



APPLICATIONS FOR CONSENT

Tom Davies Square
200 Brady St

Monday, April 8, 2024

B0008/2024

2694565 ONTARIO INC.

Ward: 10

PIN 73584-0180, Part Lot 5, Concession 3 as in S115835, Part Lot 42, Plan 2-SB, Parts 1, 2 and 3, Plan 53R-15926, Township of McKim, 254 Larch Street, Sudbury, [2010-100Z, C4(1)(Office Commercial), C4.D90(18) (Office Commercial)]

Transfer a westerly portion of the subject property providing 15.24m frontage, approximate 36.58m depth and 557.50 sq.m. area.

SUBJECT TO CURRENT MINOR VARIANCE APPLICATION A0019/2024 AND PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0111/2010 (9 SEP 10).

B0009/2024

TIMESTONE CORPORATION

Ward: 11

PIN 73576-0512, Lot 117, Plan M-1003, Part Lot 10, Concession 3, Township of Neelon, 102 Birmingham Drive, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

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

B0010/2024

**RIITA-LIISA MELIN
PENTTI KIVISTO**

Ward: 9

Firstly: PIN 73477-0303, Part Lot 4, Concession 3, Part 1, Plan 53R-21845; Secondly: PIN 73477-0307, Part Lot 3, Concession 3, Part 5, Plan 53R-21845; Township of Broder, McFarlane Lake Road, Sudbury, [2010-100Z, RU (Rural)]

Consolidate an approximate 0.1ha southwest portion of the subject property with abutting PIN 73477-0056 (LT).

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0634/1989 (4 DEC 89), B0140/1992 (4 MAY 92), B0036/2003 (5 MAY 03) AND B0161/2005 (19 DEC 05)

B0011/2024

LUC MESSIER

Ward: 4

PIN 73347-1484, SRO, Parcel 17689, Part Lot 10, Concession 2, Parts 1 and 2, Plan 53R-14524, Township of Rayside, 0 Pilon Street, Chelmsford, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer an easterly vacant portion of the subject property providing 16.87m lot frontage, approximate 89.76m lot depth and 1,514.25 sq.m. lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0061/2017 (11 SEP 17), B0065/1993 (5 APR 93), B0270/1992 (10 AUG 92) AND B0710/1989 TO B0712/1989 (17 DEC 90)

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY APRIL 3, 2024 FOR CONSIDERATION**

Office Use Only 2024 01 01
B 0008/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$2,170.00 (includes \$320.00 Legal Notice Fee)

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

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): 2694565 Ontario Inc.	Email: [REDACTED]
Mailing Address: 254 Larch Street	Home [REDACTED]
	Business [REDACTED]
City: Sudbury	Postal Code: P3B 1M1
	Fax Phone: [REDACTED]

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

Name of Purchaser(s) or Chargee(s): Loughheed's Limited	Email: [REDACTED]
Mailing Address: 252 Regent Street	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3C 4C8
	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: M.D. Sinclair - [REDACTED]	Email: [REDACTED]
Mailing Address: Sinclair & Sinclair	Home Phone: [REDACTED]
214 Alder Street	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3C 4J2
	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 type="radio"/> Addition to a lot | <input type="radio"/> Creation of lot(s) for | <input checked="" type="radio"/> Other; |
| <input type="radio"/> Cancellation of Prior Consent | Semi-detached or row housing | specify to correct error |
| 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. _____
Loughheed's Limited

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

Roll # _____	Township McKim	Lot No. 5	Concession No. 3
PIN(s): Part of PIN 73584-0180 (LT)		Parcel(s)	
Subdivision Plan No. _____	Lot _____	R-Plan No. _____	Part(s)
Municipal Address or Street(s): Vacant Lot			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. 2011

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

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

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

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

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

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

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

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

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

Frontage 15.24 m	Depth 36.58 m	Area 557.50 sq. m.
Existing Use Parking Lot	Proposed Use Parking Lot	

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

Existing None	Proposed None
---------------	---------------

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 22.80 m	Depth 36.58 m	Area 834.00 sq. m.
Existing Use Office	Proposed Use Office	

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

Existing One	Proposed One
--------------	--------------

- 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.

B0008/2024

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

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

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

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

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

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

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

~~Designated "Downtown" - present use as an office consistent with Official Plan policies and zoning by-law and abutting lands uses.~~

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.

~~Present use as an office consistent with the Provincial Policy Statements and abutting land uses.~~

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.

~~Present use as an office consistent with Growth Plans for Northern Ontario and abutting lands uses.~~

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

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

If "yes", how many? _____

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

☐ Yes ☒ No

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

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

Schedule Attached ☒ Yes ☐ No

B00008/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 2694565 Ontario Inc. (please print all names), the registered owner(s) of the property described as
PIN 73584-0180 (LT), part of Lot 5, Concession 3, McKim Township

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

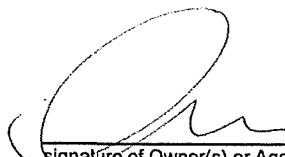
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 M.D. Sinclair, K.C. (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 31 day of January, 2024


(witness)


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

Print Name:

Amanda Berbi
President
*I have authority to bind the Corporation

B0008/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, 2694565 Ontario Inc. (please print all names),

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

PIN 73584-0180 (LT), part of Lot 5, Concession 3, McKim Township

in the City of Greater Sudbury:

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

Dated this 31 day of January, 2024

Dated this 07 day of January, 2020

Whitaker
Commissioner of Oaths

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

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

Print Name: Amanda Berler
President
 *I have authority to bind the Corporation

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

FOR OFFICE USE

Date of Receipt: Feb. 22, 2024 Decision Date: April 8, 2024 Received by: N. Lewis

Zoning Designation: C4(1) + C4.0690(18) Resubmission ☐ Yes ☒ No

Previous File Number(s): See below Previous Decision Date:

Referred to Planning: n/a Received Approval from Planning: n/a

Acknowledgement of Risk received: ☒ Yes ☐ No

Notes: BO111/2010 (Sep 9/10) - to sever east lot with building - lapsed, no certificate issued.
Concurrent MV Applications for proposed Severed & retained

B0008/2024



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): **2694565 Ontario Inc.**
Agent: **M.D. Sinclair**
Property Affected: **Vacant Lot, Part of Lot 5, Concession 3, McKim**
As in Deeds 77811/112550

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**

B0008/2024

- 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 31 day of January, 2014.
(day) (month) (year)

[Signature]
Witness

[Signature]
Signature of Registered Owner or
Authorized Signing Officer (*where a corporation)

Print Name: Amanda Beulein President
I have authority to bind the corporation.

