

>>> "Andy Lemay" <[REDACTED]> 5/27/2021 6:17 PM >>>

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Glen:

Thank you for a speedy reply and especially for the attachments and web addresses.

I would like to address the encroachments, and also my concerns on the value and the future viability of the surrounding lots and streets.

I do agree with you in your email reply that these encroachments and also the action of: "to prevent two zones from being on one lot" really needs to be addressed. My concerns are this solution is tantamount to expanding the park and rezoning those pieces to Mobile Home RMH-1(1) Zone. Even though these small pieces of land compared to the whole may seem minor, they do have an impact on the over 100 building lots directly to the east of the Pine Grove Mobile Home Park. Also, you will note on a supporting document on file "Pine Grove Trailer Park" (a sketch from Tulloch Engineering File 19-3008), it shows a number of other encroachments. These and any other encroachments should also be addressed for compliance.

Essentially it is regrettable that these encroachments exist, however that was and still is within the purview and control of the owners, shareholders or management team of the Pine Grove Trailer Park. In retrospect perhaps they should internally survey or hire before they set anything on their property to ensure they do not create any more future problems for their neighbors or surrounding landowners. My other concern is these two applications, # 751-7/21-02 and # 751-7/21-03 were submitted by Guy and Jody Bellehumeur rather than whom I believe should really be the applicant "Pine Grove Mobile Home Park". I would just like to state that I am very happy with the establishment and growth of this business and the benefits that have accrued to the community. In a cursory review of historical documents, you would note that over the years, there are a number of applications for usage changes, including commercial use, establishing "buffer" zones with surrounding properties, other improvements and expansions. Congratulations to them for their success and diligence. So why are they not the applicant instead of Guy and Jody Bellehumeur. This really begs for an explanation as to why this was approached in this manner, especially in application 751-7/21-3 (. location of asphalt road) which is not even close to their personal property.

Anyways both these applications submitted by Guy and Jody Bellehumeur should be cancelled and in lieu an application by Pine Grove Mobile Home Park should be submitted to deal with **ALL** these encroachments and any other issues of non-compliance as required. On a more positive note, this could also provide the Planning Committee with a broader range of opportunities or equitable solutions in dealing with the mobile home park and the surrounding property owners and the future development of the entire area including the residential building lots just on the other side of the eastern border of the mobile home park.

My other concerns centre around the value and the future viability of my two building lots, other surrounding building lots and the related development of the streets. (See Registered Plan M-477 and the Tulloch Sketch). In essence this area is on the east side sharing the eastern boundary of the mobile home park, and is composed of over 100 building lots, mostly zoned rural RU and some zoned residential R1-2 on the developed portion of Outremont Boulevard and the on Gravel Drive. Also, there are three proposed undeveloped roads Granby Drive, Villette Court and Beaupre Avenue that belong to the municipality. Most of the lots front on these undeveloped roads. Finally, just for a mention a little further east behind some houses on Outremont Boulevard is the civic Cemetery and these building lots are only about five kilometers from the Hanmer Shopping Mall. Essentially an established neighborhood. Speaking for myself only, I think in view of the current size of the mobile home park we would need a buffer between the mobile home park and the back of the 25 lots that front on the proposed Granby Drive and Villette Court. See Plan M-447 There is an easement LT137873 that runs just north of Gravel

Drive all the way behind the lots on Granby Drive and Villette Court which may be configured into part of a buffer zone. However, I think this is a power/cable/telephone corridor for use to supply the proposed new homes in this area. This would need to be clarified.

Finally, I think if there is any further mobile home park RMH-1(1) rezoning past the eastern boundary of the current mobile home park this could have a further very detrimental effect on the value and marketability of the properties on Granby, Villette, Beaupre, Outremont and others. I am still very concerned and request that the Planning Committee provide some guidance and support in the development of this area especially in view that there are multiple land owners. Is there a ways and means to move forward to build the proposed roads Granby, Villette and Beaupre, and then if necessary rezone the building lots to residential R1-2 like that on Outremont so building homes can begin?

Due to COVID restrictions I have been unable to go for a site visit therefore any corrections or new information is much appreciated.

