

Tom Davies Square  
200 Brady Street  
Sudbury, Ontario P3A 5P3

April 28, 2025

**PL-CON-2025-00005 SUKHJINDER SINGH SANGHA**

Ward: 11

PIN(s) 021260075, 021260077, Parcel 22668 SEC SES, South 1/2 of Lot 344, Plan M-229, and Parcel 21263 SEC SES, South 1/2 of Lot 343, Plan M-229, Part Lot 1, Concession 5, Township of McKim, 952 Lynwood Drive, Sudbury, 947 Vine Avenue, Sudbury, [By-law 2010-100Z, R1-5]

To sever PIN 02126-0077 (LT), municipally known as 947 Vine Avenue, providing a 19.05m lot frontage, 36.57m lot depth and 696.77 sq. m lot area from PIN 02126-0075 (LT), municipally known as 952 Lynwood Drive, which have merged on title due to common ownership.

**PL-CON-2025-00008 KINGSWAY ENTERTAINMENT DISTRICT INC.**

Ward: 11

PIN(s) 735610290 and 735610297, Parts 1, 6 and 7, Plan 53R-20983, Part Lots 9 and 10, Concession 4, Township of Neelon, 0 Kingsway, Sudbury, [By-law 2010-100Z, M1-1, M2(15), M3(15)]

Consolidate an approximate 57820.0 sq. m. east portion of the subject property, being Parts 6 and 7 on Plan 53R-20983, with abutting PINs 73561-0295 and 73561-0289, being Parts 2 and 11 on Plan 53R-20983.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0020/2013 (4 APR 13) AND B0190/2012 (4 APR 13) AND REZONING APPLICATION 751-6/17-26

**PL-CON-2025-00010 CONSERVATION SUDBURY**

Ward: 7

PIN(s) 734960698, Part Lot 10, Concession 1, Units A, 1 & 2, Expropriation Plan D-105, Unit 1, Expropriation Plan D-107, except Part 1, Plan 53R-15792 and Parts 1-3, Plan 53R-18601, Township of Garson, 0 O'Neil Drive, , [By-law 2010-100Z, RU, OSC]

The resubmission of a Consent to sever a new lot on the northeast side of the subject property providing an approximate 153.0 m lot frontage, 190.0m lot depth and 23200.0 sq. m (2.32 ha) lot area, as the previous Certificate issued under B0011/2017 has expired.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0011/2017 (3 APR 17), OFFICIAL PLAN AMENDMENT 701-3/15-007 & REZONING APPLICATION 751-3/15-005

**PL-CON-2025-00012 RAY QUESNEL  
PAULINE QUESNEL  
LISE TULLIS**

Ward: 6

PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer, [By-law 2010-100Z, RU]

Consent to sever a new lot on the southeast side of the subject property, identified as Lot 1 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0244/1994 (15 AUG 94) AND MINOR VARIANCE APPLICATION A0178/1994 (15 AUG 94).

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00013, PL-CON-2025-00014, PL-CON-2025-00015, PL-CON-2025-00016, and PL-CON-2025-00017.

**PL-CON-2025-00013 RAY QUESNEL  
PAULINE QUESNEL  
LISE TULLIS**

Ward: 6

PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer, [By-law 2010-100Z, RU]

Consent to sever a new lot on the southeast side of the subject property, identified as Lot 2 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0244/1994 (15 AUG 94) AND MINOR VARIANCE APPLICATION A0178/1994 (15 AUG 94).

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00012, PL-CON-2025-00014, PL-CON-2025-00015, PL-CON-2025-00016, and PL-CON-2025-00017.

**PL-CON-2025-00014 RAY QUESNEL  
PAULINE QUESNEL  
LISE TULLIS**

Ward: 6

PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer, [By-law 2010-100Z, RU]

Consent to sever a new lot on the southeast side of the subject property identified as Lot 3 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0244/1994 (15 AUG 94) AND MINOR VARIANCE APPLICATION A0178/1994 (15 AUG 94).

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00012, PL-CON-2025-00013, PL-CON-2025-00015, PL-CON-2025-00016, and PL-CON-2025-00017.

**PL-CON-2025-00015 RAY QUESNEL  
PAULINE QUESNEL  
LISE TULLIS**

Ward: 6

PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer, [By-law 2010-100Z, RU]

Consent to sever a new lot on the southeast side of the subject property, identified as Lot 4 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0244/1994 (15 AUG 94) AND MINOR VARIANCE APPLICATION A0178/1994 (15 AUG 94).

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00012, PL-CON-2025-00013, PL-CON-2025-00014, PL-CON-2025-00016, and PL-CON-2025-00017.