Witness

Signature of Registered Owner or
Authorized Signing Officer (*where a corporation)

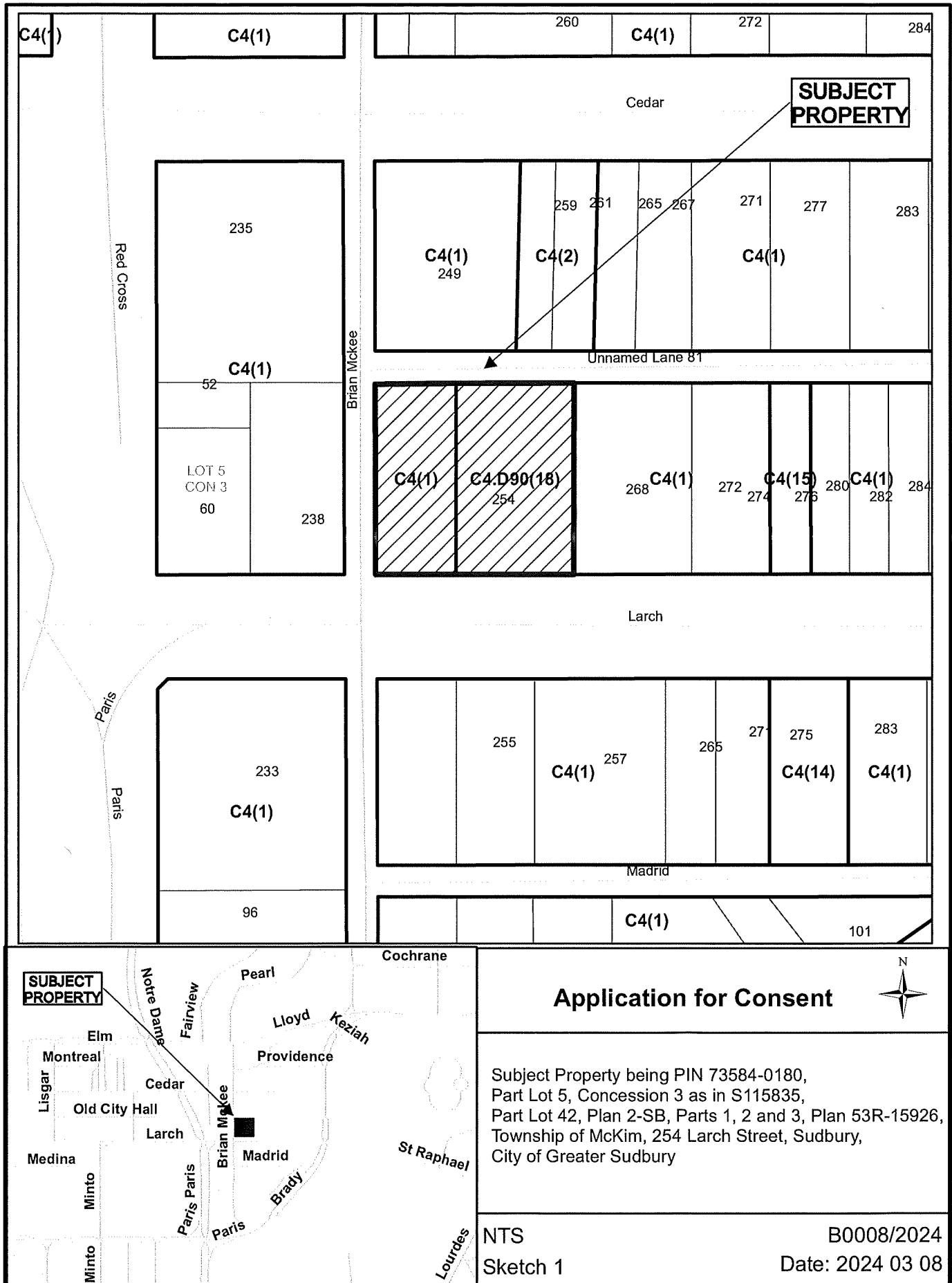
Print Name: _____
I have authority to bind the corporation.

[Signature]
Witness

[Signature]
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.

