Expires August 31, 2025.


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

Print Name: ADRIAN BORTOLUSSI
 *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: Dec 7/23	Decision Date: Jan 29/24	Received by: S. Pinkerton
Zoning Designation: R2-2	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): NONE	Previous Decision Date:	
Referred to Planning:	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="radio"/> Yes <input type="radio"/> No		
Notes:		

BO102/2023



SKETCH FOR PROPOSED SEVERENCE

LOT 29

REGISTERED PLAN 53M-1446

RUBY STREET



14.38

WINDSTAR AVENUE

23.12

4.20

10.18

TO BE RETAINED
AREA=470.00m²

TO BE SEVERED
AREA=374.98m²

LOT 29

PIN 73348-0819

36.86

LOT 28

PIN 73348-0818

20.50

7.33

13.735

10.18

23.915

LOT 30

PIN 73348-0820

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Sketch 2*