

Tom Davies Square  
200 Brady St

Monday, May 13, 2024

**B0025/2024**

**MARGARET MAZZUCA  
TODD MAZZUCA**

Ward: 7

PINs 73507 0316 & 73507 0333, Parcel 6443 and 4385 SEC SES, Lot Part 10, Concession 6, as in LT37173 except LT143003, Township of Capreol, 14 Crescent Avenue, 18 Crescent Avenue, 20 Crescent Avenue, 30 Crescent Avenue, 49 Crescent Avenue, Capreol, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer an east portion of the subject property, providing approximately 17.72m lot frontage, 35.6m lot depth and 776.5 sq.m lot area, and also, consolidate an approximate 90.0 sq.m south east portion with abutting PIN 73507-0315, Parcel 6628 SEC SES, Part Lot 10, Concession 6 as in LT37883, Township of Capreol.

ALSO SUBJECT TO CONCURRENT CONSENT APPLICATIONS B0026/2024 TO B0028/2024

**B0026/2024**

**MARGARET MAZZUCA  
TODD MAZZUCA**

Ward: 7

PINs 73507 0316 & 73507 0333, Parcel 6443 and 4385 SEC SES, Lot Part 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 14 Crescent Avenue, 18 Crescent Avenue, 20 Crescent Avenue, 30 Crescent Avenue, 49 Crescent Avenue, Capreol, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer a middle portion of the subject property, providing approximately 15.25m lot frontage, 23.5m lot depth and 373.3 sq.m lot area.

ALSO SUBJECT TO CONCURRENT CONSENT APPLICATIONS B0025/2024, B0027/2024 AND B0028/2024

**B0027/2024**

**MARGARET MAZZUCA  
TODD MAZZUCA**

Ward: 7

PINs 73507 0316 & 73507 0333, Parcel 6443 and 4385 SEC SES, Lot Part 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 14 Crescent Avenue, 18 Crescent Avenue, 20 Crescent Avenue, 30 Crescent Avenue, 49 Crescent Avenue, Capreol, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer a south west portion of the subject property, providing approximately 24.23m lot frontage, 20.9m lot depth and 612.2 sq.m lot area.

ALSO SUBJECT TO CONCURRENT CONSENT APPLICATIONS B0025/2024, B0026/2024 AND B0028/2024

**B0028/2024**

**MARGARET MAZZUCA  
TODD MAZZUCA**

Ward: 7

PINs 73507 0316 & 73507 0333, Parcel 6443 and 4385 SEC SES, Lot Part 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 14 Crescent Avenue, 18 Crescent Avenue, 20 Crescent Avenue, 30 Crescent Avenue, 49 Crescent Avenue, Capreol, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer a south portion of the subject property, providing approximately 45.55m lot frontage, 16.86m lot depth and 718.80 sq.m lot area.

ALSO SUBJECT TO CONCURRENT CONSENT APPLICATIONS B0025/2024 TO B0027/2024

**B0029/2024**

**BRETT KILGOUR**

Ward: 7

PIN 73507 0315, Parcel 6628 SEC SES, Lot Part 10, Concession 6 as in LT37883, Township of Capreol, 10 Crescent Avenue, 18 Crescent Avenue, Capreol, [2010-100Z, R1-5 (Low Density Residential One)]

Transfer a west portion of the subject property, providing approximately 9.25m lot frontage, 31.12m lot depth and 696.85 sq.m lot area, and also, consolidate an approximate 99.0 sq.m north west portion with abutting PINs 73507-0316 and 73507-0333, Parcel 6443 and 4385 SEC SES, Part Lot 10, Concession 6, as in LT37173, except LT143003, Township of Capreol.

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED  
NO LATER THAN WEDNESDAY MAY 8, 2024 FOR CONSIDERATION**

#20

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

Office Use Only 2024 01 01
<b>B0025/2024</b>
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): TODD + MARGARET MARZUCA Email: [REDACTED]  
 Mailing Address: 17 A YOUNG ST Home Phone: [REDACTED]  
 Business Phone: \_\_\_\_\_  
 City: CAPREOL Postal Code: P0M1H0 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: [REDACTED]  
 Mailing Address: 146 ELM ST Home Phone: \_\_\_\_\_  
 Business Phone: [REDACTED]  
 City: SUDBURY Postal Code: P3C1T7 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 CAPREOL Lot No. 10 Concession No. 6  
 PIN(s): 73507-0316 Parcel(s) \_\_\_\_\_  
 Subdivision Plan No. \_\_\_\_\_ Lot \_\_\_\_\_ R-Plan No. \_\_\_\_\_ Part(s) \_\_\_\_\_  
 Municipal Address or Street(s): # 30 / # 49 / # 14 / # 20 Ward: \_\_\_\_\_  
CRESCENT AVE

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. Dec 12/2020

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 17.72 <sup>TO BE ADDED</sup> 12.74 Depth 35.4 7.1 Area 776.5 m<sup>2</sup> 90 m<sup>2</sup>  
 Existing Use RESIDENTIAL VARIANT Proposed Use SAME SAME

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

Existing 1 DWELLING VARIANT 2 SIPS Proposed SAME SAME

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.

#18 CRESCENT AVE (PIN 73507-0315)  
WILL BENEFIT

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 27.30 Depth 25.8 Area 741.35 m<sup>2</sup>  
 Existing Use MULTI UNIT DWELLING Proposed Use SAME

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

Existing 1 MULTI UNIT DWELLING Proposed SAME

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.

80025/2024

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

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

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

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

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

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

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

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

- LIVING AREA 1  
- EXISTING DWELLINGS  
- DOWNTOWN CAPREOL

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.

- EXISTING DWELLINGS  
- CLEAR UP OWNERSHIP  
- NO OTHER CHANGES PLANNED

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.

- EXISTING DWELLINGS  
- NO CHANGES EXPECTED

21) What is the number of dwelling units on the property? 7

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

80025/2024

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, TODD + MARGARET MAZZUCHA (please print all names), the registered owner(s) of the property described as # 20 CRESCENT AVE

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 25<sup>TH</sup> day of MARCH, 2024

Chris Bortolussi  
(witness)

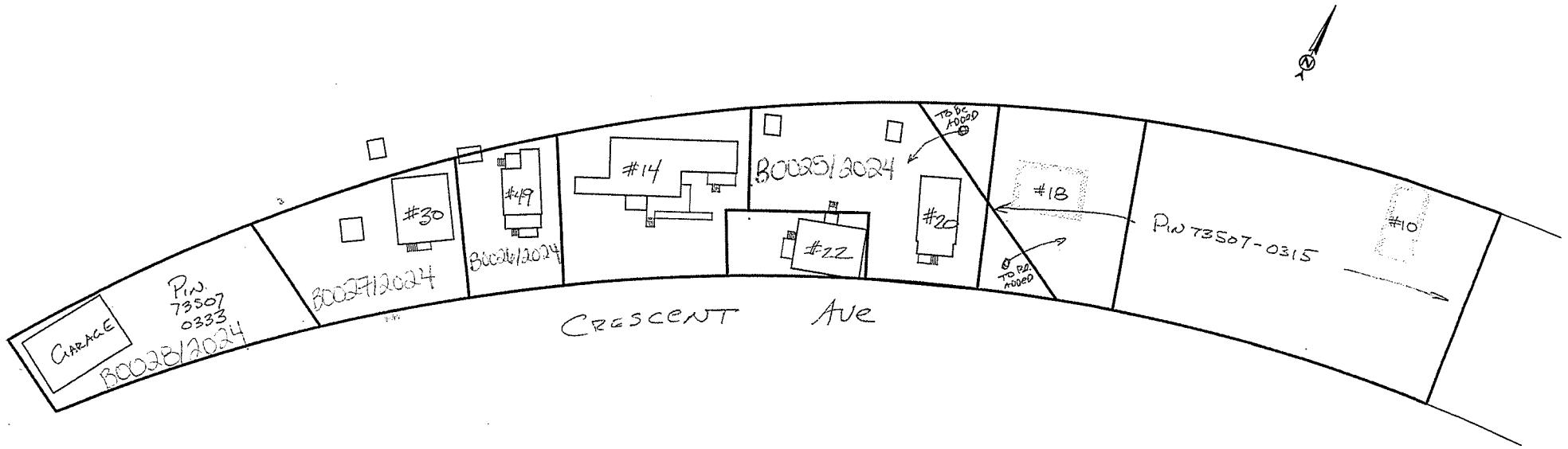
Todd + Margaret Mazzucha  
signature of Owner(s) or Agent or Signing Officer  
(\*where a Corporation)