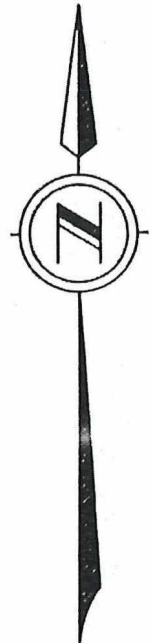
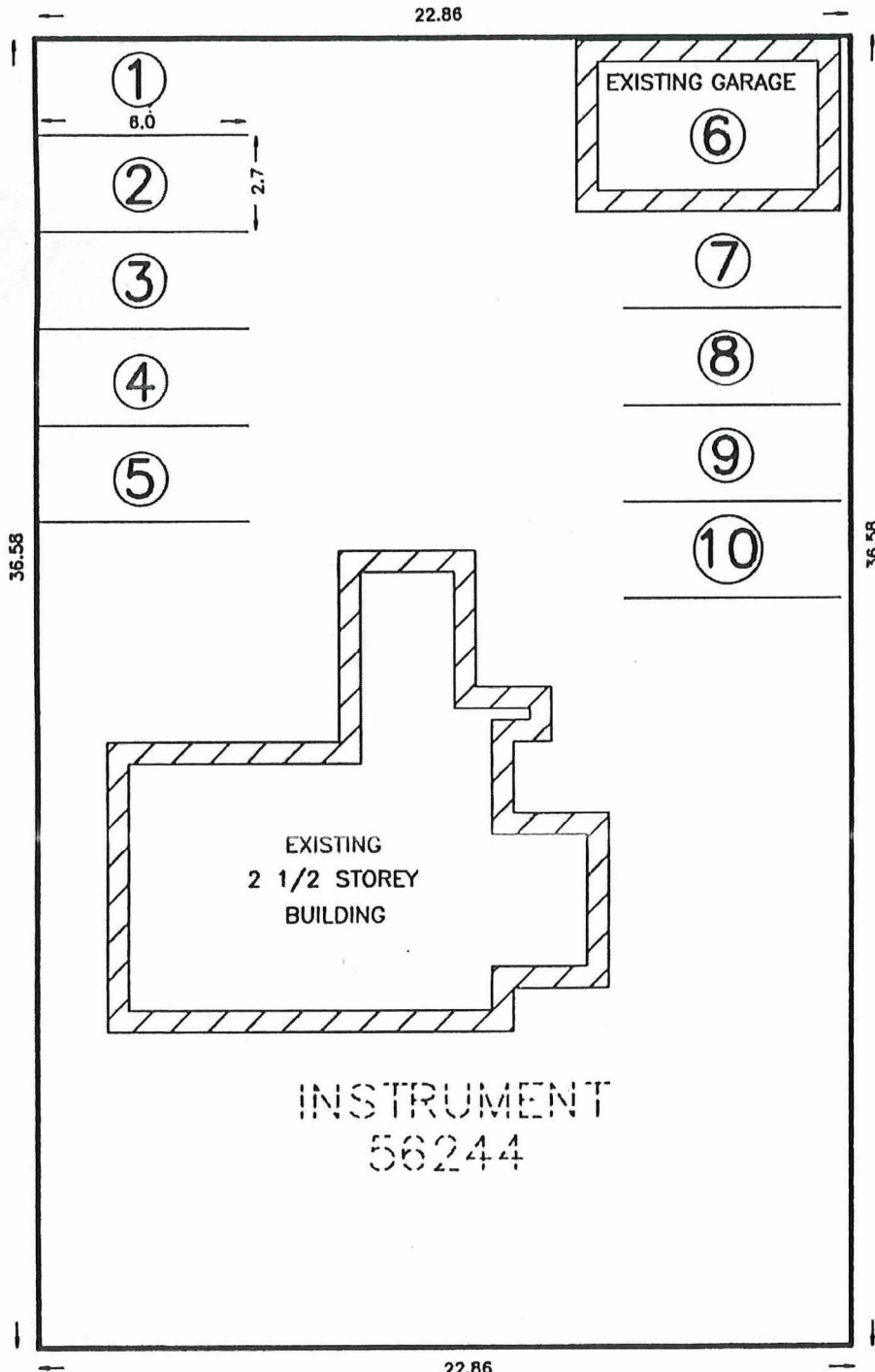
B0008/2024



SKETCH SHOWING
PARKING LAYOUT
FOR 254 LARCH STREET
SUDBURY SHRINE CLUB
INSTRUMENT 56244

SCALE 1:200

J. A. COLE, O.L.S., 1996



LARCH STREET

NOTE

THIS SKETCH IS NOT BASED ON FIELD SURVEY.
MEASUREMENTS SHOWN HEREON ARE IN METERS.

B0008/2024
Sketch 3

Office Use Only 2024.01.01
B 0009/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA REG. AREA Yes ___ No <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR CONSENT

APPLICATION FEE: \$2,170.00 (includes \$320.00 Legal Notice Fee)

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

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY

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

Registered Owner(s): Timestone Corp	Email: [REDACTED]
Mailing Address: 1730 Regent st	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Fax Phone: [REDACTED]
Postal Code: P3E 3Z8	

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

Name of Purchaser(s) or Chargee(s): Zulich Construction Corp	Email: [REDACTED]
Mailing Address: 1730 Regent St	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Fax Phone: [REDACTED]
Postal Code: P3E 3Z8	

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

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

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

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. _____

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

Roll # _____	Township Sudbury	Lot No. _____	Concession No. _____
PIN(s): _____		Parcel(s) _____	
Subdivision Plan No. 53M-1003	Lot 117	R-Plan No. _____	Part(s) _____
Municipal Address or Street(s): 102 Birmingham			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. 2012

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. Registered 53M-1003

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 10.32X 10.319	Depth 30.67X 32.003	Area 277.8X 283.8
Existing Use	Proposed Use	Semi-detached dwelling

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

Existing Residential	Proposed Residential
----------------------	----------------------

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.

53M-1003 lot 117

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 10.32X 10.365	Depth 30.67X 32.003	Area 277.8X 294.4
Existing Use 1-Residential	Proposed Use 1-Residential	

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

Existing 1-Residential	Proposed 1-Residential
------------------------	------------------------

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.

B0009/2024

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

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

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

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

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

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

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

~~RXXXX~~ Living Area 1

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

The land is zoned R2, and intended for the construction of a semi-detached dwelling

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

This application conforms with the growth plan for Northern Ontario by creating 2 dwelling units on existing infrastructure. This severance creates 2 separate affordable dwelling units and increases the availability of residential units within the community.

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

B00009/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, TIMESTONE CORPORATION (please print all names), the registered owner(s) of the property described as 53M-1003 lot 117

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 John Zulich (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 19th day of January, 2024

[Signature]
(witness)

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

Print Name: John Zulich
*I have authority to bind the Corporation

B0009/2024

I/We, TIMESTONE CORPORATION (please print all names),
the registered owner(s) or authorized agent of the property described as 53M-1003 lot 117

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 19th day of January, 2024

Lara Ball

Sara Rae Ann Ball, a Commissioner, etc,
Province of Ontario, for Wallbridge,
Wallbridge, Barristers and Solicitors.
Expires February 9, 2025