**PL-CON-2025-00016 RAY QUESNEL  
PAULINE QUESNEL  
LISE TULLIS**

Ward: 6

PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer, [By-law 2010-100Z, RU]

Consent to sever a new lot on the southeast side of the subject property, identified as Lot 5 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0244/1994 (15 AUG 94) AND MINOR VARIANCE APPLICATION A0178/1994 (15 AUG 94).

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00012, PL-CON-2025-00013, PL-CON-2025-00014, PL-CON-2025-00015, and PL-CON-2025-00017.

**PL-CON-2025-00017 RAY QUESNEL  
PAULINE QUESNEL  
LISE TULLIS**

Ward: 6

PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer, [By-law 2010-100Z, RU]

Consent to sever a new lot on the southeast side of the subject property, identified as Lot 6 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0244/1994 (15 AUG 94) AND MINOR VARIANCE APPLICATION A0178/1994 (15 AUG 94).

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00012, PL-CON-2025-00013, PL-CON-2025-00014, PL-CON-2025-00015, and PL-CON-2025-00016.

**Written submissions regarding these applications must be received no later than  
Wednesday, April 23, 2025 for consideration.**



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

Record #: PL-CON-2025-00005

### APPLICATION SUMMARY

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**File Date:** February 24, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 952 Lynwood Drive, Sudbury P3A 3N4, 947 Vine Avenue, Sudbury P3A 3P8

**Applicant(s):** SIMRAN LAW PROFESSIONAL CORPORATION

**Owner(s):** SUKHJINDER SINGH SANGHA

#### PLANNING APPLICATION PURPOSE OF TRANSACTION

Addition to Lot

**Area** Area (Second Additional Lot if Applicable)

**Depth** Depth (Second Additional Lot if Applicable)

**Frontage** Frontage (Second Additional Lot if Applicable)

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Creation of New Lot

**Area**  
696.7728

**Depth**  
36.576

**Frontage**  
19.05

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Creation of Lot(s) for Semi-Detached or Row Housing

Area

Depth

Frontage

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Cancellation of Prior Consent

Area

Depth

Frontage

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Easement/Right-of-Way

Area

Area (Second Easement or Right-of-Way if Applicable)

Depth

Depth (Second Easement or Right-of-Way if Applicable)

Frontage

Frontage (Second Easement or Right-of-Way if Applicable)

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Lease

Area

Depth

Frontage

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Other

Describe Other

Area

Depth

Frontage

**GENERAL APPLICATION**

**Are there multiple properties associated with the application?**

Yes

**Please describe the additional properties associated with this application**

952 Lynwood Drive, Sudbury

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the date of acquisition of subject land?**

JULY 27, 2021

**What is the number of dwelling units on the property?**

2

**What is the number of proposed new buildings/structures on the property?**

0

**What is the number of existing buildings/structures on the property?**

8

**If this application is approved, would any existing dwelling units be legalized?**

No

**How many dwelling units will be legalized?**

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

No

**Provide details on how the property is designated in the Source Protection Plan**

**CONSENT**

**Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged**

SUKHJINDER SINGH SANGHA

**Are there any easements or restrictive covenants affecting the subject land?**

No

**Please indicate a description of each easement or covenant and its effect**

**Has the land ever had any previous severances?**

No

**Name of transferee**

**Date of transfer**

**Use of severed land**

**Is property located with 1km (.6 miles) of a First Nation Reserve?**

No

**Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?**

No

**Please indicate the file number and status of the application**

**What is the current designation of the subject land in the applicable Official Plan?**

Living Area 1- Separating properties previously merged.

**Explain how the application conforms with the Official Plan**

Looking to re-establish lot line in order to have to lots re-instated.

**Explain how the application is consistent with the Provincial Policy Statements**

Consistent with provisional planning statement. We are only looking to re-establish lot line which were previously merged.

**Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario**

It conforms and does not conflict with growth plan for Northern Ontario. As these were 2 separate lots back in 2022 and got combined in 2023 due to adjusted property policy. We are now looking to re-establish lot line.