Print Name: TODD + MARGARET MAZZUCHA  
\*I have authority to bind the Corporation

B0025/2024







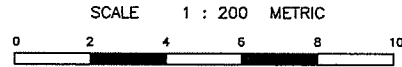
Crescent Ave

B0025/2024  
B0026/2024  
B0027/2024  
B0028/2024  
Sketch 2

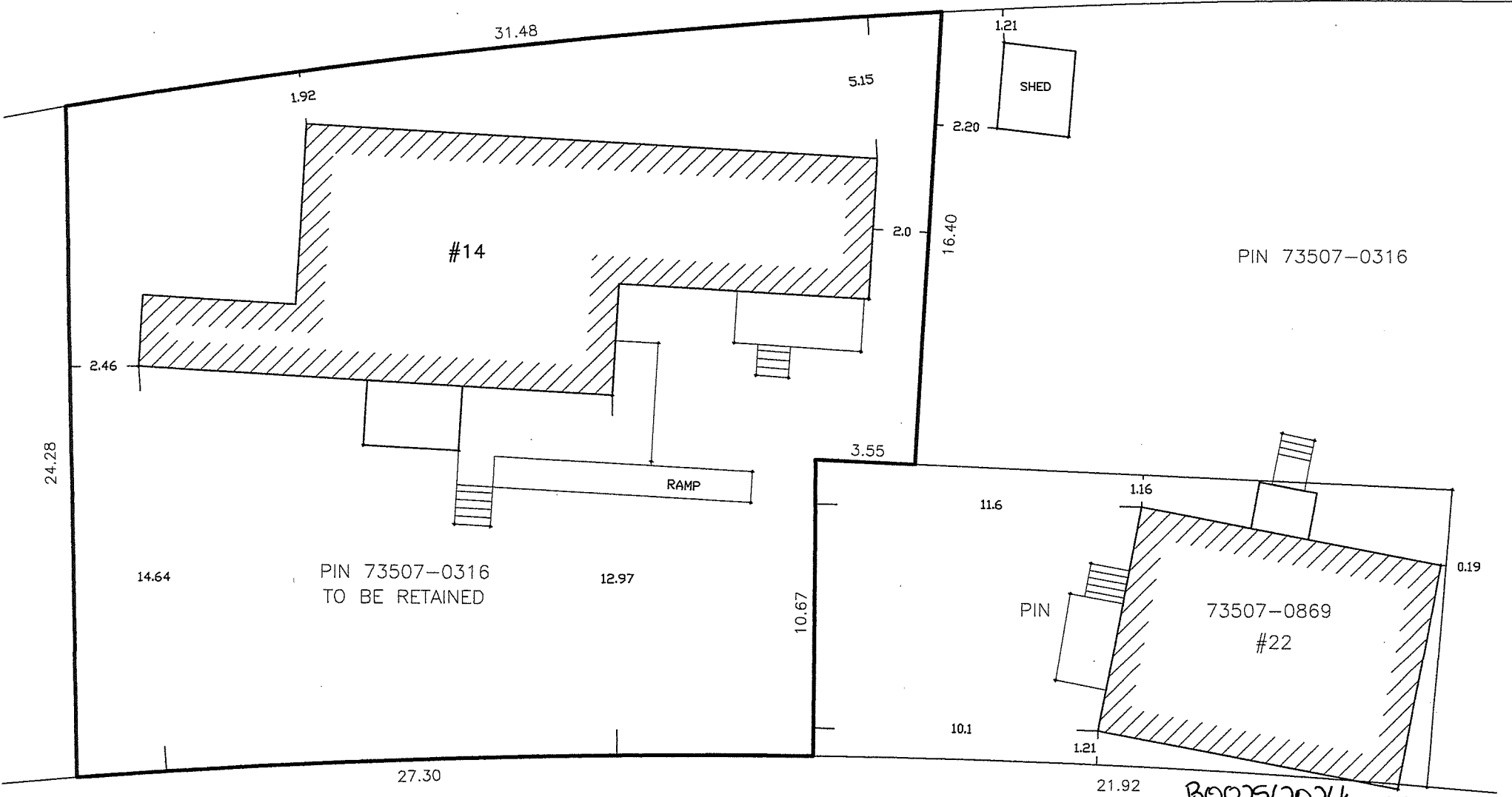


LOT AREA = 741.35m<sup>2</sup>  
DWELLING AREA = 216.0m<sup>2</sup>  
LOT COVERAGE = 29.1%

SKETCH OF PROPOSED SEVERENCE  
**PART OF LOT 10**  
**CONCESSION 6**  
GEOGRAPHIC TOWNSHIP OF CAPREOL



C N R



CRESCENT AVENUE

B0025/2024  
Sketch 4

#49

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

Office Use Only 2024 01 01	
B 0026/2024	
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): TODD + MARGARET MAZZUCA Email: [REDACTED]  
 Mailing Address: 17 A YOUNG ST Home Phone: [REDACTED]  
 Business Phone: \_\_\_\_\_  
 City: CAROL Postal Code: P0M1K0 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: [REDACTED]  
 Mailing Address: 146 ERM ST Home Phone: \_\_\_\_\_  
 Business Phone: [REDACTED]  
 City: SUDBURY Postal Code: P3C1T7 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 CAROL Lot No. 10 Concession No. 6  
 PIN(s): 73507-0316 Parcel(s) \_\_\_\_\_  
 Subdivision Plan No. \_\_\_\_\_ Lot \_\_\_\_\_ R-Plan No. \_\_\_\_\_ Part(s) \_\_\_\_\_  
 Municipal Address or Street(s): #30 / #49 / #14 / #20 Ward: \_\_\_\_\_  
CRESCENT AVE

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. Dec 12/2020

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 <del>24.23</del> 15.25	Depth 23.5	Area 373.3 m <sup>2</sup>
Existing Use RESIDENTIAL	Proposed Use SAME	

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

Existing RESIDENTIAL	Proposed SAME
----------------------	---------------

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 27.30	Depth 25.8	Area 741.35 m <sup>2</sup>
Existing Use MULTI UNIT DWELLING	Proposed Use SAME	

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

Existing 1 DWELLING	Proposed SAME
---------------------	---------------

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.

BOOZLE/2024

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

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

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

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

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

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

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

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

- LIVING AREA 1  
- EXISTING DWELLINGS  
- DOWNTOWN CAPREOL

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.

- EXISTING DWELLINGS  
- CLEAN UP OWNERSHIP  
- NO OTHER CHANGES PLANNED

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.

- EXISTING DWELLINGS  
- NO OTHER CHANGES PLANNED

21) What is the number of dwelling units on the property? 7

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

B0026/2024

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, TODD + MARGARET MATZKA (please print all names), the registered owner(s) of the property described as # 49 Crescent Ave

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 25<sup>th</sup> day of MARCH, 2024