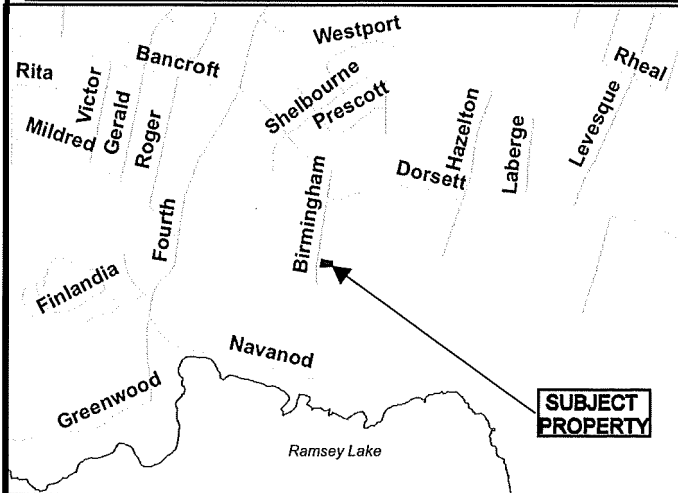
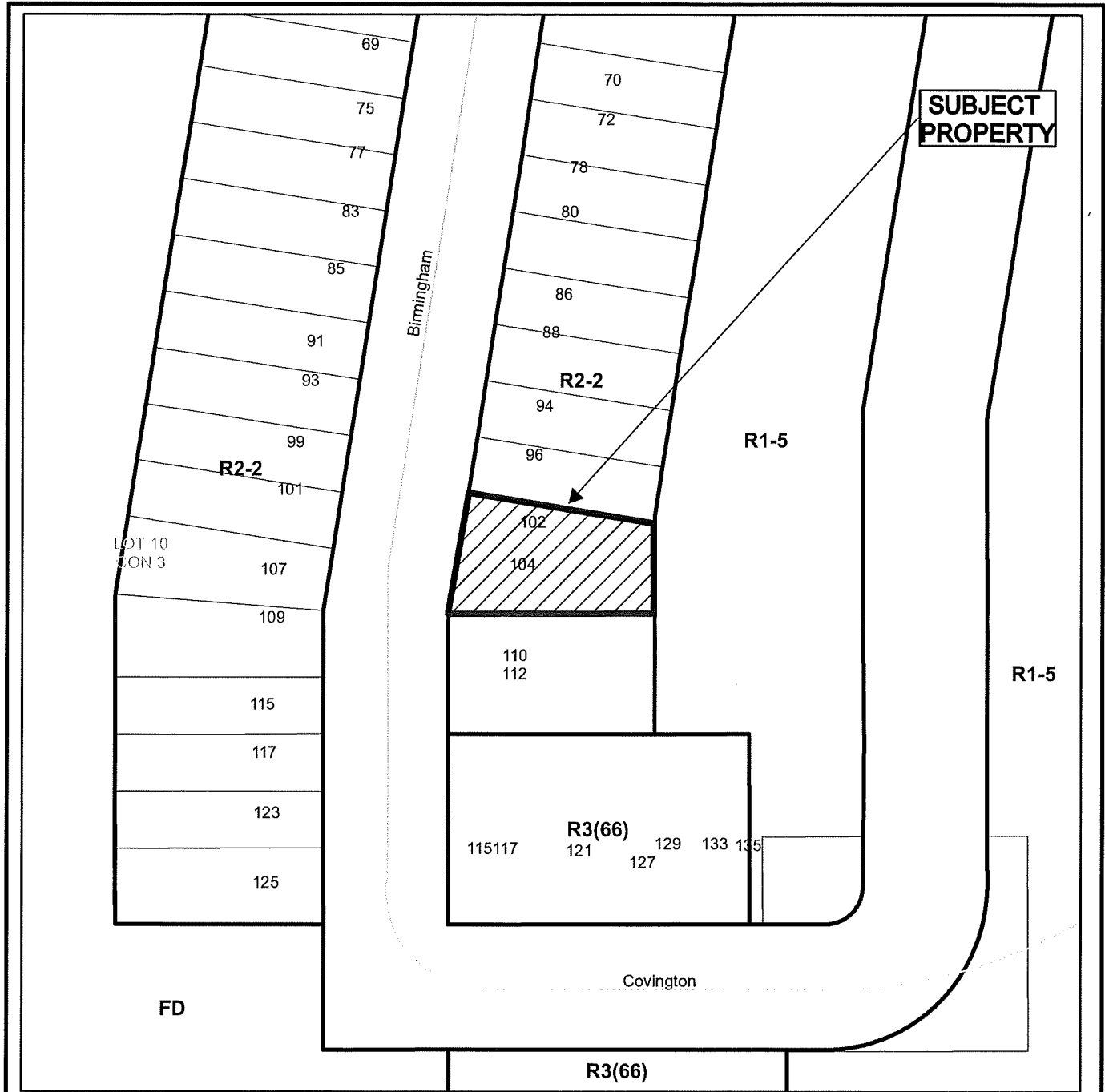
117 mL

Print Name: JOHN ZUCKER
*I have authority to bind the Corporation

- FOR OFFICE USE
USE

Date of Receipt: Feb. 21, 2024	Decision Date: April 8, 2024	Received by: N. Lewis
Zoning Designation: R2-2	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): None	Previous Decision Date: n/a	
Referred to Planning: n/a	Received Approval from Planning: n/a	
Acknowledgement of Risk received: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Notes:		

30009/2024



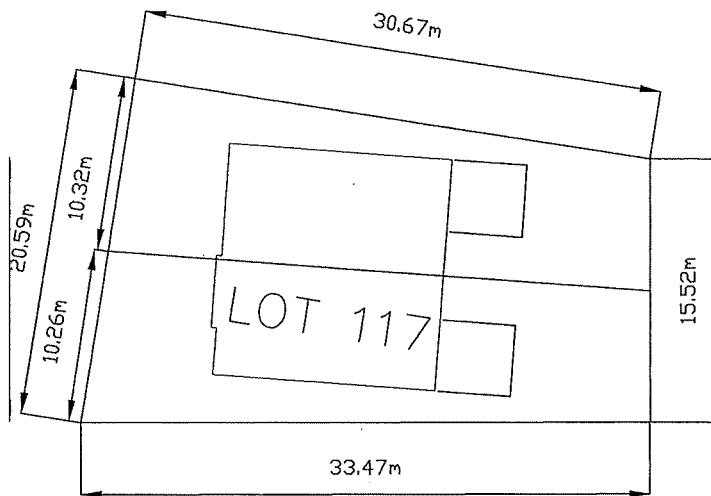
Application for Consent



Subject Property being PIN 73576-0512,
Lot 117, Plan M-1003,
Part Lot 10, Concession 3, Township of Neelon,
102 Birmingham Drive, Sudbury,
City of Greater Sudbury

NTS
Sketch 1


B0009/2024
Date: 2024 03 08



SHEET 1

DRAWN BY JZC

CLIENT ZULICH CONSTRUCTION CORP
PROJECT REZ. LOT 117 BRUNINGHAM DR.
TITLE PLOT PLAN

 JOHNS D. ZULICH CONSULTING INC. CONSTRUCTION - DESIGN - ENGINEERING
--

REV.	DATE	DESCRIPTION

B0009/2024
Sketch 2

PLAN OF SURVEY OF
LOT 117
REGISTERED PLAN M-1003
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC.
2024
SCALE 1:200

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 1:200.