Attachments and Notes

1. Plan M477 for 751-721-2 751-721-3 CIRCA September 11, 1957

This plan provides an overview of the layout of the area that I refer to in my emails

Also, for instance you will notice that the Guy and Joy Bellehumeur property (5241 Outremont Boulevard) is comprised of

Lots 15 to 24 (10 Lots)

2. Plan (53R13652) October 11 1991

Provides a look at what the property looked like before the Mobile Home Park Expansion

Note almost a mirror image of the on eastern boundary of the Mobile Home Trailer park.

3. Plan (53R13643) October 4 1991

Same as 2 above.

PLAN 53R-13643

RECEIVED AND DEPOSITED

DATE 91 10 04

B Phillips
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF SUDBURY (N° 53)

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

OCT 4, 1991 James E. Kirkland
DATE JAMES E. KIRKLAND

PARTS 1, 2 & 3 PART OF PCL 2869 S.E.S.
PARTS 4, 5, 6 & 7 PART OF PCL 2871 S.E.S.
PARTS 4 & 7 SUBJECT TO EASEMENT N° 160148

PLAN OF SURVEY OF
LOT 49 and 50 REG'D PLAN M-533
and PART OF LOT 2, CONCESSION 4
TOWNSHIP OF HANMER
TOWN OF VALLEY EAST
REGIONAL MUNICIPALITY OF SUDBURY
DISTRICT OF SUDBURY

SCALE 1:2000 0 10 20 30 40 50 METRES

JAMES E. KIRKLAND O.L.S. 1991

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY'S ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE THEREUNDER.

THIS SURVEY WAS COMPLETED ON THE 3rd DAY OF
OCTOBER 1991.