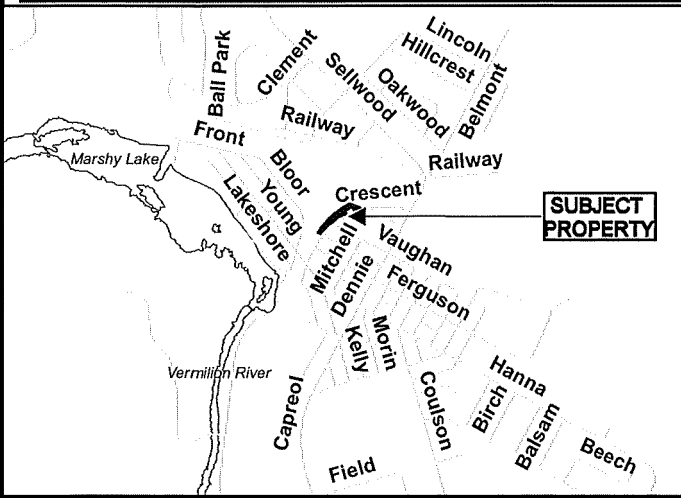
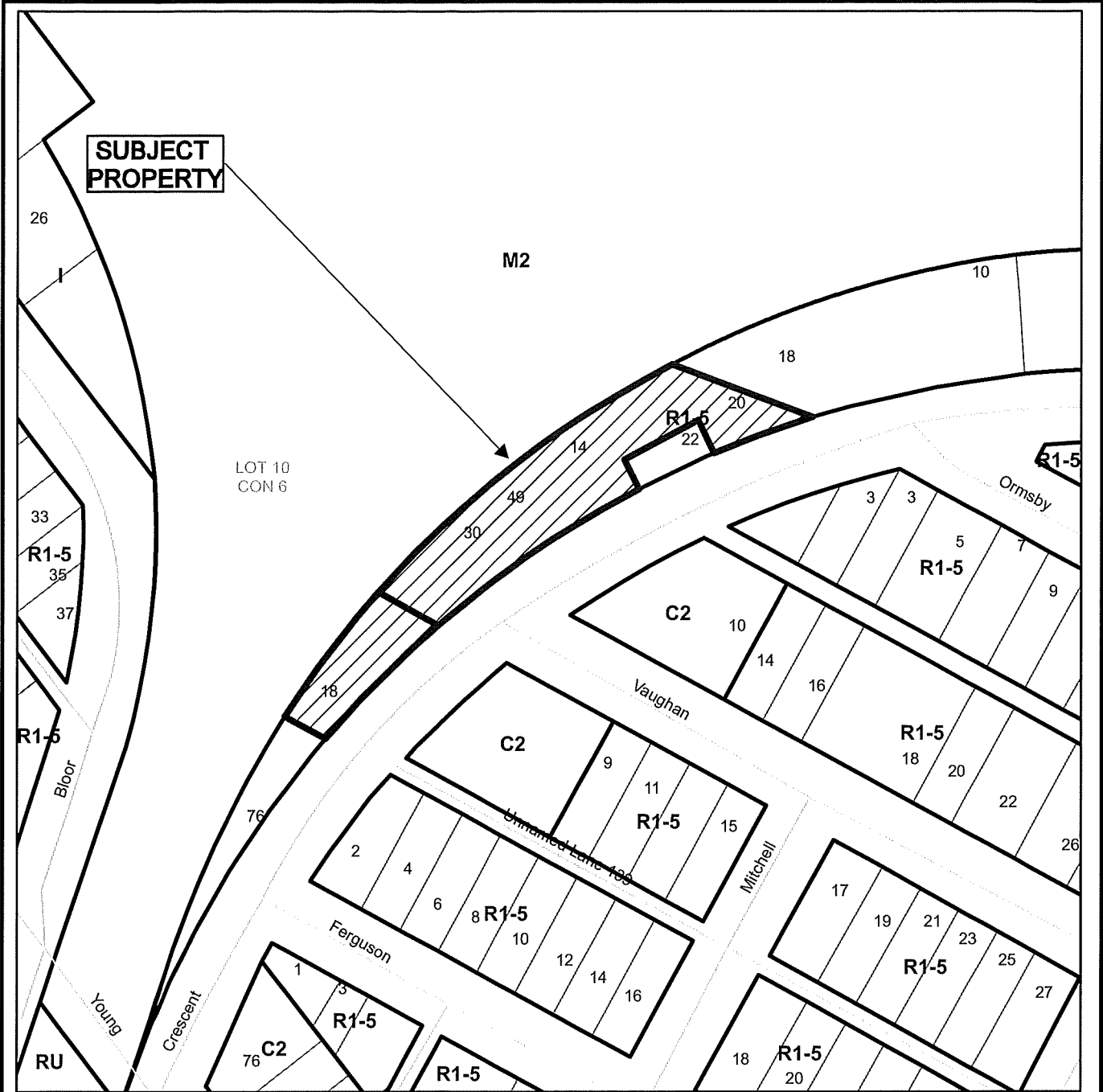
Alan Bortolussi  
(witness)

Todd + Margaret Matzka  
signature of Owner(s) or Agent or Signing Officer  
(\*where a Corporation)

Print Name: TODD + MARGARET MATZKA  
\*I have authority to bind the Corporation

B0026/2024



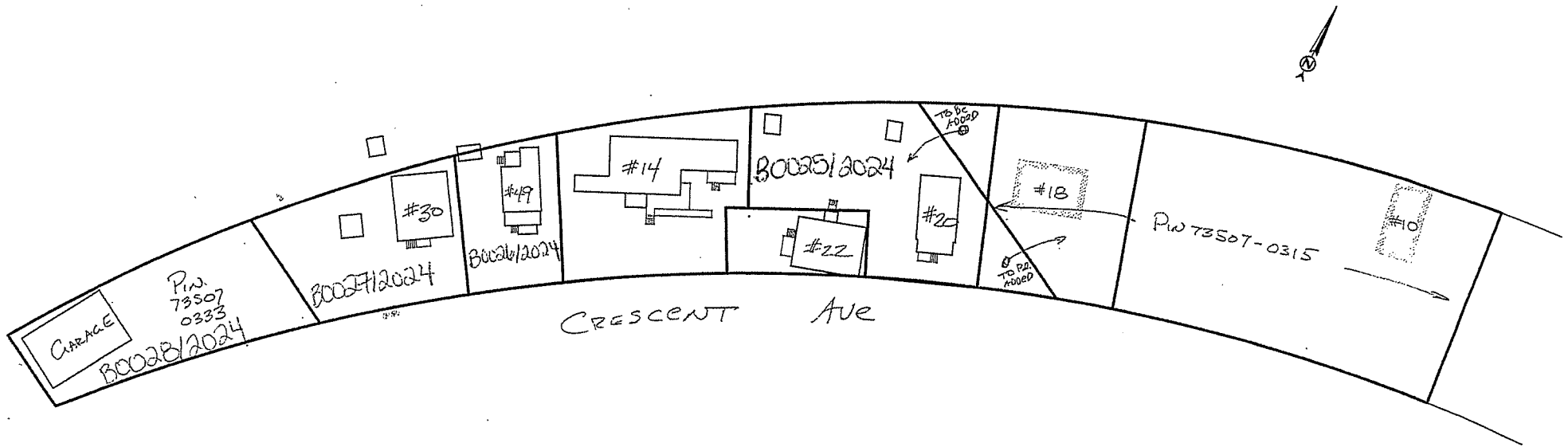


## Application for Consent



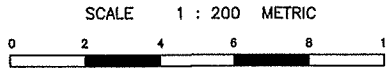
Subject Property being PINs 73507-0316 & 73507-0333, Parcel 6443 and 4385 SEC SES, Part Lot 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 14, 18, 20, 30 & 49 Crescent Avenue, Capreol, City of Greater Sudbury

NTS B0025/2024, B0026/2024, B0027/2024 & B0028/2024  
 Sketch 1 Date: 2024 04 25



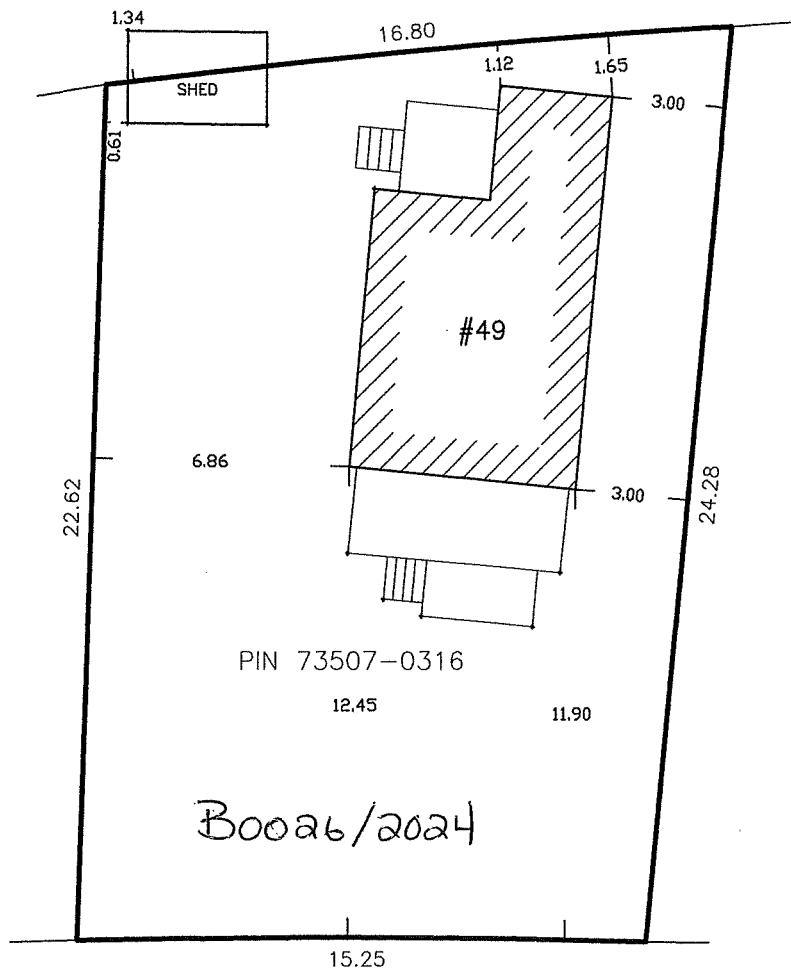
B0025/2024  
B0026/2024  
B0027/2024  
B0028/2024  
Sketch 2