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 0.9999558.

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
BY REAL TIME NETWORK (RTN) GNSS OBSERVATIONS USING THE SMARTNET SERVICE
AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST
LONGITUDE) NAD83 (CSRS) (2010.0).

ROTATION NOTE:

NO ROTATION HAS BEEN APPLIED TO UNDERLYING GRID BEARINGS OF P, P2 AND
SR.

A ROTATION OF 0°07'30" COUNTER-CLOCKWISE HAS BEEN APPLIED TO THE
ASTRONOMIC BEARINGS OF UNDERLYING PLAN P1 TO ACCOUNT FOR DIFFERENT
REFERENCE MERIDIANS.

LEGEND:

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SIB DENOTES STANDARD IRON BAR 0.025 X 0.025 X 1.22
- SSIB DENOTES SHORT STANDARD IRON BAR 0.025 X 0.025 X 0.61
- RI DENOTES IRON BAR 0.015 X 0.015 X 0.61
- CRP DENOTES OBSERVED REFERENCE POINT
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- M DENOTES MEASURED
- S DENOTES SET
- P DENOTES PLAN 53R-20852
- P1 DENOTES REGISTERED PLAN M-1003
- P2 DENOTES PLAN 53R-21454
- SR DENOTES SURVEYOR'S REAL PROPERTY REPORT BY TULLOCH
GEOMATICS INC. O.L.S., FILE No. 242110, DATED 2000.
- 1604 DENOTES TULLOCH GEOMATICS INC. O.L.S.
- 1825 DENOTES TERRY DEL BOSCO, O.L.S.
- WET DENOTES NO EVIDENCE FOUND
- WT DENOTES WITNESS

INTEGRATION COORDINATE TABLE			
COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS BY REAL TIME NETWORK (RTN) USING THE SMARTNET SERVICE AND ARE REFERRED TO UTM ZONE 18 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).			
COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
CRP	NORTHING	EASTING	
A	5147255.05	506074.19	
B	5147938.63	506071.02	
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
SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND
THE REGULATIONS MADE UNDER THEM.
- (2) THE SURVEY WAS COMPLETED ON THE 14TH DAY OF 00K, 2024.

DRAFT

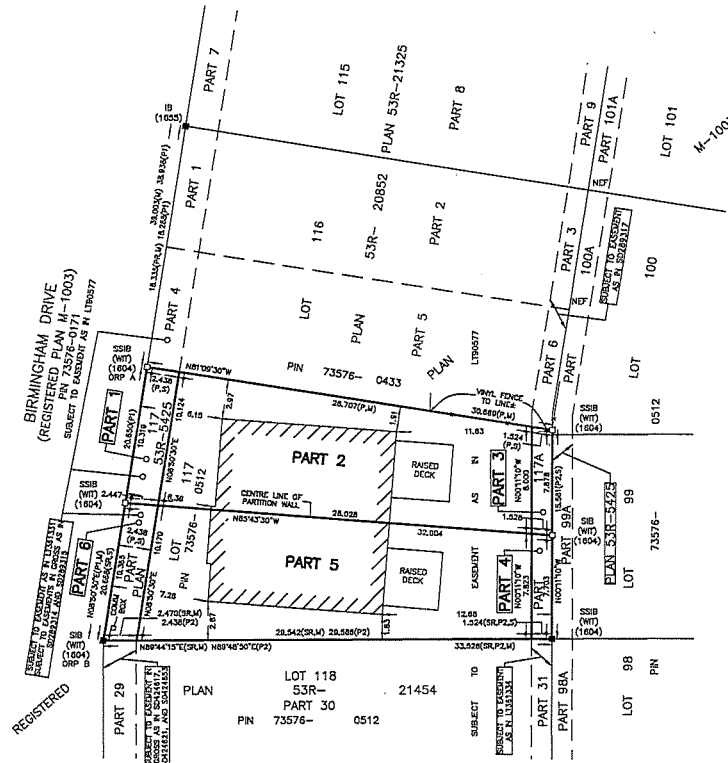
DATE: JACK F. CANNUGH
ORDINARY LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION FORM NUMBER
XXXXXXX.

SCHEDULE

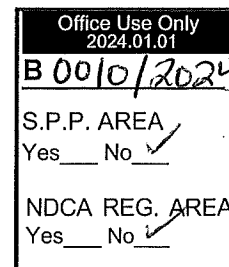
PART	LOT	PLAN	PIN	AREA (m ²)
1	ALL OF LOT 117	REGISTERED PLAN M-1003	PART OF PIN 73576-0512	24.8
2				248.8
3				12.1
4				11.5
5				257.6
6				25

PARTS 1 AND 5 SUBJECT TO EASEMENT AS IN LT081331.
PARTS 1 AND 5 SUBJECT TO EASEMENTS IN GROSS AS IN S0289314 AND S0289315.
PARTS 3 AND 4 SUBJECT TO EASEMENT AS IN S0289317.
PARTS 1 TO 6 (INCLUSIVE) SUBJECT TO EASEMENT AS IN LT00577



DRAFT
TULLOCH GEOMATICS INC.
71.2295
071.9477
015.1937
DRAWN BY: SL
FILED: 2233341

B0009/2024
Sketch 3



Roll #	Township	BRODER	Lot No. 3 & 4	Concession No. 3
PIN(s): 73477-0303 & 73477-0307		Parcel(s)		
Subdivision Plan No.	Lot	R-Plan No. 53R21845	Part(s) 1 & 5	
Municipal Address or Street(s): Unavailable			Ward: 9	

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.

