

Tom Davies Square
200 Brady St

Monday, February 10, 2025

B0092/2024

**VANNA NAUSS
NANCY BELANGER
ROBERT BELANGER
EARL NAUSS**

Ward: 2

PINs 73374 0037 & 73374 0122, Parcel 5686 and 5437 SEC SWS, Surveys Plan 53R-9946 Part (s) except 1 and 2 & Plan 53R-10754 Part(s) except 1 & Plan 53R-12798 Part(s) except 1, Lot Part 6 and 7, Concession 2, Township of Waters, 53 North Shore Black Lake Road, Lively, [2010 -100Z, RU (Rural)]

Create a new lot on the south vacant side of the subject property providing an approximate 128.4m lot frontage and 9.6 ha lot area.

PREVIOUSLY SUBJECT TO B0081/1982 (JUL 26/82), B0206/1985 (NOV 4/85) AND B0517/1989 (OCT 23/89)

B0099/2024

1929874 ONTARIO LIMITED

Ward: 8

PIN 73570 0551, SRO, Surveys Plan 53R-20690 Part(s) 3 to 9, 11 and 12, 15 to 19, 25 and 26 & Plan 53R-21281 Part(s) 1, Lot Part 11, Concession 5, Township of Neelon, 440 Falconbridge Road, Sudbury, [2010-100Z, M1(41) (Mixed Light Industrial/Service Commercial)]

Create a new lot, subject to easements, on the north side of the subject property providing an approximate 55.0m lot frontage and 41,484.0 sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0167/1972 (Dec 11/72) TO B0169/1972 (Dec 11/72), B0688/1976 (OCT. 18/76), B0273/1980 (JAN. 5/81), B0274/1980 (JAN. 5/81), B0086/2003 (AUG. 31/04), B0087/2003 (AUG. 31/04), B0120/2003 (AUG. 31/04), B0064/2007 (APRIL 30/97), B0065/2007 (APRIL 30/97), B0138/2007 (JUL 9/07), B0139/2007 (JUL 9/07), B0080/2015 (JUN 13/16), B0081/2015 (JUN 13/16) AND B0101/2019 (Nov 4/19)

**WRITTEN SUBMISSIONS REGARDING THESE APPLICATIONS MUST BE RECEIVED
NO LATER THAN WEDNESDAY FEBRUARY 5, 2025 FOR CONSIDERATION**

Office Use Only 2024.01.01
B 0092/2024
S.P.P. AREA Yes ___ No <input checked="" type="checkbox"/>
NDCA/REG. AREA Yes <input checked="" type="checkbox"/> No ___

City of Greater Sudbury APPLICATION FOR CONSENT

APPLICATION FEE: \$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): Robert Belanger, Earl Nauss, Vanna Nauss, Nancy Belanger Email: [REDACTED]
 Mailing Address: 53 North Shore Black Lake Rd Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Lively Postal Code: P3Y 1H8 Fax Phone: [REDACTED]

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

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

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

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

Name of Agent: TULLOCH Email: [REDACTED]
 Mailing Address: 131 Fielding Road Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Lively Postal Code: P3Y 1L7 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. N/A

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

Roll #	Township Waters	Lot No. 6, 7	Concession No. 2
PIN(s): 73374-0037 & 73374-0122		Parcel(s) 5686, 5437	
Subdivision Plan No.	Lot	R-Plan No.	Part(s)
Municipal Address or Street(s): 53 North Shore Black Lake Rd			Ward: 2

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. 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 ±128.4m</u>	<u>Depth ±250m (irregular)</u>	<u>Area ±9.6 ha</u>
<u>Existing Use Vacant</u>	<u>Proposed Use Residential</u>	

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

<u>Existing Vacant</u>	<u>Proposed Unknown</u>
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Note: Please use attached Schedule 'A' to provide setbacks/dimensions of any existing buildings and structures.

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

N/A

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

<u>Frontage ±183.7m</u>	<u>Depth ±550m (irregular)</u>	<u>Area ±50.2 ha</u>
<u>Existing Use Residential</u>	<u>Proposed Use Same as existing</u>	

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

<u>Existing Single Detached Dwelling</u>	<u>Proposed Same as existing</u>
--	----------------------------------

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

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

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

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

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

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

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

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

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

18) What is the current designation of the subject land in the applicable Official Plan and explain how the application conforms with the Official Plan.
Rural - Section 5.2.1.1 of the OP states that Rural residential development that is compatible with the character of surrounding existing uses is permitted.