SKETCH OF PROPOSED SEVERENCE  
**PART OF LOT 10**  
**CONCESSION 6**  
GEOGRAPHIC TOWNSHIP OF CAPREOL



LOT AREA = 373.33m<sup>2</sup>  
DWELLING AREA = 58.94m<sup>2</sup>  
LOT COVERAGE = 15.8%

C N R



CRESCENT AVENUE

Boo26/2024  
Sketch 3

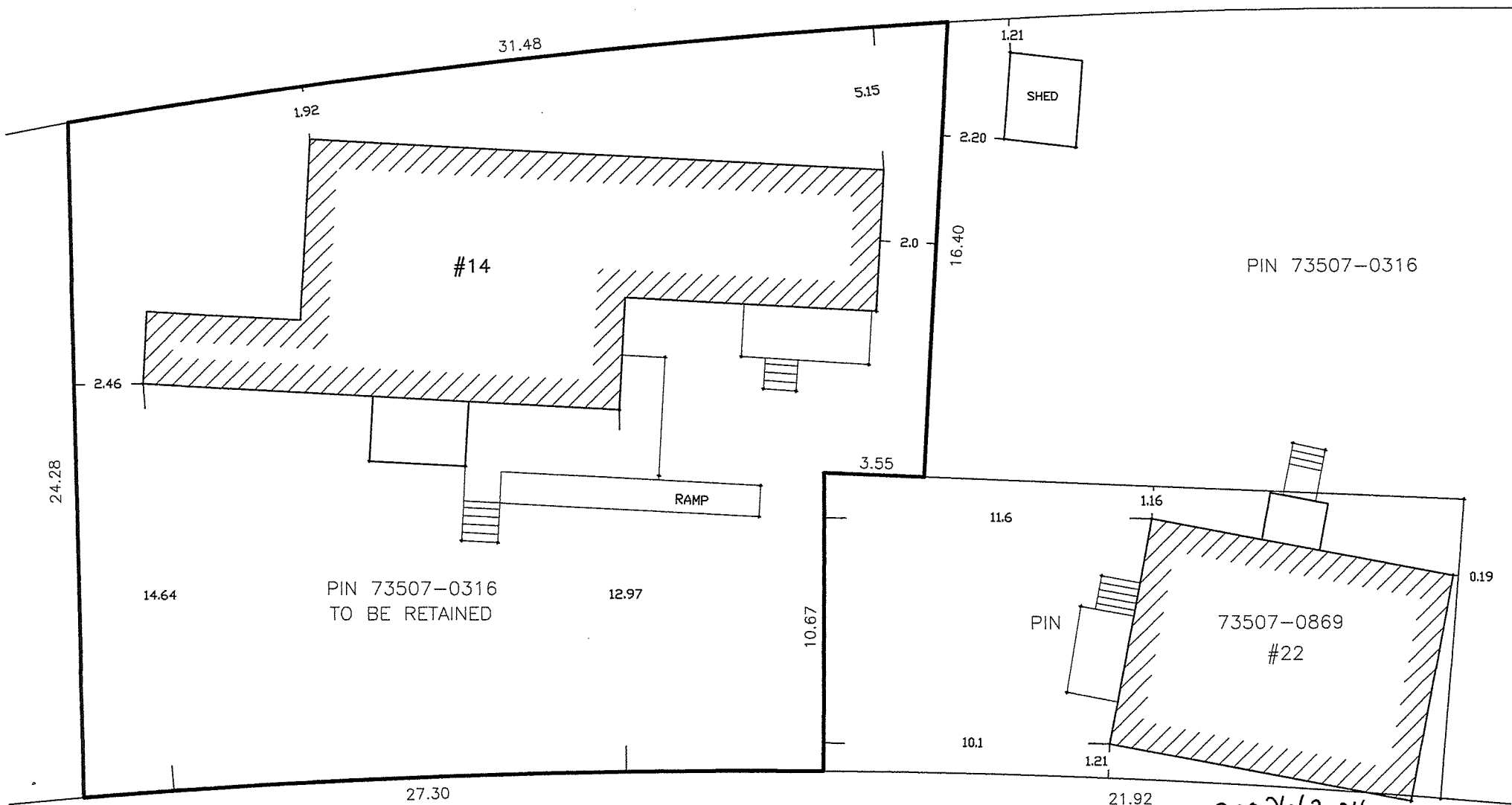
LOT AREA = 741.35m<sup>2</sup>  
DWELLING AREA = 216.0m<sup>2</sup>  
LOT COVERAGE = 29.1%

SKETCH OF PROPOSED SEVERENCE  
**PART OF LOT 10**  
**CONCESSION 6**  
GEOGRAPHIC TOWNSHIP OF CAPREOL

SCALE 1 : 200 METRIC



C N R



24.28

31.48

1.92

5.15

1.21

SHED

2.20

#14

2.0

16.40

PIN 73507-0316

2.46

RAMP

3.55

11.6

1.16

0.19

14.64

PIN 73507-0316  
TO BE RETAINED

12.97

PIN

73507-0869  
#22

10.67

10.1

1.21

21.92

0.16

27.30

CRESCENT AVENUE

80026/2024  
Sketch 4

#30

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

Office Use Only 2024 01.01
B0027/2024
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): TODD + MARGARET MAZZUCA Email: [REDACTED]  
 Mailing Address: 17 A YOUNG ST Home Phone: [REDACTED]  
 Business Phone: \_\_\_\_\_  
 City: CAPREOL Postal Code: P0M 1K0 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: ADRIANO BORTOLUSSI Email: [REDACTED]  
 Mailing Address: 144 ELM ST Home Phone: \_\_\_\_\_  
 Business Phone: [REDACTED]  
 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; specify \_\_\_\_\_  
 Cancellation of Prior Consent      Semi-detached or row housing  
 File # \_\_\_\_\_ Date: \_\_\_\_\_

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

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

Roll # \_\_\_\_\_ Township CAPREOL Lot No. 10 Concession No. 6  
 PIN(s): 73507-0316 Parcel(s) \_\_\_\_\_  
 Subdivision Plan No. \_\_\_\_\_ Lot \_\_\_\_\_ R-Plan No. \_\_\_\_\_ Part(s) \_\_\_\_\_  
 Municipal Address or Street(s): #30 / #49 / #14 / #20 Ward: \_\_\_\_\_  
CRESCENT AVE

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. Dec 12/2020

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).

<u>Date of Transfer</u>	<u>Name of Transferee</u>
<u>Use of severed land</u>	<u>Consent File No.</u>

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)?

<u>Frontage</u> <u>24.23</u>	<u>Depth</u> <u>20.9</u>	<u>Area</u> <u>612.2 m<sup>2</sup></u>
<u>Existing Use</u> <u>RESIDENTIAL</u>	<u>Proposed Use</u> <u>same</u>	

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

<u>Existing</u> <u>1 SINGLE FAMILY DWELLING</u>	<u>Proposed</u> <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).

<u>Frontage</u> <u>27.30</u>	<u>Depth</u> <u>25.8</u>	<u>Area</u> <u>741.35 m<sup>2</sup></u>
<u>Existing Use</u> <u>MULTI UNIT DWELLING</u>	<u>Proposed Use</u> <u>same</u>	

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

<u>Existing</u> <u>4 UNIT BLDG</u>	<u>Proposed</u> <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.

B00271/2024

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

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

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

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

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

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

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

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

- LIVING AREA 1  
- EXISTING DWELLINGS  
- DOWNTOWN CARPOOL

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.

- EXISTING DWELLINGS  
- CLEAN UP OWNERSHIP  
- NO OTHER CHANGES PLANNED

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.