SUBJECT TO AN EASEMENT AS IN LT119222 (Smoke Easement)

8) Date of acquisition of subject land. June 2023

9) Has the land ever had any previous severances? ☐ Yes ☒ No, to the best of our knowledge

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 ±40m	Depth ±18.4m	Area ±0.1ha OR ±1027.4m ²
Existing Use Vacant	Proposed Use Same	

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

Existing 0	Proposed 0
------------	------------

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

Part 1 - SR-3225 (PIN 73477-0056)

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 ±546.9m	Depth ±232.6m	Area ±12.25ha
Existing Use Vacant	Proposed Use Same	

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

Existing 0	Proposed 0
------------	------------

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

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

B0010/2024

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

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

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

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

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

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

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

Rural. The application conforms to OP Section 5.2 as residential uses are permitted within the Rural Area designation. Further, the application conforms to Section 5.2.2 as it will not result in the creation of a new lot, but rather it seeks to bring an existing undersized lot of record closer into conformity with the lot area requirements set out in this section.

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.

The application is consistent with PPS policy 1.1.1(a) as it promotes efficient development and land use patterns which would assist in sustaining the financial well-being of the Province and municipality over the long term.

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

No applicable policies in the GPNO.

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

B0010/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, KIVISTO, EILA - ESTATE; MELIN, RIITA-LIISA; KIVISTO, PENTTI (please print all names), the registered owner(s) of the property described as
 SRO: PART LOT 4 CONCESSION 3 BRODER PART 1 53R21845 SUBJECT TO AN EASEMENT AS IN LT119222 CITY OF
 GREATER SUDBURY & PART BROKEN LOT 3 CONCESSION 3 BRODER PART 6 53R21845 SUBJECT TO AN EASEMENT AS
 IN LT119222 CITY OF GREATER SUDBURY
 in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- 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;
- 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;
- 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;
- 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;

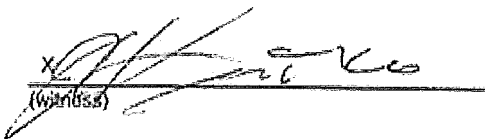
Authority to Enter Land and Photograph

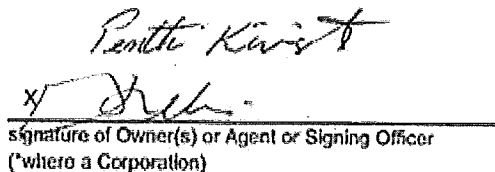
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal,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

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

Dated this 13 day of FEB., 20 24


 (witness)


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

Print Name: X PENTTI KIVISTO
X Riitta-Liisa Melin
 *I have authority to bind the Corporation

B0010/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, TULLOCH (please print all names),


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

SRO: PART LOT 4 CONCESSION 3 BRODER PART 1 53R21845 SUBJECT TO AN EASEMENT AS IN LT119222 CITY OF GREATER SUDBURY & PART
BROKEN LOT 3 CONCESSION 3 BRODER PART 5 53R21845 SUBJECT TO AN EASEMENT AS IN LT119222 CITY OF GREATER SUDBURY

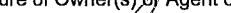
in the City of Greater Sudbury:

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 6 day of March, 2024


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) of Agent or Signing Officer
(*where a Corporation)

Print Name: Aaron Arizano
 *I have authority to bind the Corporation ☒

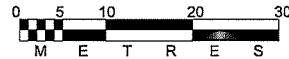
- * Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE

Date of Receipt: Mar. 7/24	Decision Date: April 8/24	Received by: N. Lewis
Zoning Designation: RU	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): See below	Previous Decision Date:	
Referred to Planning: n/a	Received Approval from Planning:	
Acknowledgement of Risk received: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Notes: B161/05 (Dec 19/05) Parts 1 and 2, Plan 53R-17325 B 36/03 (May 5/03) allowed to lapse B140/92 (May 4/92) Part 3, Plan 53R-14039 lot add to Parc B1034/89 (Dec 4/89) allowed to lapse		

B0010/2024

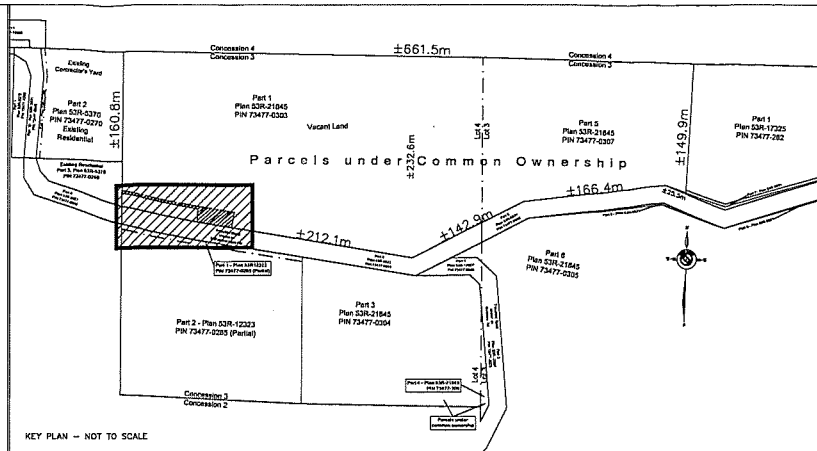
Existing Residential
Part 3, Plan 53R-5370
PIN 73477-0269



Retained Lands
PIN 73477-0303 & 0307
Part 1 - Plan 53R-21845
Part 5 - Plan 53R-21845
±12.25 ha

Benefitting Lands
PIN 73477-0056
Part 1 - Plan SR-3225
±0.13 ha (1342.4sq.m)

Travelled Road known as McFarlane Lake Rd
Part 1 - Plan 53R-12323
Part 2 - Plan 53R-12323
Part 5 - Plan 53R-5931
PIN 73477-0048
PIN 73477-0285



CONSENT TO SEVER DATA

ADDRESS: 390 McFarlane Lake Road
Part Lot 4, Concession 3, Geo. Township of Broder
Now in the City of Greater Sudbury

ZONING: RU

	RETAINED	BENEFITING
PROPERTY AREA		
EXISTING:	±12.36ha	±0.13ha (1342.4sq.m)
PROPOSED:	±12.25ha	±0.23ha (2369.8sq.m)
SITE FRONTAGE		
EXISTING:	±586.9m	±90.4m
PROPOSED:	±546.9m	±130.4m
SITE DEPTH (from midpoint, metres)		
EXISTING:	±232.6 (IRREG.)	±14.7 (IRREG.)
PROPOSED:	±232.6 (IRREG.)	±17.7 (IRREG.)