OCT 4/91 James E. Kirkland
DATE JAMES E. KIRKLAND
SUDBURY ONT. ONTARIO LAND SURVEYOR

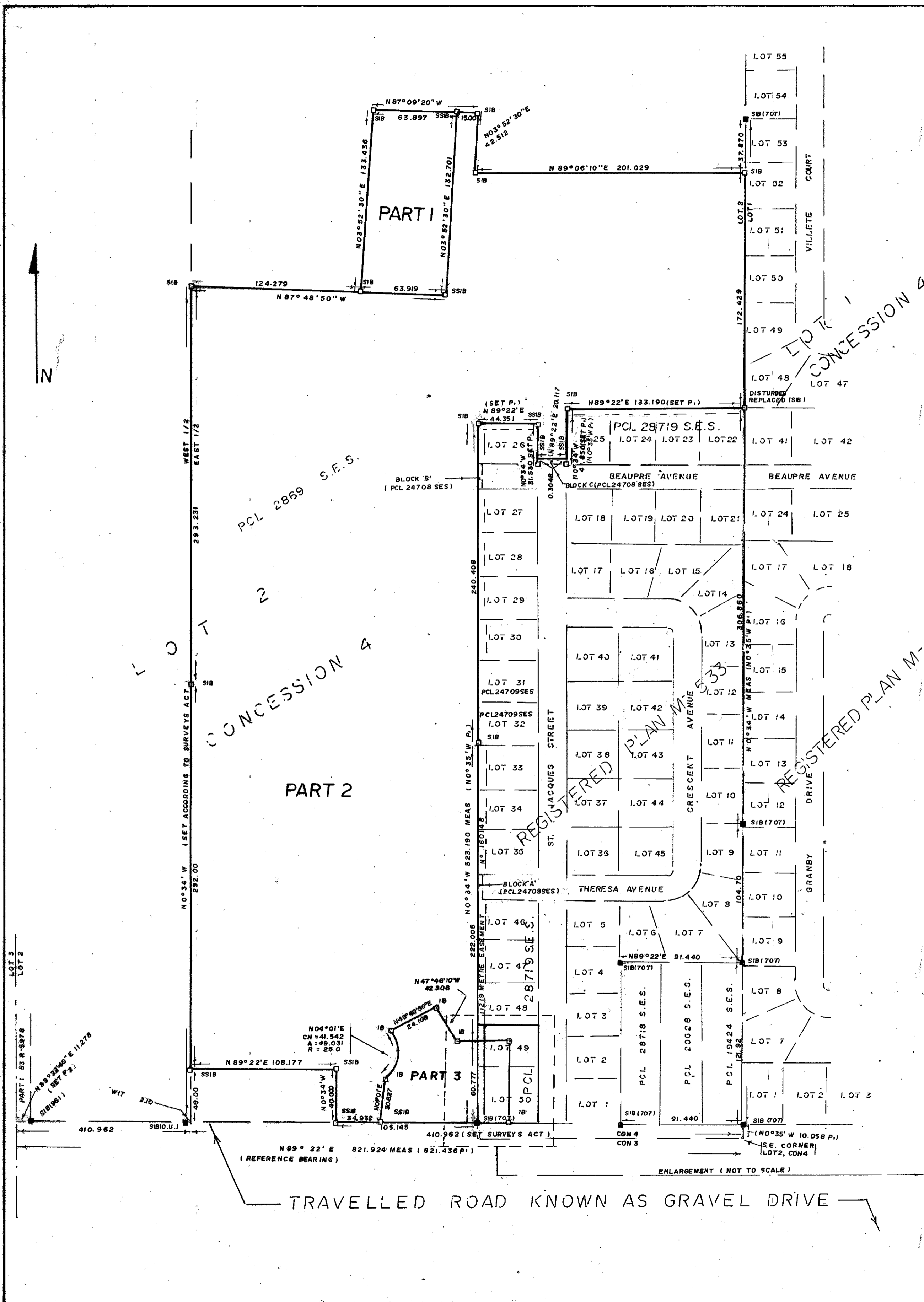
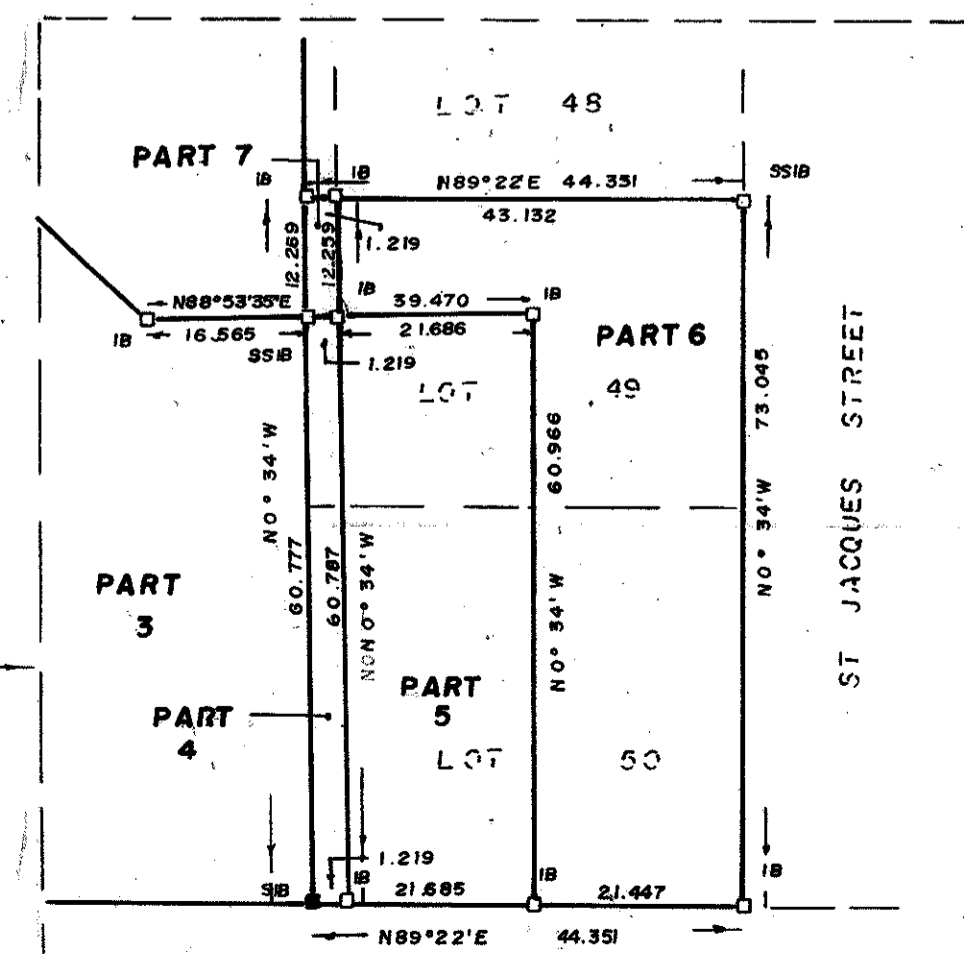
CAUTION
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE
MEANING OF THE PLANNING ACT