- EXISTING DWELLINGS  
- NO CHANGES PLANNED

21) What is the number of dwelling units on the property? 7

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

B0027/2024

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, TODD + MARGARET MAZZUCA (please print all names), the registered owner(s) of the property described as #30 CRESCENT AVE

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

Dated this 25<sup>TH</sup> day of MARCH, 20 24

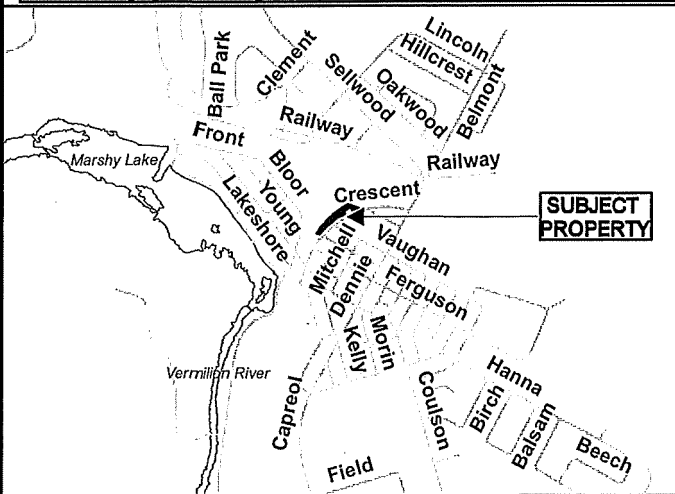
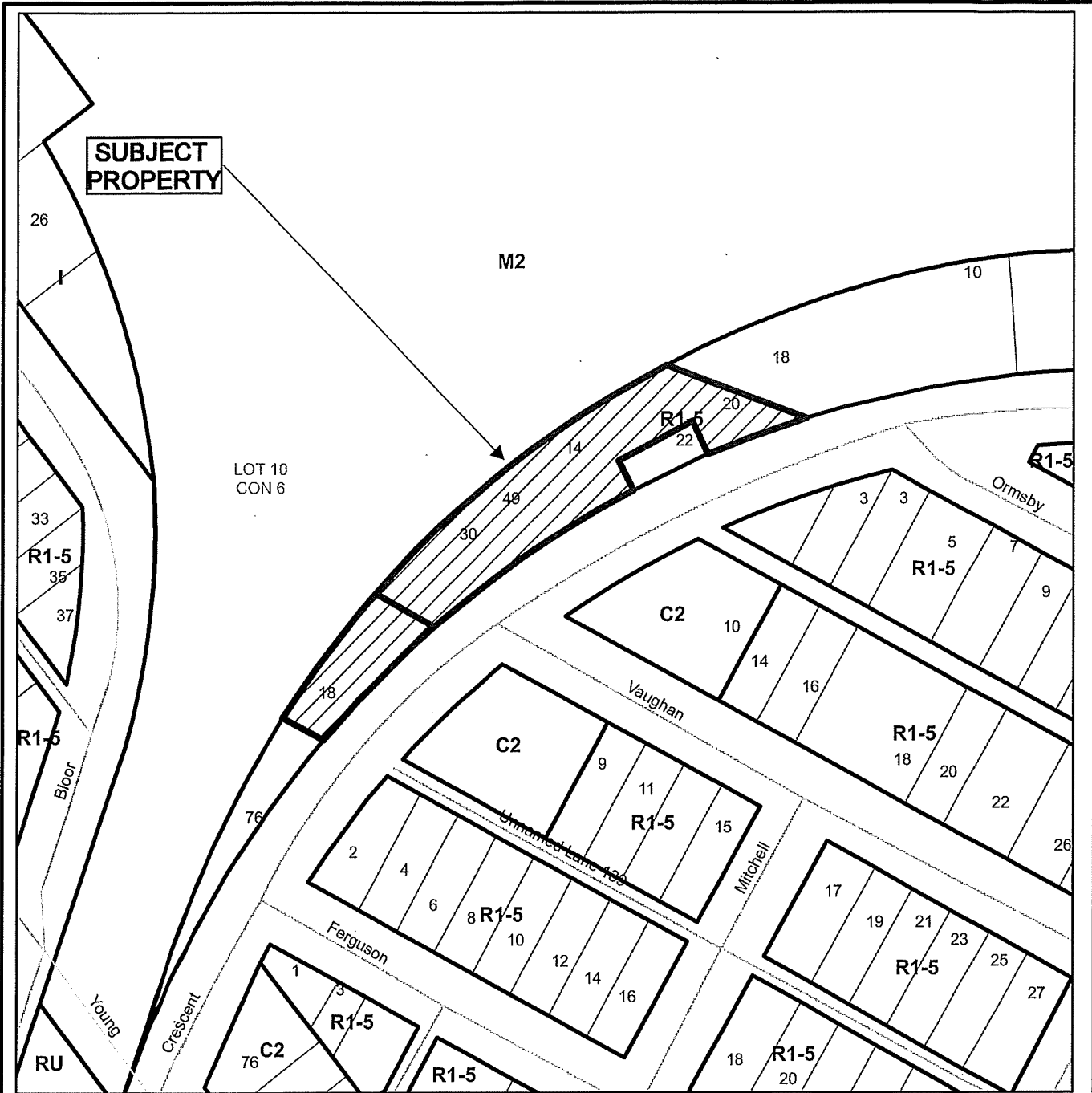
[Signature]  
(witness)

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

Print Name: TODD + MARGARET MAZZUCA  
\*I have authority to bind the Corporation

B002712024

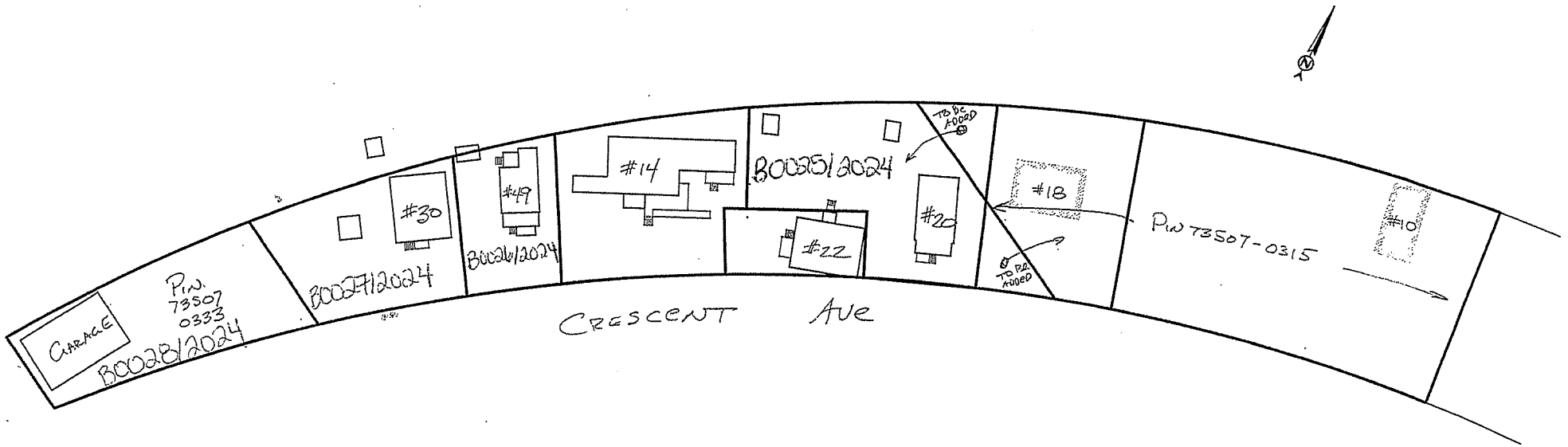




## Application for Consent

Subject Property being PINs 73507-0316 & 73507-0333, Parcel 6443 and 4385 SEC SES, Part Lot 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 14, 18, 20, 30 & 49 Crescent Avenue, Capreol, City of Greater Sudbury