T: 705-671-2295
sudbury@tulloch.ca
UNIT 1, 1942 REGENT STREET
SUDBURY, ONTARIO
P3E 5V5

31/12/19	2	Minor Revisions		
31/12/21	1	ADDED DPTL, OVER ALDRL, SW		
31/12/21	0	ISSUED	MM	-
DATE	REV.	REVISION	BY	APP'D

CLIENT:
Gervais, Claude

PROJECT TITLE:
Lot Addition Sketch

ADDRESS:
**390 McFarlane Lake Rd
Sudbury
Pt Lt 4, Con 3, Broder**

MDJ	
DRAWN	CHECKED
1:250	Dec. 7, 2023
SCALE	DATE
231295	
PROJECT No.	

CAUTION
THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN
COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF
TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2023.

Boo17/2024
Sketch
2

**City of Greater Sudbury
APPLICATION FOR CONSENT**

Office Use Only 2023.01.01	
B 0011/2024	
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>	
NDCA REG. AREA Yes ___ 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): Luc Messier Email: [REDACTED]
Mailing Address: 3416 MARTIN RD Home Phone: [REDACTED]
City: Bellefleur Valley Postal Code: P0M1E0 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

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

- 4) Purpose of Transaction

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

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

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

Roll # _____ Township Rayside Lot No. 10 Concession No. 2
PIN(s): 733471484 Parcel(s) 17687
Subdivision Plan No. [REDACTED] Lot _____ R-Plan No. 53R14524 Part(s) 1 & 2
Municipal Address or Street(s): OPKON 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. ~~November 1st, 2022~~ November 1st, 2022

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>16.87 m</u>	Depth <u>89.76m</u>	Area <u>1,514.25 m²</u>
Existing Use <u>Vacant Land</u>	Proposed Use <u>Single Dwelling / SU</u>	

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

Existing <u>0</u>	Proposed <u>2</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>17.46 m</u>	Depth <u>89.76m</u>	Area <u>1,567.21 m²</u>
Existing Use <u>Vacant Land</u>	Proposed Use <u>Single family with SU</u>	

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

Existing <u>0</u>	Proposed <u>2</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.

B0011/2024

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

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

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

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

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

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

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

Residential - Living Area 1

I believe there is no conflict

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

I believe there is no conflict

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

I believe there is no conflict

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

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

If "yes", how many? _____

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

☐ Yes ☒ No

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

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

Schedule Attached ☒ Yes ☐ No

* ~~the~~ S3R 14524 was Registered however B0065/1993 was not Finalized.

B0011/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

O Pilon

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

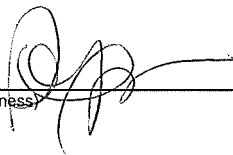
Authority to Enter Land and Photograph


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

Appointment of Authorized Agent

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

Dated this 29 day of Feb, 2024

(witness) 


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

Print Name: Luc Messier
*I have authority to bind the Corporation

B0011/2024

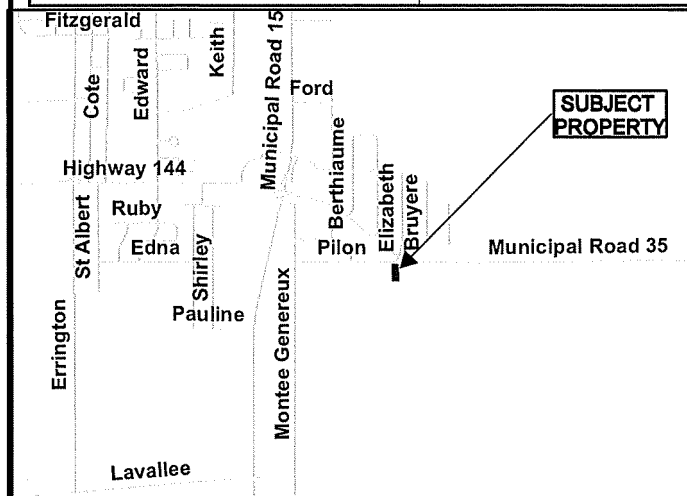
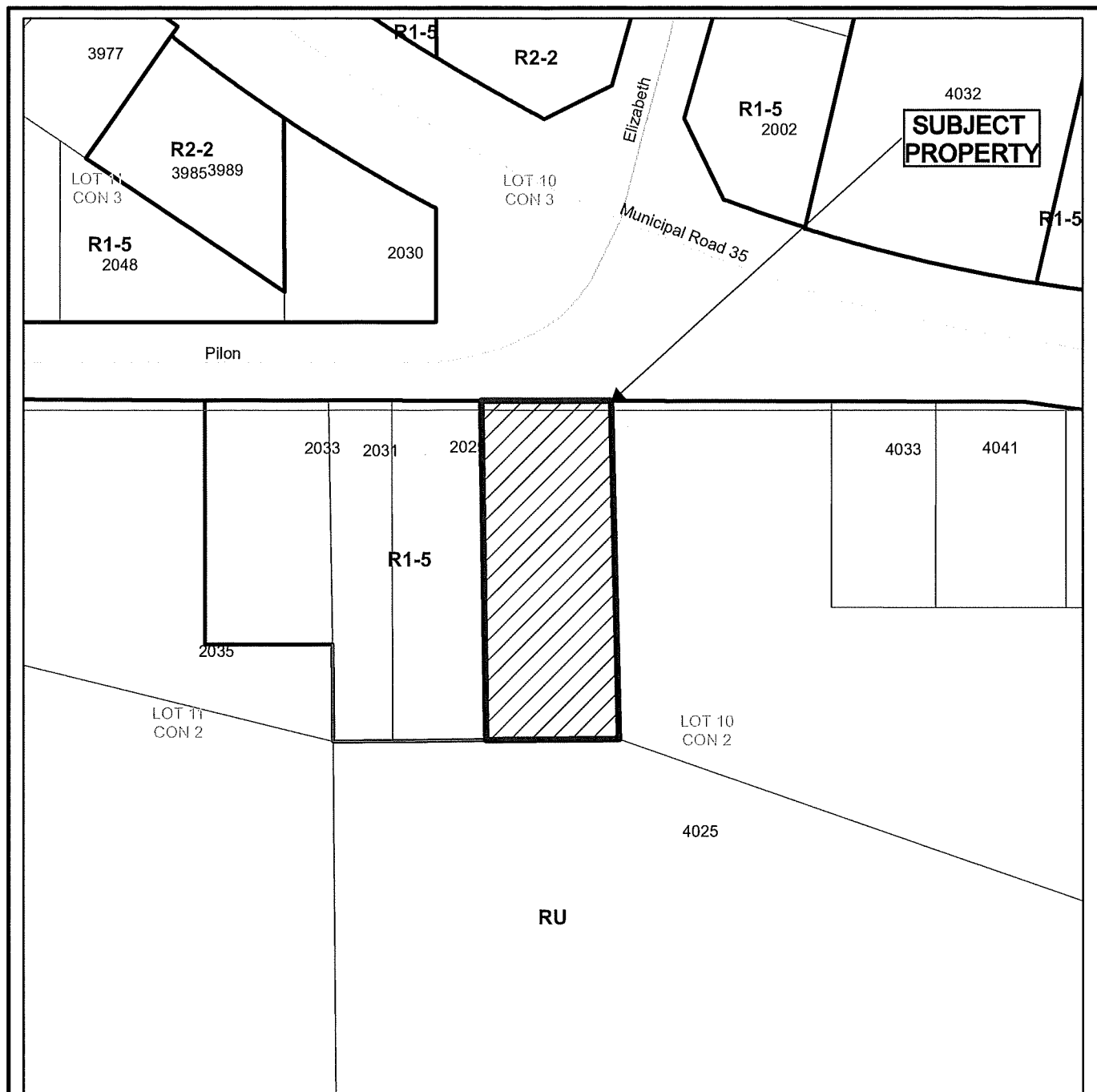
I/We, Luc Messier (please print all names),