**CONCURRENT APPLICATIONS**

**Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

**Rezoning**

File Number(s) - Rezoning

Status - Rezoning

**Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

**LAND RETAINED**

Area	Depth	Frontage
696.7728	36.576	19.05

**Existing use of land**

Residential

**Proposed use of land**

Residential

**Proposed use of land**

**Will a certificate be required for the retained land?**

No

PL-CON-2025-00005

**WATER/SEWAGE - RETAINED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

**PROPERTY ACCESS - RETAINED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

**LAND SEVERED**

Existing use of land

Residential House

Proposed use of land

Residential House

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

PL-CON-2025-00005

**WATER/SEWAGE - SEVERED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

**PROPERTY ACCESS - SEVERED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

Estimate the distance of these facilities from the severed land and nearest public road by water

## PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Residential House - 945 Vine Ave	Severed Land	Yes	109.91	219.81	1	11.87	9.26	2.7432	8.16	19.07	1.43	5.72
Garage- 945 Vine Ave.	Severed Land	Yes	58.53	58.53	1	6.86	8.53	3.66	26.82	1.22	10.97	1.22
Pool- 945 Vine Ave.	Severed Land	Yes	47.57	47.57	1	4.88	9.75	0	23.77	3.05	3.05	11.13

## EXISTING BUILDING/STRUCTURE

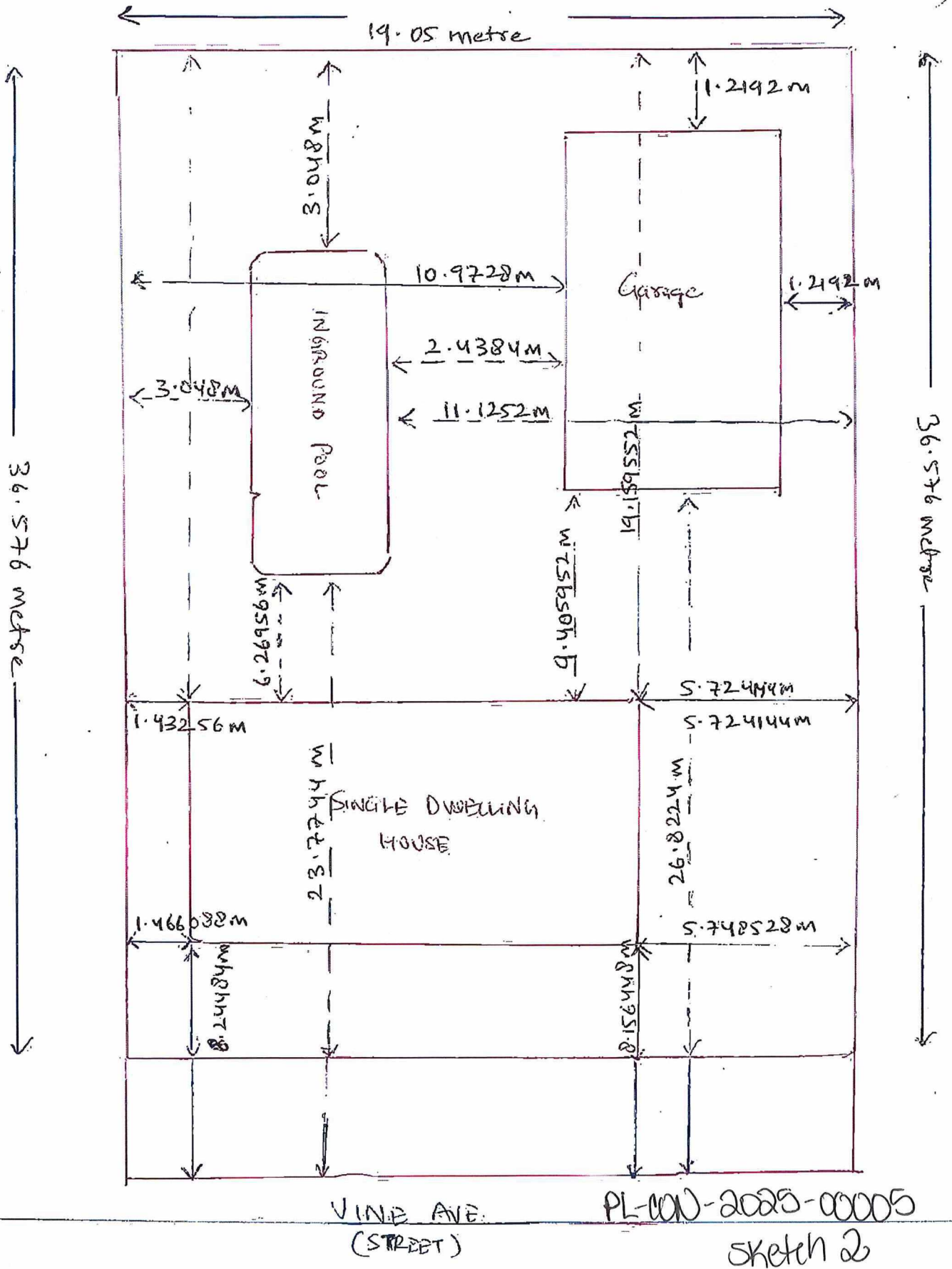
Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Residential House- 952 Lynwood Drive	Retained Land	No	87.69	175.38	1	10.14	8.65	2.74	7.71	20.17	5.87	3.01
Shed 1- 952 Lynwood Drive	Retained Land	No	9.1	9.1	1	2.88	3.16	2.44	23.77	9.64	3.32	12.85
Shed 2-952 Lynwood Drive	Retained Land	No	14.2	14.2	1	2.88	4.93	2.44	29.8	1.85	8.74	7.43
Hot tub- 952 Lynwood Drive	Retained Land	No	4.24	4.24	1	2.06	2.06	1.07	16.71	17.80	6.68	10.31
Garage - 952 Lynwood Drive	Retained Land	No	24.53	24.53	1	3.66	6.71	3.66	16.15	13.72	1.49	13.9