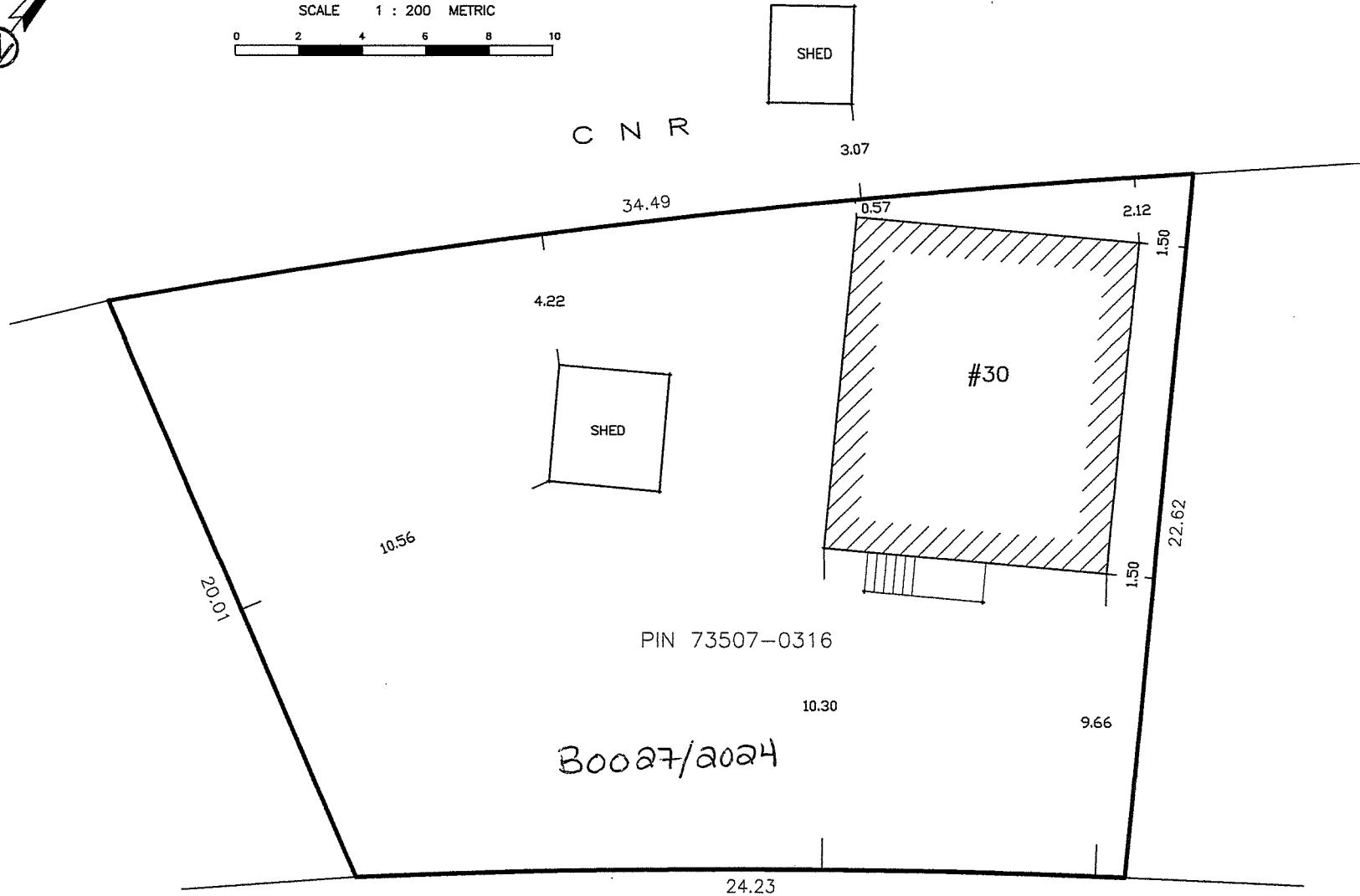
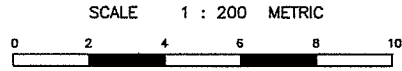
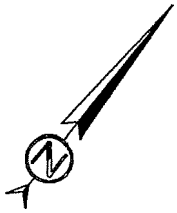
NTS B0025/2024, B0026/2024, B0027/2024 & B0028/2024  
 Sketch 1 Date: 2024 04 25



B0025/2024  
B0026/2024  
B0027/2024  
B0028/2024  
Sketch 2

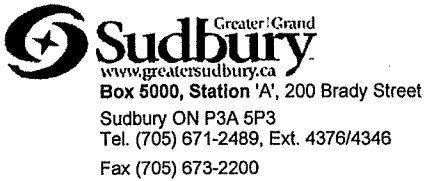
SKETCH OF PROPOSED SEVERENCE  
**PART OF LOT 10**  
**CONCESSION 6**  
GEOGRAPHIC TOWNSHIP OF CAPREOL

LOT AREA = 612.20m<sup>2</sup>  
DWELLING AREA = 108.15m<sup>2</sup>  
LOT COVERAGE = 17.7%



B0027/2024

B0027/2024  
Sketch 3



Office Use Only 2024 01 01	
B0028/2024	
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): TODD + MARGARET MARZUCA Email: \_\_\_\_\_  
Mailing Address: 17 A YOUNG ST Home Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
City: CAPREOL Postal Code: P0M 1H0 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; specify \_\_\_\_\_  
 Cancellation of Prior Consent      Semi-detached or row housing  
File # \_\_\_\_\_ Date: \_\_\_\_\_

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

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

Roll # \_\_\_\_\_ Township CAPREOL Lot No. 10 Concession No. 6  
PIN(s): 73507-0333 Parcel(s) \_\_\_\_\_  
Subdivision Plan No. \_\_\_\_\_ Lot \_\_\_\_\_ R-Plan No. \_\_\_\_\_ Part(s) \_\_\_\_\_  
Municipal Address or Street(s): # 18 CRESCENT AVE Ward: \_\_\_\_\_

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

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

8) Date of acquisition of subject land. Dec 12 / 2020

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>44.55</u>	Depth <u>16.86</u>	Area <u>718.80 m<sup>2</sup></u>
Existing Use <u>VACANT</u>	Proposed Use <u>SAME</u>	

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

Existing <u>1 GARAGE</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>27.30</u>	Depth <u>25.8</u>	Area <u>741.35 m<sup>2</sup></u>
Existing Use <u>MULTI UNIT DWELLING</u>	Proposed Use <u>SAME</u>	

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

Existing <u>1 MULTI UNIT 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.

80028/2024

- 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.

---



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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  
- EXISTING

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.

ALL EXISTING DWELLINGS  
JUST CLEANING UP OWNERSHIP (NO OTHER CIRCUMSTANCES)

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.

ALL EXISTING DWELLINGS (NO OTHER CIRCUMSTANCES)

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

B00286/2024

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, TODD + MARGARET MAZZUCA (please print all names), the registered owner(s) of the property described as #18 CRESCENT AVE

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 12<sup>th</sup> day of APRIL, 2024