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.
Per Section 1.1.5.2 (c) of the 2024 PPS, residential development through lot creation on rural lands is permitted where it is locally appropriate.

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.
Per Section 3.4.3 of the GPNO, Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land uses, and a range and mix of housing types.

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

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

If "yes", how many? _____

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

Yes No

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

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

Schedule Attached Yes No

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Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure:	Existing Dwelling	
Ground Floor Area:	340.5±	(m ²)
Gross Floor Area:	≈/ < 681	(m ²)
No. of storeys:	2	
Width:	27±	(m)
Length:	16±	(m)
Height:	< 11	(m)

Type of Building/Structure:	_____	
Ground Floor Area:	_____	(m ²)
Gross Floor Area:	_____	(m ²)
No. of storeys:	_____	
Width:	_____	(m)
Length:	_____	(m)
Height:	_____	(m)

Type of Building/Structure:	_____	
Ground Floor Area:	_____	(m ²)
Gross Floor Area:	_____	(m ²)
No. of storeys:	_____	
Width:	_____	(m)
Length:	_____	(m)
Height:	_____	(m)

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

Type of Building/Structure:	Existing Dwelling	
Front:	401.1±	(m)
Rear:	326.3±	(m)
Side:	406.6±	(m) 264.5±
Side:	366.5±	(m)

Type of Building/Structure:	_____	
Front:	_____	(m)
Rear:	_____	(m)
Side:	_____	(m)
Side:	_____	(m)

Type of Building/Structure:	_____	
Front:	_____	(m)
Rear:	_____	(m)
Side:	_____	(m)
Side:	_____	(m)

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Office Use Only 2024.01.01	
B0099/2024	
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): 1929874 Ontario Limited
Mailing Address: 440 Falconbridge Road
City: Greater Sudbury Postal Code: P3A 4S4

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

Name of Purchaser(s) or Chargee(s): N/A Email:
Mailing Address: Home Phone:
City: Postal Code: Business Phone:
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: Jason Ferrigan Email:
Mailing Address: 314 Countryside Drive Home Phone:
City: Greater Sudbury Postal Code: P3E 6G2 Business Phone:
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. _____
N/A

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

Roll # 530702001712311 Township Neelon Lot No. Part of Lot 11 Concession No. 5
PIN(s): 73570-0551 Parcel(s)
Subdivision Plan No. Lot R-Plan No. 53R20690; Part(s)
Municipal Address or Street(s): 440 Falconbridge Road 53R21281 Ward:

Note: See Attachment "A" for legal description.

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.

Note: See Attachment "B" for easement descriptions.

8) Date of acquisition of subject land. December 21, 2016

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 June 18, 2020 Name of Transferee 1582628 Ontario Limited
Use of severed land Consent File No. B0101/2019

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). File number 751-6/23-001

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 ± 55 m Depth ± 372 m (irregular) Area ± 41,484 sq.m
Existing Use Automobile Sales Establ. Proposed Use no change

Number and use of existing buildings and structures on the land to be severed?
Existing 1 building (auto sales) Proposed no change

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.
Parts 1-6, Plan 53R-21035; Parts 8, 9, 11, 12, 15, 18, 19, and 25, Plan 53R-20690; Part 1, Plan 53R-21281; Part of Lot 11, Concession 5, Geographic Township of Neelon

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 ± 18 m Depth ± 372 m (irregular) Area ± 38,910 sq.m
Existing Use Automobile body shop Proposed Use no change

Number and use of existing buildings and structures on the land to be retained?
Existing 1 building (auto body shop) Proposed no change

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

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

30099/2024

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.

The subject property is designated Mixed Use Commercial. The proposed consent and easement applications conform to Section 4 of the Official Plan.

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

The proposed consent and easement application is consistent with policies 2.1.6.a, 2.3.1.1, 2.3.1.2.a, 2.4.1.1, 2.4.1.1.a and b, 2.8.1.1.a and b, 3.6.1.d, 3.6.2 and 3.6.7.

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.