PL-COV-2025-00005



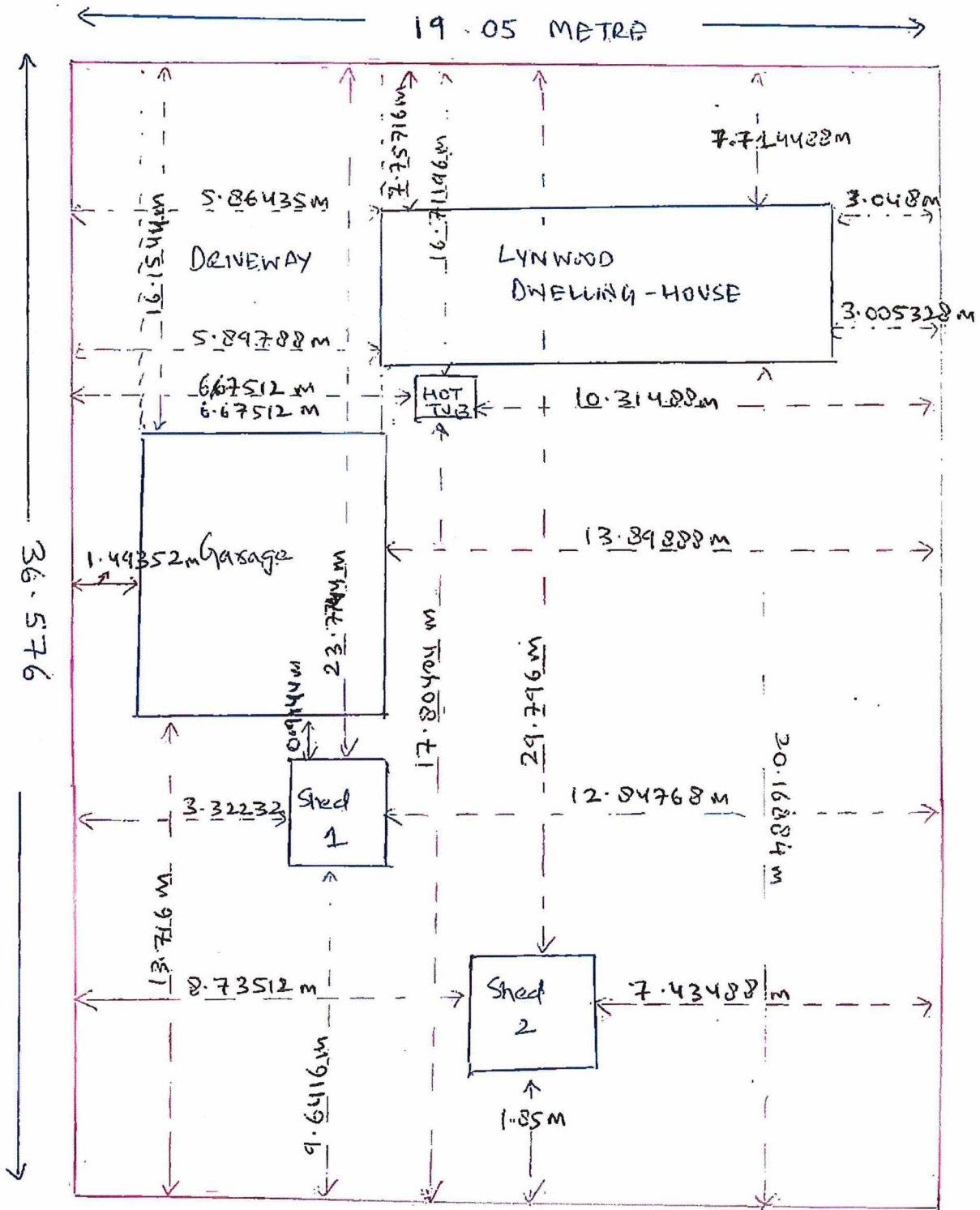
SEVERED PROPERTY  
 947 Vine Ave., Sudbury, ONTARIO

SEVERED PROPERTY- 947 VINE AVE. SUDBURY, ONTARIO.