G Pilon

Dated this 29th day of FEB, 2024

Print Name: Lue Messier
 *I have authority to bind the Corporation

- Boo 11/2024



Application for Consent



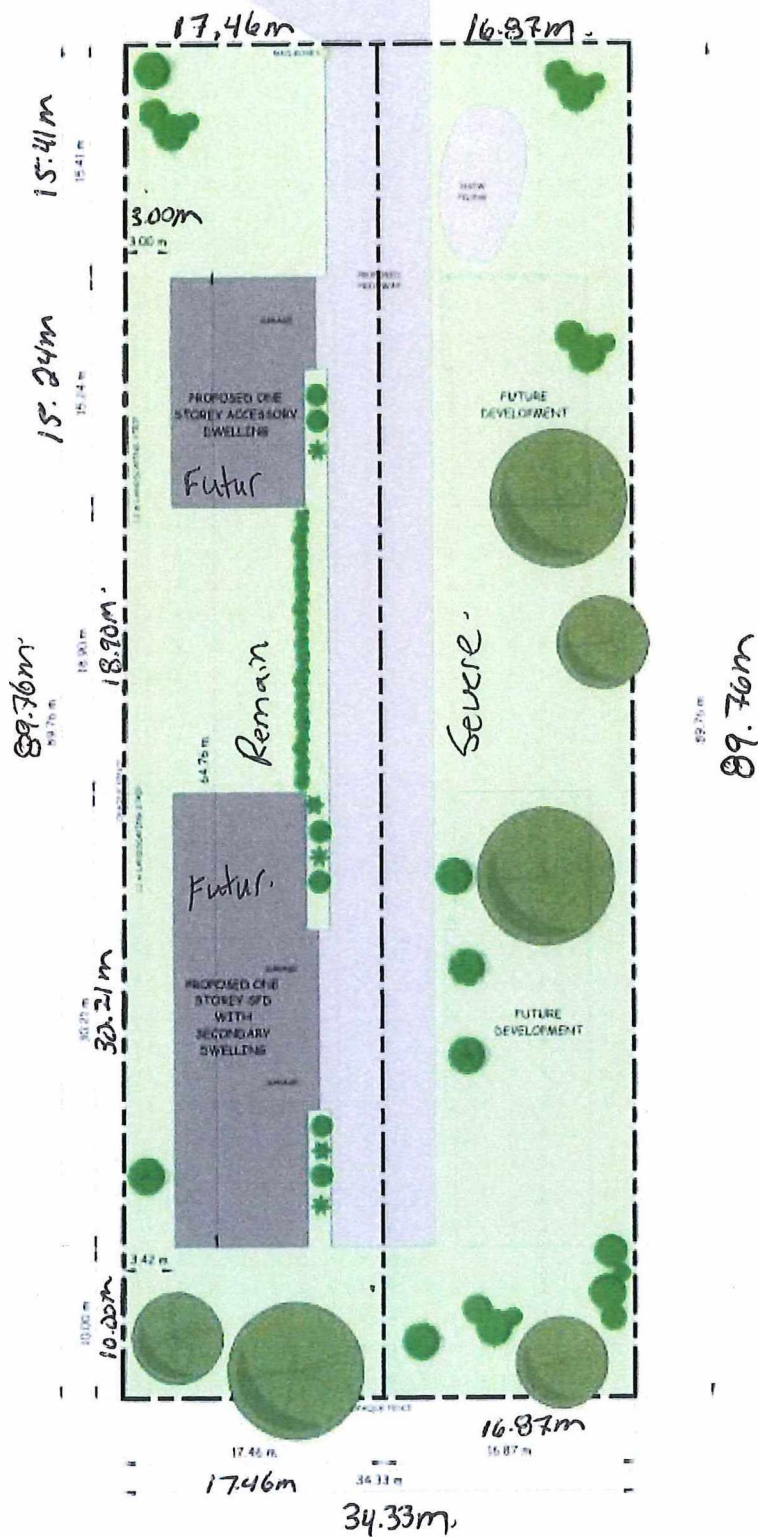
Subject Property being PIN 73347-1484,
SRO, Parcel 17689, Part Lot 10, Concession 2,
Parts 1 and 2, Plan 53R-14524, Township of Rayside,
0 Pilon Street, Chelmsford,
City of Greater Sudbury

NTS
Sketch 1

B0011/2024
Date: 2024 03 20

Pillon St.

Proposed
Driveway 33.74m
33.74m



Boo11/2024
Sketch 2

Boo11/2024
Sketch 3