The proposed consent and easement application conforms or does not conflict with the Growth Plan for Northern Ontario.

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

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

If "yes", how many? _____

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

Yes No

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

As described in the Planning Staff Report for File No. 751-6/23-001 dated April 24, 2023 no active

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

Schedule Attached Yes No

B0099/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Vince Pollesel 1929874 Ontario Limited (please print all names), the registered owner(s) of the property described as

Part of Lot 11, Concession 5, Neelon, Parts 3-7 and 26, Plan 53R-20690 (except Parts 1-3 Plan 53R-21035); Parts 1-6, Plan 53R-21035; Parts 8,9,11,12,15,18,19 and 25, Plan 53R-20690; Part 1 53R-21281. PIN 73570-0551

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 Jason Ferrigan (JL Richards and Associates Ltd) (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 25th day of November, 2024

C. D. [Signature]
(witness)

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

Print Name: Vince Pollesel
*I have authority to bind the Corporation

B0099/2024


PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, JL Richards & Associates Limited (c/o Jason Ferrigan) (please print all names),
the registered owner(s) or authorized agent of the property described as _____

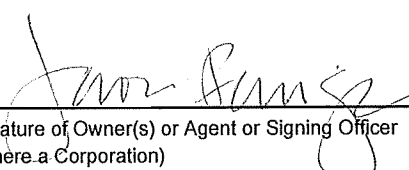
Part of Lot 11, Concession 5, Neelon, Parts 3-7 and 26, Plan 53R-20690 (except Parts 1-3 Plan 53R-20690)
PIN 73570-0551
in the City of Greater Sudbury:

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 27TH day of NOVEMBER, 2024



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



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

Print Name: JASON FERRIGAN
*I have authority to bind the Corporation

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

FOR OFFICE USE
USE

Date of Receipt: <u>January 6, 2025</u>	Decision Date:	Received by: <u>N. Lewis</u>
Zoning Designation: <u>M1 (41)</u>	Resubmission <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>below</u>	Previous Decision Date: <u>below</u>	
Referred to Planning: <u>Yes</u>	Received Approval from Planning: <u>April 24/23 ratified by Council on July 11/23</u>	
Acknowledgement of Risk received: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Notes:		<u>751-6/23-001</u>
	1. B0167/1972 (Dec 11/72) - LC	
	2. B0168/1972 (Dec 11/72) - LC	
	3. B0169/1972 (Dec 11/72) - LC (lapsed)	
	4. B0688/1976 (OCT. 18/76) - LC	
	5. B0273/1980 (JAN. 5/81) - Easement	
	6. B0274/1980 (JAN. 5/81) - Easement	
	7. B0086/2003 (AUG. 31/04) - LA & Easement	
	8. B0087/2003 (AUG. 31/04) - LC & Easement	
	9. B0120/2003 (AUG. 31/04) - Easement	
	10. B0064/2007 (APRIL 30/97) - LA	
	11. B0065/2007 (APRIL 30/97) - LC	
	12. B0138/2007 (JUL 9/07) - LA	
	13. B0139/2007 (JUL 9/07) - LC (Expired)	
	14. B0080/2015 (JUN 13/16) - LC & LA & Easements	
	15. B0081/2015 (JUN 13/16) - LA & Easements	
	16. B0101/2019 (Nov 4/19) - LA	

80099/2024

Attachment 'A'

Subject Property Legal Description

Lands to be retained

- Part of Lot 11, Concession 5, Geographic Township of Neelon
- Parts 1-6, Plan 53R-21035
- Parts 8, 9, 11, 12, 15, 18, 19, and 25, Plan 53R-20690
- Part 1, Plan 53R-21281

To be severed

- Part of Lot 11, Concession 5, Geographic Township of Neelon
- Parts 3, 4, 5, 6, 7, and 26, Plan 53R-20690 except Parts 1, 2, and 3, Plan 53R-21035

20099/2024

Attachment B

Subject Property Easement Descriptions

The thumb description for the subject property (PIN -73570- 0551) identifies several easements, either "subject to" or "together with". These instruments, with exception of one, are all access related and are held by three property owners located between the Laurentian Chrysler access road and the Auger Street intersection. The easement providing access to 1928974 Ontario Limited along the extension of Auger Street to the east and ending at the property held by 1929874, includes the right to install underground utility infrastructure within the easement including water, sewer, gas, electrical and telecommunications.

