



PROPERTY SEARCH REQUEST

(Residential)

PAID

APR 02 2026

APR 14 2026

To: Property Research, Building Services... Telephone No.: 705-674-4455, Ext. 4273... Email: donna.walli@greatersudbury.ca
From: AMANDA BERLONI PROF CORP... Closing Date: 04/21/2026... Submission Date: 04/01/2026... File: 240267
Contact Person: Amanda/Connor... Present Owner: KM WADEL INC
Telephone No.: (705) 586-3555... Roll Number: 5307 210 005 00112
E-Mail: amanda@berlonilaw.ca... Year Built: 2026

\$180.00 FEE PAYABLE TO THE CITY OF GREATER SUDBURY

Two updates are permitted within one year from date of original search without charge. A service charge of \$35.00 will apply to any further updates. A new request is required after one year. NOTE: It may take up to twenty-one (21) business days to process this search.

(TO BE COMPLETED BY APPLICANT)

MUNICIPAL ADDRESS OF PROPERTY TO BE SEARCHED: 221 RACICOT DR GARSON

LEGAL DESCRIPTION:

Parcel No.: Township: GARSON Conc.: 1 Lot: 8

Registered Plan No.: Lot: Reference Plan No.: 53R19722 Part(s): 20-23

CURRENT USE:

- 1. What is the current use of the building? SFD Unknown
2. How many residential units are currently in use? N/A
3. How many commercial units are currently in use? N/A

(FOR OFFICE USE)

SURVEY PLAN SUBMITTED: Yes Date of Survey: No

- 1. Does the current use align with Building Services Records? Yes No Unknown
2. Are there any outstanding orders under the Ontario Building Code Act? Yes No Unknown
3. Are there any orders prohibiting occupancy of building? Yes No Unknown
4. Are there any outstanding tickets under the Ontario Building Code Act? Yes No Unknown

5. Building Permits issued:

No.: <u>13-0330</u>	Description: <u>single family dwelling</u>	Completion Date: <u>Cancelled</u>
No.: <u>BP-New-2023-00319</u>	Description: <u>single family dwelling</u>	Completion Date: <u>2014-08-12</u>
No.: _____	Description: <u>with covered attached deck</u>	Completion Date: <u>not complete</u>
No.: <u>BP-54-2023-00256</u>	Description: <u>secondary unit in</u>	Completion Date: <u>not complete</u>
No.: _____	Description: <u>basement</u>	Completion Date: _____
No.: _____	Description: _____	Completion Date: _____
No.: _____	Description: _____	Completion Date: _____
No.: _____	Description: _____	Completion Date: _____

6. Applicable Zoning By-law Numbers and Effective Dates:

<input type="checkbox"/>	58-104 Aug. 26, 1958	<input type="checkbox"/>	83-300 July 13, 1983	<input type="checkbox"/>	95-500Z July 12, 1995
<input type="checkbox"/>	62-192 Feb. 28, 1963	<input type="checkbox"/>	83-301 July 11, 1984	<input type="checkbox"/>	2001-24Z Jan. 1, 2001
<input type="checkbox"/>	64-6 Mar. 3, 1964	<input type="checkbox"/>	83-302 Feb. 25, 1987	<input type="checkbox"/>	2001-25Z Jan. 1, 2001
<input type="checkbox"/>	69-124 Dec. 29, 1969	<input type="checkbox"/>	83-303 Mar. 12, 1986	<input checked="" type="checkbox"/>	2010-100Z Sept. 29, 2010
<input type="checkbox"/>	76-327 Dec. 22, 1976	<input type="checkbox"/>	83-304 Dec. 9, 1987		

7. The property is zoned: RI-5 (low density residential one)

8. Designated Flood Plain: Yes \_\_\_ No  Flood Plain \_\_\_ Flood Fringe \_\_\_  
 (For further information contact Conservation Authority at 705-674-5249)

9. Is location of the structure(s) in a vulnerable area? Yes \_\_\_ No  Unknown \_\_\_  
 (For further information contact Water/Wastewater at 705-674-4455, ext. 3600)

10. Does the location of the structure(s) comply with current zoning regulations? A 0025/2011  
 Yes \_\_\_ No \_\_\_ Unknown  Committee of Adjustment Decision A 0052/2013

11. Is location of the structure(s) legal existing? Yes \_\_\_ No \_\_\_ Unknown

12. Is location of the structure(s) legal non-complying? Yes \_\_\_ No \_\_\_ Unknown

13. Have development charges been deferred? Yes \_\_\_ No  Unknown \_\_\_

The above information is limited to our Building Services files and information submitted. It does not include possible Occupancy Standard By-law violations. We have attempted to be as accurate as possible in providing the above information but can assume no liability for its correctness. The City of Greater Sudbury shall not be prevented from taking any required action if information is forthcoming indicating building or zoning infractions exist.

Melissa Moran  
 PROJECT RESEARCH CLERK  
 for.

April 14/2026  
 DATE