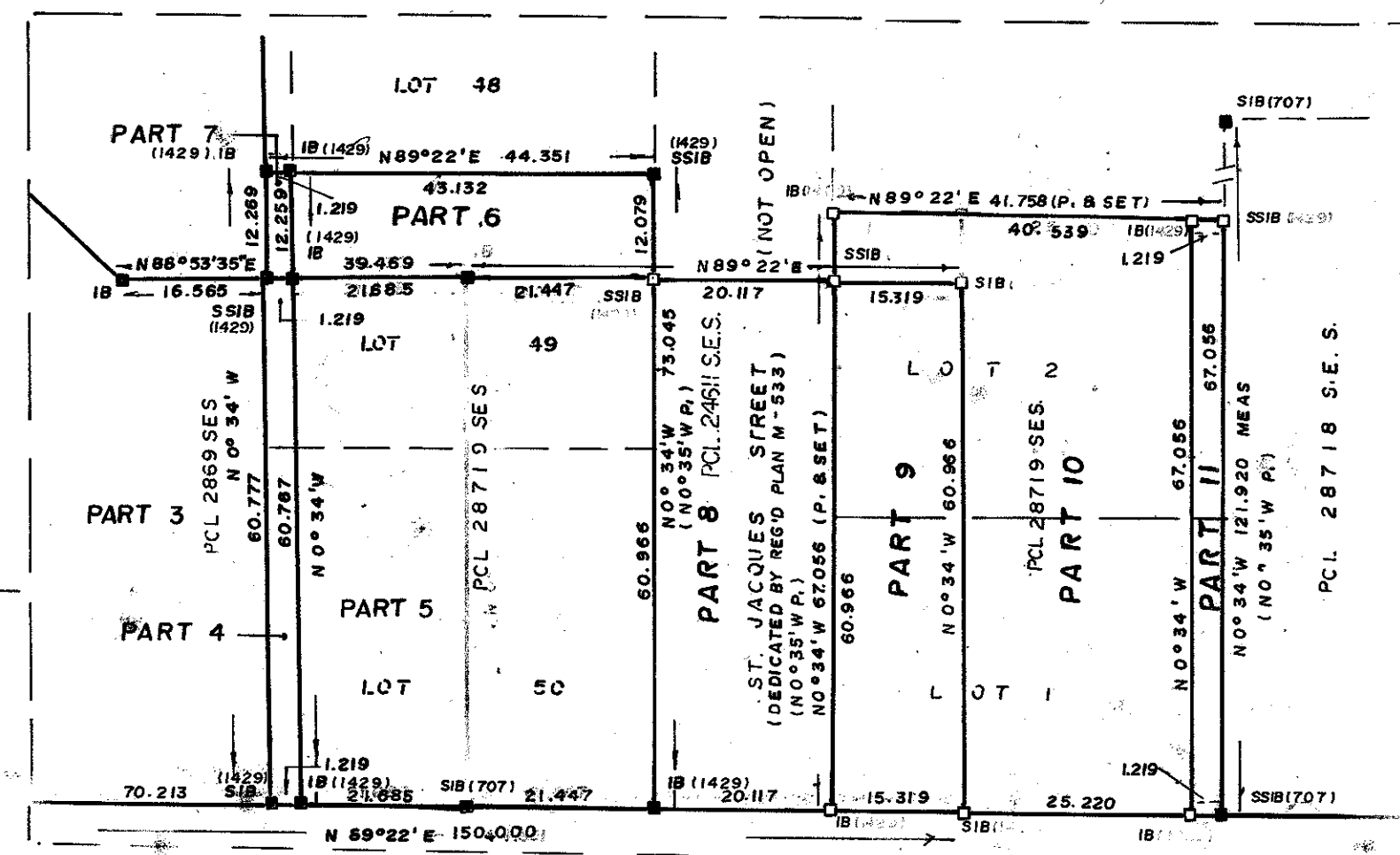
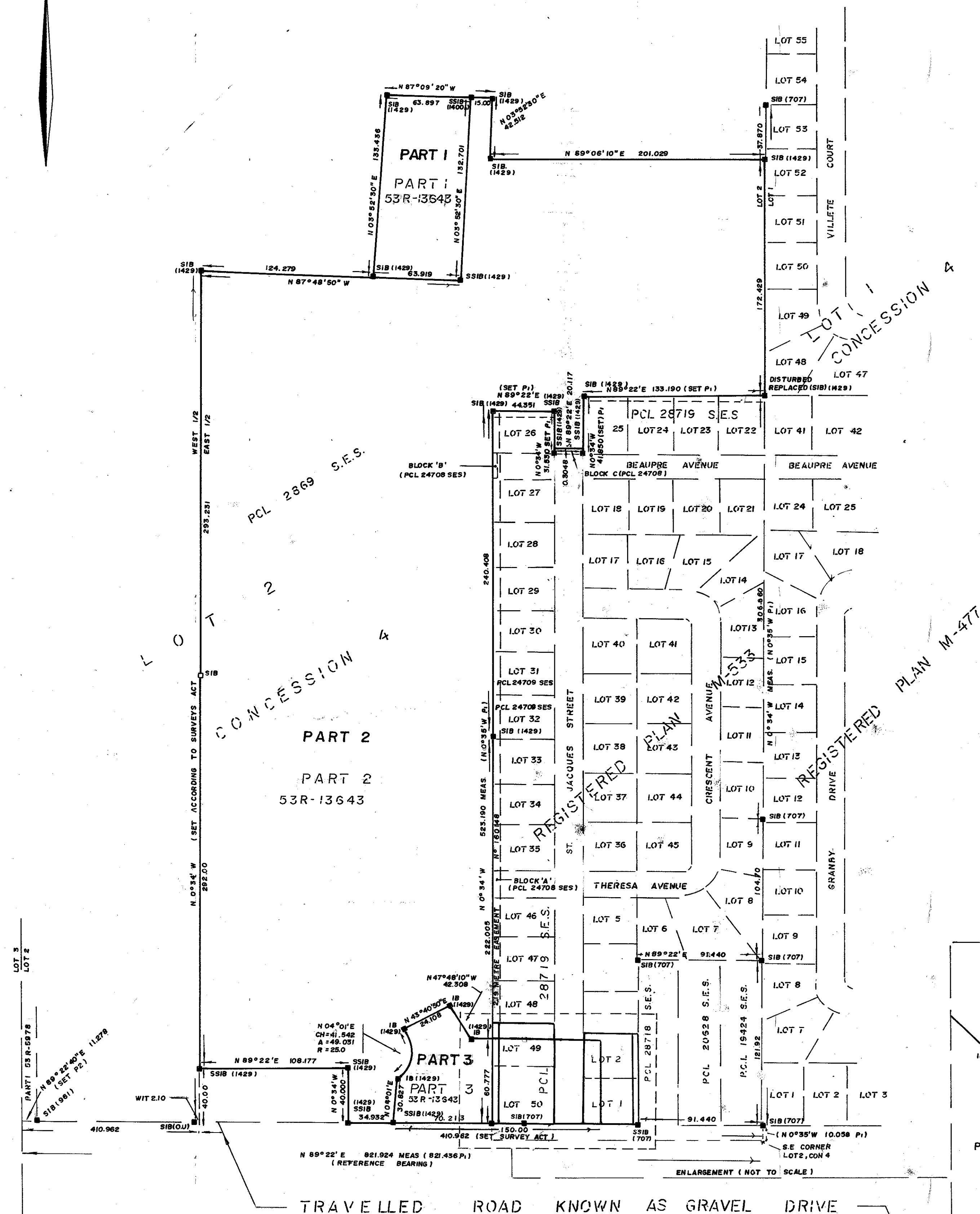
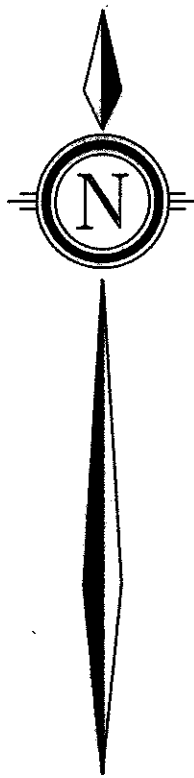
METRIC NOTE
DISTANCES ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTH LIMIT OF GRAVEL DRIVE AS SHOWN ON REGISTERED
PLAN M-533 AND HAVING A BEARING OF N 89° 22' E