The three owners, include 1929874 Ontario limited, Uni-Select Inc, and Centis Investments limited, who share road access among them over (i) the road leading easterly as an extension of Auger street, (ii) the parking and access roadway located between the Maslack Supply Limited building and the Centis Investments Limited building, (iii) as well as the road access located at the entrance to the Laurentian Chrysler site.

The only reflected easement (instrument SD360513) which is not access related is in favor of Union Gas Limited (now Enbridge) and is over a strip of land leading due east from Falconbridge Road at the Laurentian Chrysler entrance to this site an ending approximately 228 meters from Falconbridge Road.

B00991 8004

Schedule A

(Existing Building and Structure Dimensions and Setbacks)

Particulars of all buildings and structures on the subject lands:

Type of Building/Structure: <u>Automotive Sales Building</u>		
Ground Floor Area: <u>3,500</u>	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: <u>3,500</u>	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: <u>1</u>		
Width: <u>69.9</u>	<u>(m)</u>	<u>(m)</u>
Length: <u>50</u>	<u>(m)</u>	<u>(m)</u>
Height: <u>± 7.3</u>	<u>(m)</u>	<u>(m)</u>

Type of Building/Structure: <u>Automotive Body Shop</u>		
Ground Floor Area: <u>1,917</u>	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: <u>1,917</u>	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: <u>1</u>		
Width: <u>28.4</u>	<u>(m)</u>	<u>(m)</u>
Length: <u>67.5</u>	<u>(m)</u>	<u>(m)</u>
Height: <u>± 8.3</u>	<u>(m)</u>	<u>(m)</u>

Type of Building/Structure: _____		
Ground Floor Area: _____	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: _____	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: _____		
Width: _____	<u>(m)</u>	<u>(m)</u>
Length: _____	<u>(m)</u>	<u>(m)</u>
Height: _____	<u>(m)</u>	<u>(m)</u>