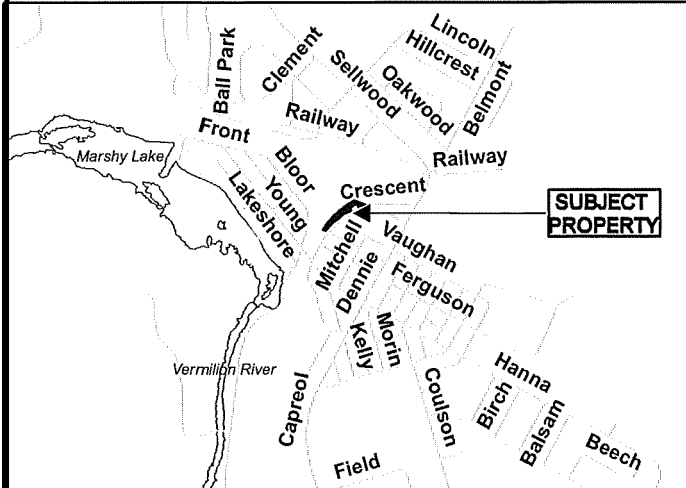
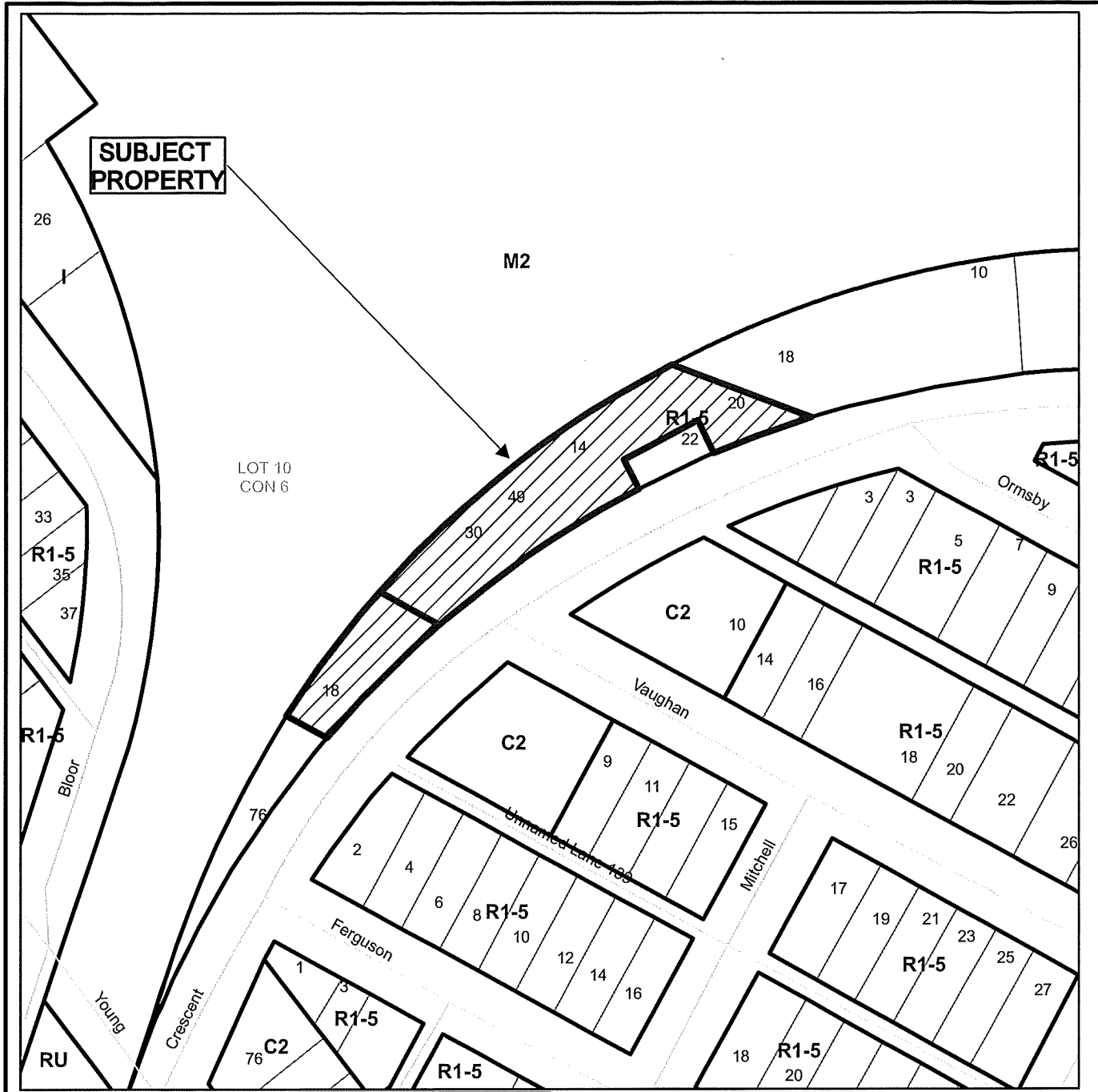
[Signature]  
(witness)

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


Print Name: TODD + MARGARET MAZZUCA  
\*I have authority to bind the Corporation

B0028/2024



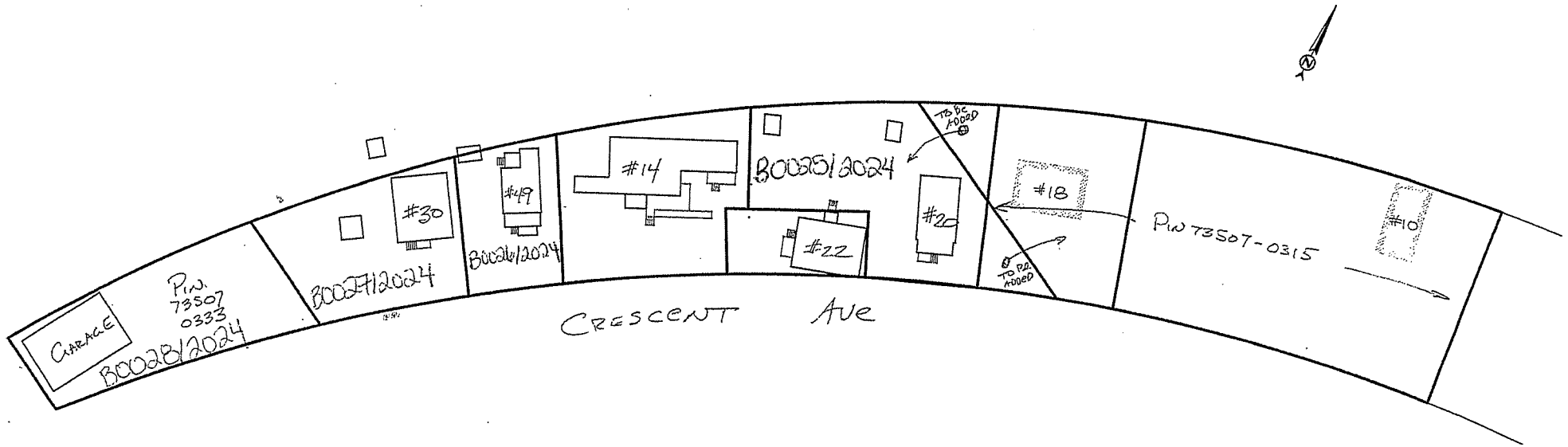


## Application for Consent

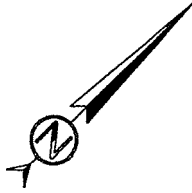


Subject Property being PINs 73507-0316 & 73507-0333, Parcel 6443 and 4385 SEC SES, Part Lot 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 14, 18, 20, 30 & 49 Crescent Avenue, Capreol, City of Greater Sudbury

NTS B0025/2024, B0026/2024, B0027/2024 & B0028/2024  
 Sketch 1 Date: 2024 04 25

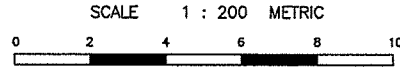


B0025/2024  
B0026/2024  
B0027/2024  
B0028/2024  
Sketch 2



SKETCH OF PROPOSED SEVERENCE  
**PART OF LOT 10  
CONCESSION 6**  
GEOGRAPHIC TOWNSHIP OF CAPREOL

LOT AREA = 718.80m<sup>2</sup>  
DWELLING AREA = 137.90m<sup>2</sup>  
LOT COVERAGE = 19.1%



C N R

43.22

0.58

1.53

1.57

GARAGE

26.77

PIN 73507-0333

20.01

Boo28/2024

5.80

1.29

2.86

44.55

CRESCENT AVENUE

Boo28/2024  
Sketch 3

Office Use Only 2024.01.01
<b>B</b> 0029/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
INDCA 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): BRETT KILGOUR Email: [REDACTED]  
 Mailing Address: 499 MANITOBA RD Home Phone: [REDACTED]  
 Business Phone: \_\_\_\_\_  
 City: WOODSTOCK, ON Postal Code: N4S 8N7 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: [REDACTED]  
 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 checked="" 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 CARleton Place Lot No. 10 Concession No. 6  
 PIN(s): 73507-0315 Parcel(s) \_\_\_\_\_  
 Subdivision Plan No. \_\_\_\_\_ Lot \_\_\_\_\_ R-Plan No. \_\_\_\_\_ Part(s) \_\_\_\_\_  
 Municipal Address or Street(s): #18 + #10 CRESCENT AVE Ward: \_\_\_\_\_

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

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

8) Date of acquisition of subject land. July 15 / 1999

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 9.25 / <sup>TO BE ADDED</sup> Depth 31.12 m / 7.7 m Area 696.85 m<sup>2</sup> / 99.0 m<sup>2</sup>

Existing Use RESIDENTIAL / VACANT Proposed Use same

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

Existing 1 DWELLING Proposed same

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.

— / #20 crescent Ave

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 52.81 Depth 32.27 Area 1796.7 m<sup>2</sup>

Existing Use RESIDENTIAL Proposed Use same

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

Existing 1 DWELLING Proposed same

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.

B0029/2024

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 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  
- EXISTING DWELLING  
- DOWNTOWN CAPROL

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.

- EXISTING DWELLINGS  
- CLEAN UP PROPERTY LINES  
- NO OTHER CHANGES

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.