LEGEND

SIB	DENOTES	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IB	"	IRON BAR
WIT.	"	WITNESS
"	"	FOUND SURVEY MONUMENT
"	"	PLANTED SURVEY MONUMENT
P	"	REGISTERED PLAN M-533
P2	"	PLAN 53R-5978
P3	"	REGISTERED PLAN M-477
707	"	R.T. LANE O.L.S.
O.U.	"	ORIGIN UNKNOWN





PLAN 53R-13652

RECEIVED AND DEPOSITED

DATE: 91 10 11

B.P. Phillips
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF SUDBURY (No.53)

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

OCT 10, 1991 *James E. Kirkland*
DATE JAMES E. KIRKLAND

SCHEDULE
PARTS 1, 2 & 3 PART OF PCL 2869 S.E.S.
PARTS 4, 5, 6, 7, 8, 9, 10 & 11 PART OF PCL 28719 S.E.S.
PARTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 PART OF PCL 24611 S.E.S.

PLAN OF SURVEY OF
LOTS 1, 2, 49 AND 50 AND
PART OF ST. JACQUES STREET
REGISTERED PLAN M-533 AND
PART OF LOT 2, CONCESSION 4
TOWNSHIP OF HANMER
TOWN OF VALLEY EAST
REGIONAL MUNICIPALITY OF SUDBURY
DISTRICT OF SUDBURY

SCALE: 1:2000 0 10 20 30 40 50 METRES
JAMES E. KIRKLAND O.L.S. 1991

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE THEREUNDER.

THIS SURVEY WAS COMPLETED ON THE 10th DAY OF
OCTOBER 1991.

OCT 10, 1991 *James E. Kirkland*
DATE JAMES E. KIRKLAND
SUDBURY, ONT. ONTARIO LAND SURVEYOR

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE
MEANING OF THE PLANNING ACT.

METRIC NOTE

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

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF
GRAVEL DRIVE AS SHOWN ON REGISTERED PLAN M-533 AND HAVING
A BEARING OF N87°22'E

LEGEND

+	denotes	PLANTED SURVEY MONUMENT
•	denotes	FOUND SURVEY MONUMENT
IB	denotes	IRON BAR
SIB	denotes	STANDARD IRON BAR
SSIB	denotes	SHORT STANDARD IRON BAR
WIT	denotes	WITNESS
P	denotes	REGISTERED PLAN M-533
P2	denotes	PLAN 53R-5978
P3	denotes	REGISTERED PLAN M-477
707	denotes	R.T. LANE O.L.S.
O.L.	denotes	ORIGIN UNKNOWN
1429	denotes	J. KIRKLAND O.L.S.

I-95

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PLAN OF SUBDIVISION
OF PART OF
THE WEST HALF OF THE WEST HALF OF
LOT I-CONCESSION IV.
TOWNSHIP OF HANMER
DISTRICT OF SUDBURY

SCALE 1" = 150'

STANDARD IRON BARS SHOWN THUS ■ S. I. B.

CERTIFICATE OF SURVEYOR

1. RAY T. LANE

AN ONTARIO LAND SURVEYOR, HEREBY CERTIFY THAT:

(A) I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN;

(B) THIS PLAN ACCURATELY SHOWS THE MANNER IN WHICH THE LAND EDGED IN RED BEING THE SURFACE RIGHTS ONLY OF PART OF PARCEL 1272 S.E.L.R. IN THE OFFICE OF LAND TITLES AT SUBURBY AND BEING PART OF THE WEST HALF OF THE WEST HALF OF LOT 1 - CONCESSION DE TOWNSHIP OF HANCOCK HAS BEEN SURVEYED AND SUBDIVIDED BY ME;

(C) EVERY ANGLE OF THE EXTERIOR BOUNDARY OF THE PLAN IS DEFINED IN THE SURVEY THEREOF BY A MONUMENT AND A MONUMENT IS PLACED AT ONE ANGLE OF EACH STREET INTERSECTION SHOWN ON THE PLAN;

(D) I HAVE INDICATED ON THE PLAN THE POSITION AND FORM OF EACH OF THE MONUMENTS.