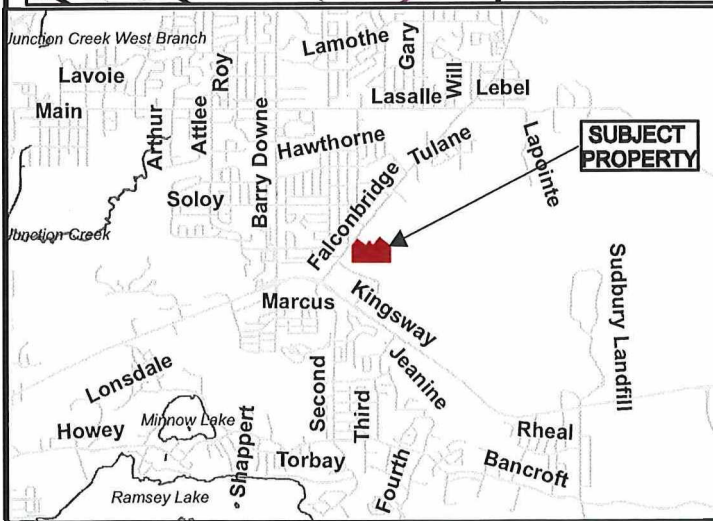
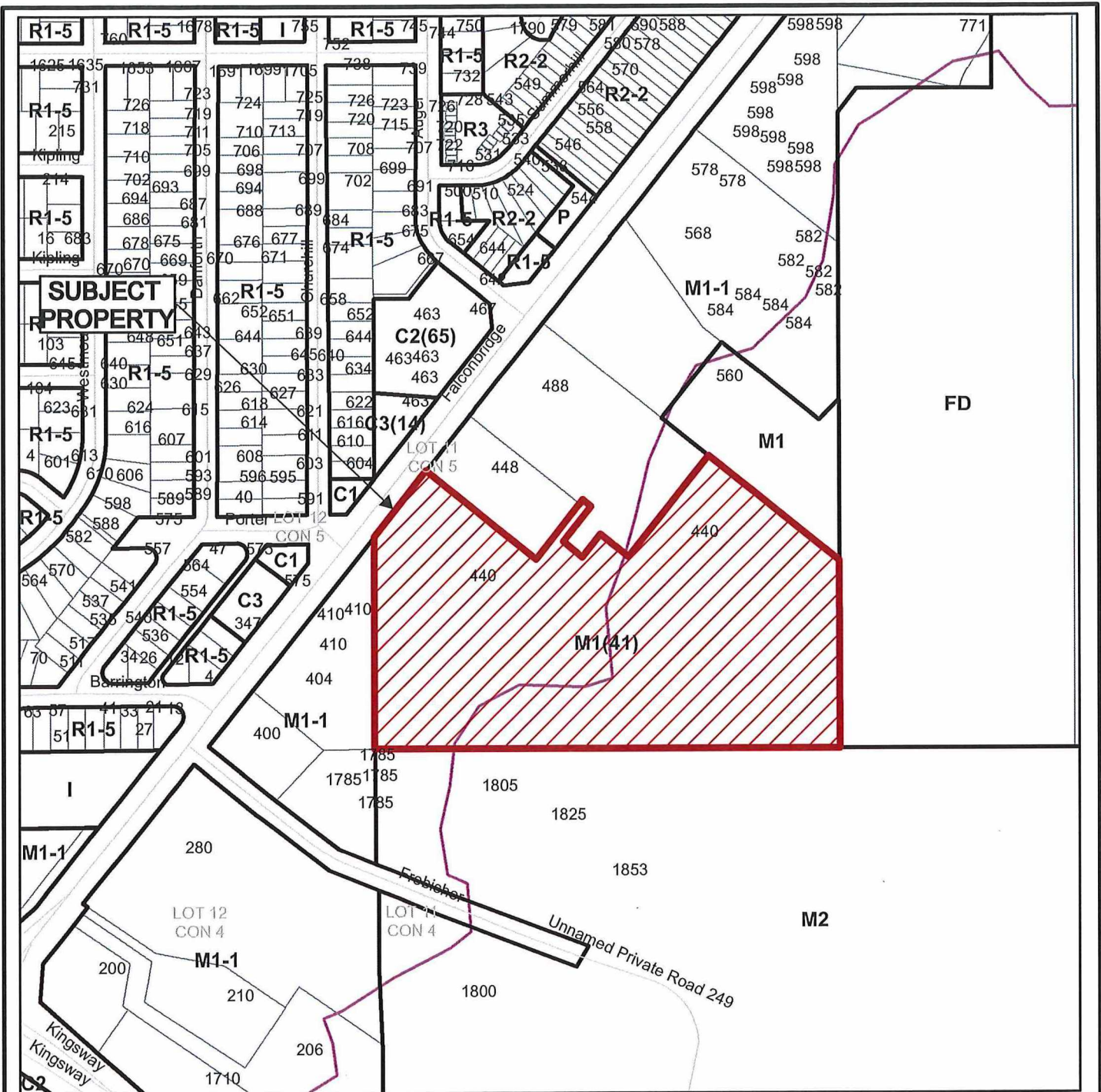
Location of all buildings and structures on the subject lands in relation to new lot lines being proposed herein (specify distances from side, rear and front lot lines):

Type of Building/Structure: <u>Automotive Sales Building</u>		
Front: <u>± 78</u>	<u>(m)</u>	<u>(m)</u>
Rear: <u>± 74</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>± 28</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>± 39</u>	<u>(m)</u>	<u>(m)</u>

Type of Building/Structure: <u>Automotive Body Shop</u>		
Front: <u>± 199</u>	<u>(m)</u>	<u>(m)</u>
Rear: <u>± 106</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>± 70 and 15</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>± 34</u>	<u>(m)</u>	<u>(m)</u>

Type of Building/Structure: _____		
Front: _____	<u>(m)</u>	<u>(m)</u>
Rear: _____	<u>(m)</u>	<u>(m)</u>
Side: _____	<u>(m)</u>	<u>(m)</u>
Side: _____	<u>(m)</u>	<u>(m)</u>

B0099/2024



N

Application for Consent

Subject Property being PIN 73570-0551 SRO,
 Parts 3-9, 11-12, 15-19, 25 & 26, Plan 53R-20690,
 Part 1, Plan 53R-21281,
 Part Lot 11, Concession 5,
 Township of Neelon,
 440 Falconbridge Road, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

B0099/2024
 Date: 2024 12 04