- EXISTED DWELLINGS  
- NO CHANGES EXPECTED

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

B0029/2024

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, BRETT KILGOUR (please print all names), the registered owner(s) of the property described as # 10 + # 18 CRESCENT AVE

in the City of Greater Sudbury:

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Dated this 25<sup>TH</sup> day of APRIL, 2024

Chris Bortolussi  
(witness)

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

Print Name: BRETT KILGOUR  
\*I have authority to bind the Corporation

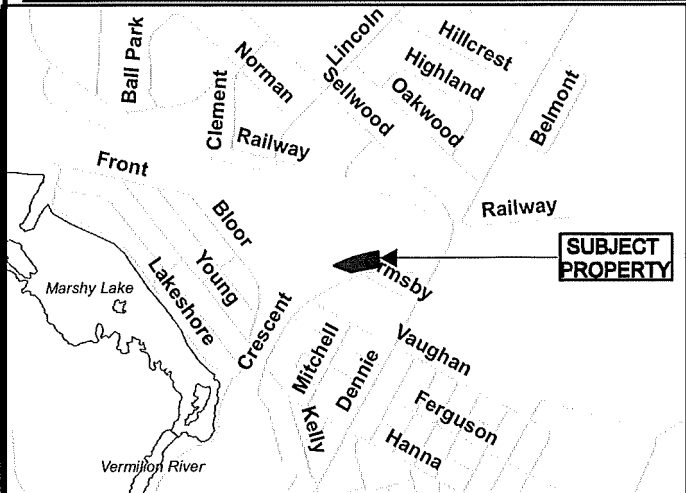
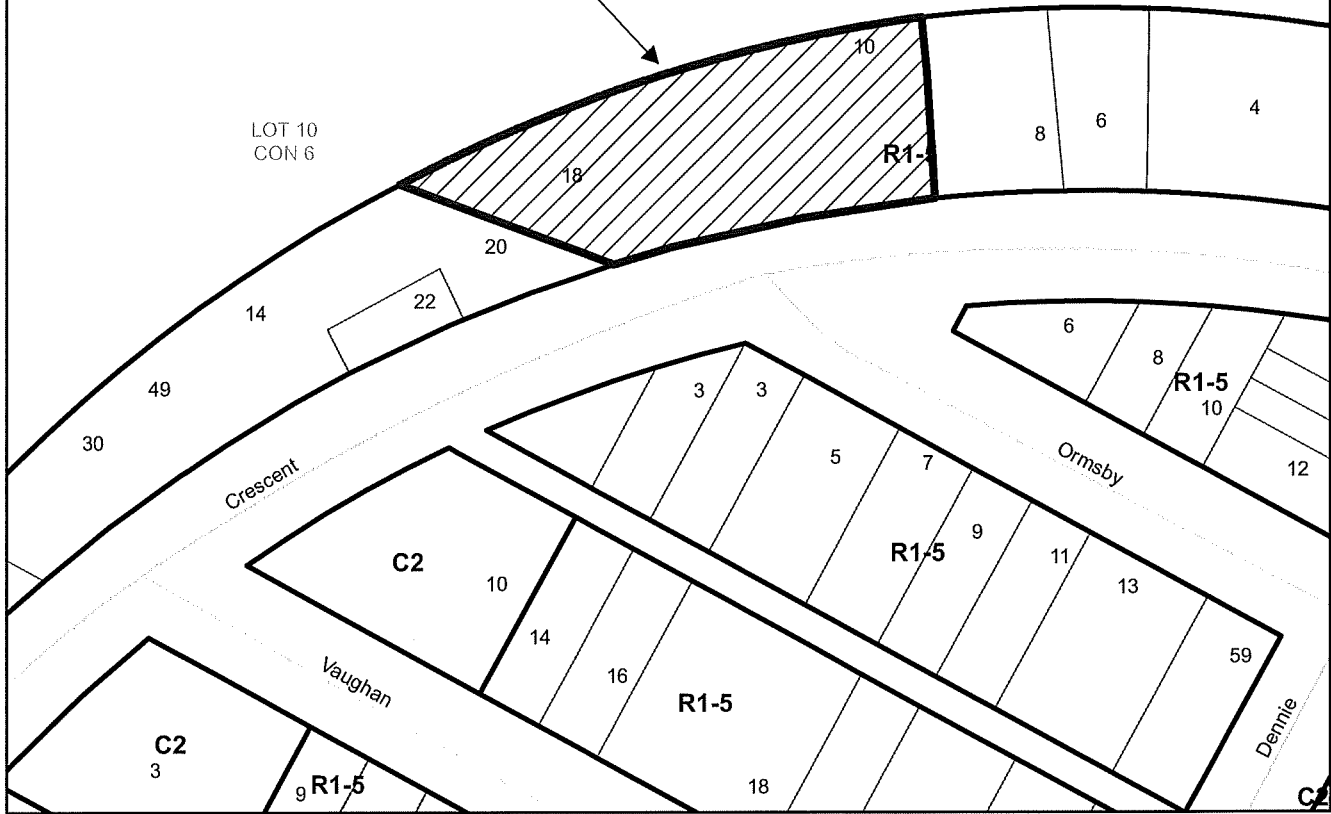
30029/2024



**SUBJECT  
PROPERTY**

M2

LOT 10  
CON 6



### Application for Consent



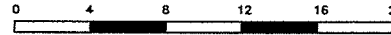
Subject Property being PIN 73507-0315,  
Parcel 6628 SEC SES, Part Lot 10, Concession 6 as in LT37883,  
Township of Capreol, 10 and 18 Crescent Avenue, Capreol,  
City of Greater Sudbury

NTS  
Sketch 1

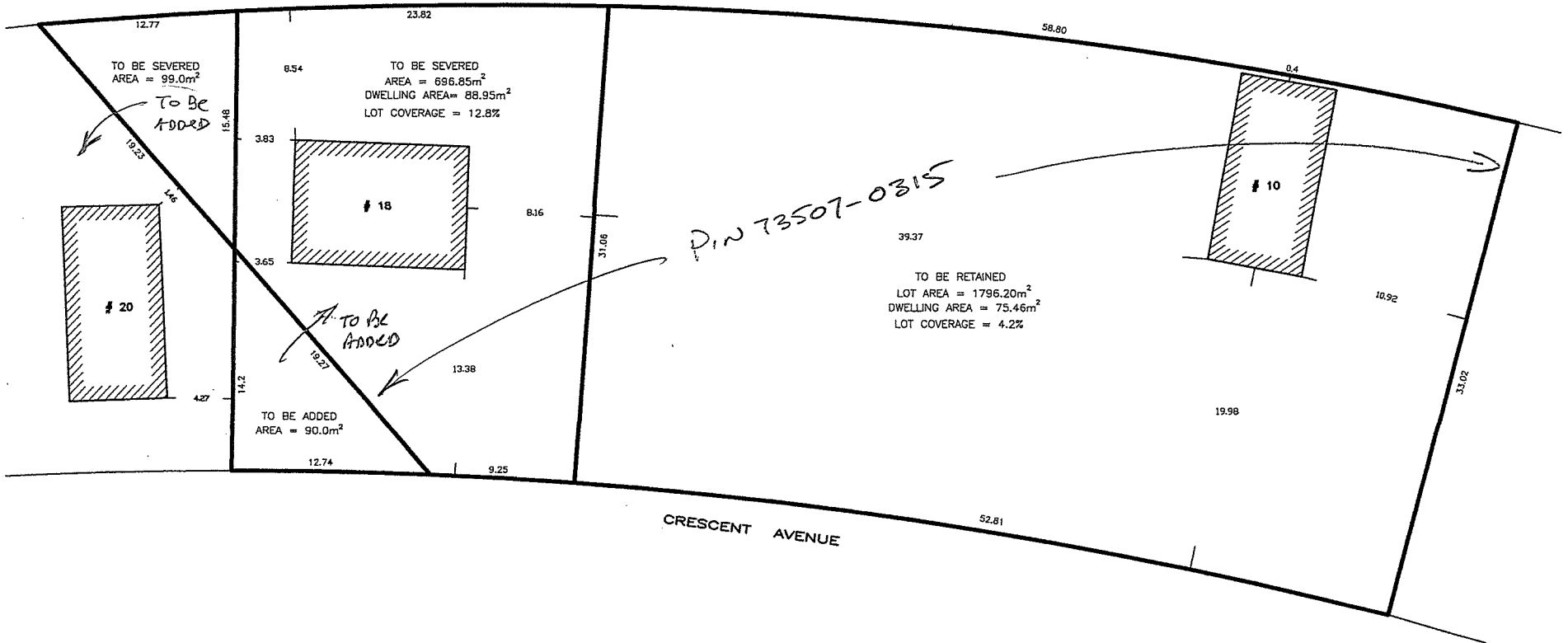
B0029/2024  
Date: 2024 04 25

SKETCH OF PROPOSED SEVERENCE  
**PART OF LOT 10**  
**CONCESSION 6**  
 GEOGRAPHIC TOWNSHIP OF CAPREOL

SCALE 1 : 400 METRIC



C N R



BC029/2024  
 sketch 2