(E) THE MONUMENTS CONFORM IN ALL RESPECTS TO REQUIREMENTS OF SECTION 1 OF THE SURVEYS ACT;

(F) THE SURVEY WAS MADE BY ME BETWEEN THE 3 RD DAY OF MAY, 1957 AND THE 23 RD DAY OF MAY, 1957

(G) THE SURVEY HAS BEEN ACCURATELY MADE IN ACCORDANCE WITH ALL THE PROVISIONS OF THE PLANNING ACT, THE SURVEYS ACT AND THE LAND TITLES ACT RELATING THERETO.

DATED AT SUBURBY

THE 23 RD DAY OF MAY, 1957

AFFIDAVIT OF SURVEYOR

ONTARIO, RAY T. LANE OF THE CITY OF SUDBURY
TO WHOM THE ONTARIO LAND SURVEYOR ABOVE NAMED, MAKE OATH AND SAY THAT THE CONTENTS
OF THIS CERTIFICATE ARE TRUE.
SWORN BEFORE ME AT SUDBURY
THIS 12th DAY OF JUNE, 1957.

CERTIFICATE OF OWNER

LOTS 1 TO 106 INCLUSIVE, AND BLOCKS "A", AND "C" COLOURED RED AND STREETS COLOURED BROWN WITHIN THE BOUNDARIES ESDENIMATED HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS, AND SAID STREETS NAMELY: OJSTREOMT BOULEVARD, GRANNY DRIVE, VLEETIE COURT, AND BEAUPRE AVE. ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

Dr. Endleman
WITNES

Vitis g. Saultier
penz. de. Rapin

AFFIDAVIT OF DETENTION

DEFENDANT: DONALD WM. CHIDLEMAN OF THE CITY OF SODDYBY IN THE DISTRICT OF SIOUX FALLS
TO WIT JEFFREY'S ASSISTANT MAKE OATH AND SAY:

1. THAT I AM WELL ACQUAINTED WITH RENE D. LAPOINTE AND VITAL R. GAUTHIER WHO HAVE SIGNED THIS PLAN AND THAT THE SIGNATURES PURPORTING TO BE THEIR SIGNATURES ARE IN THEIR HANDWRITING.
2. THAT THE SAID RENE D. LAPOINTE AND VITAL R. GAUTHIER ARE I VERILY BELIEVE, THE OWNERS OF THE LAND SHOWN HEREIN.
3. THAT THE SAID RENE D. LAPOINTE AND VITAL R. GAUTHIER ARE OF THE FULL AGE OF 21 YEARS AND OF SOUND MIND.
4. THAT THE SAID RENE D. LAPOINTE AND VITAL R. GAUTHIER HAVE SIGNED THIS PLAN VOLUNTARILY AT THE CITY OF SUDBURY.
5. THAT I AM A SUFFICIENT WITNESS TO THE SAID SIGNING.

SWORN BEFORE ME AT S J O S E V
IN THE *County of Santa Clara*
THIS *19th* DAY OF *June* 19*57*

[Signature]
COMMISSIONER

[illegible]

Approved under Section 26 of
THE PLANNING ACT, 1955,
This 27 day of August 1957.

NO SEAL

Amice

MINISTER OF PLANNING & DEVELOPMENT

certify that this plan is a duplicate copy of a
 being a public... PART OF THE WEST HALF OF THE
 OF LOT 1 - CON. 1/2 TOWNSHIP OF HAMMER 1-10-10
 RENE L. LAPORTE AND VITAL R. GAUTHIER
 -dec- 19th day of JUNE 1970
Ray T. R...
 O. L. Sun

WHEN IMPRINTED IN RED INK
THIS COPY IS AN
OFFICE COPY
AND MUST NOT BE REMOVED
FROM REGISTRY OFFICE FILES

11-477