← LYNWOOD STREET →

RETAINING PROPERTY-952 LYNWOOD DRIVE, SUDBURY, ONTARIO



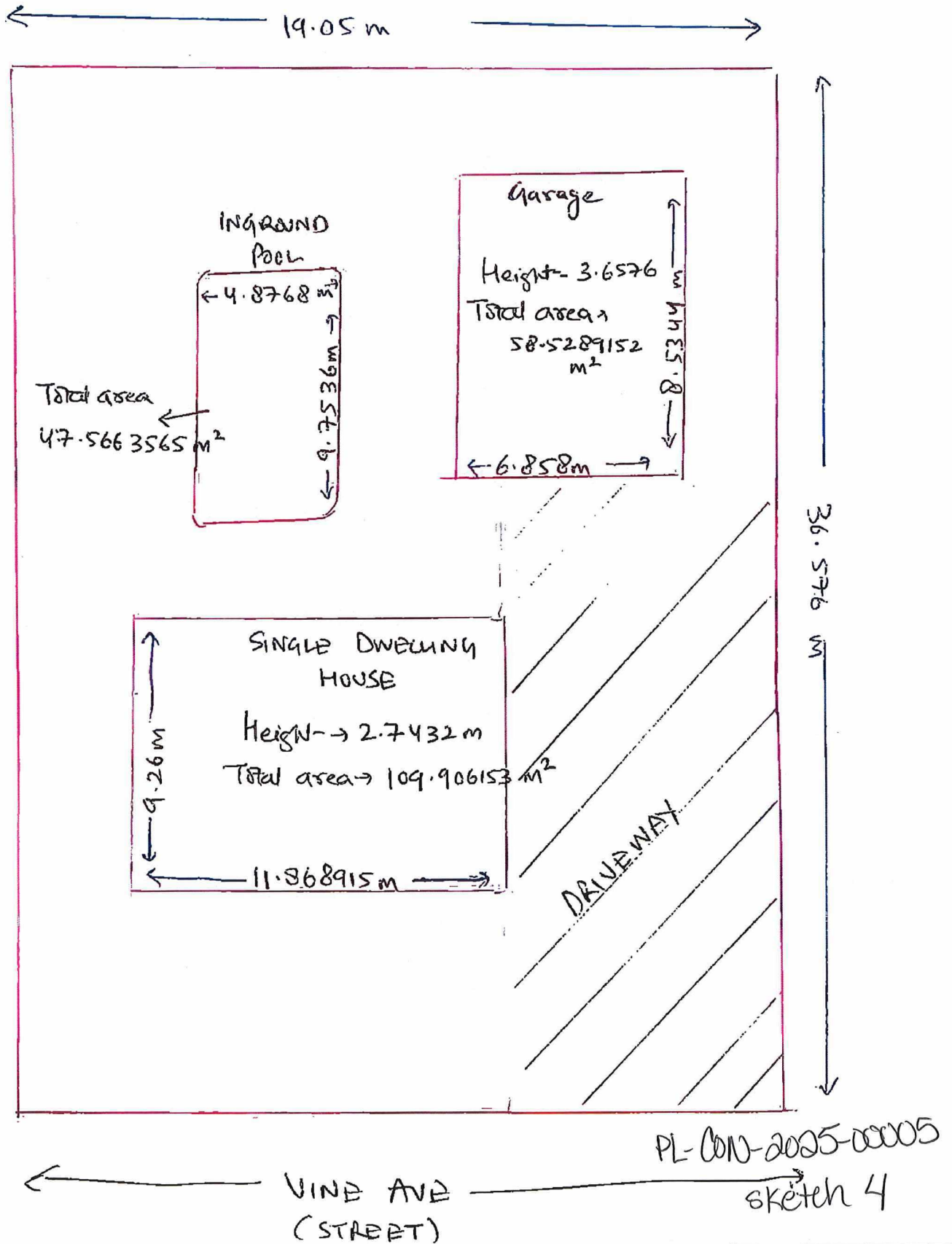
RETAINING PROPERTY (ALL DIMENSIONS ARE IN METRE)  
952 LYNWOOD DRIVE, SUDBURY, ONTARIO

RETAINING PROPERTY

952 LYNWOOD DRIVE, SUDBURY  
ONTARIO  
PL-CON-2025-00005  
Sketch 3

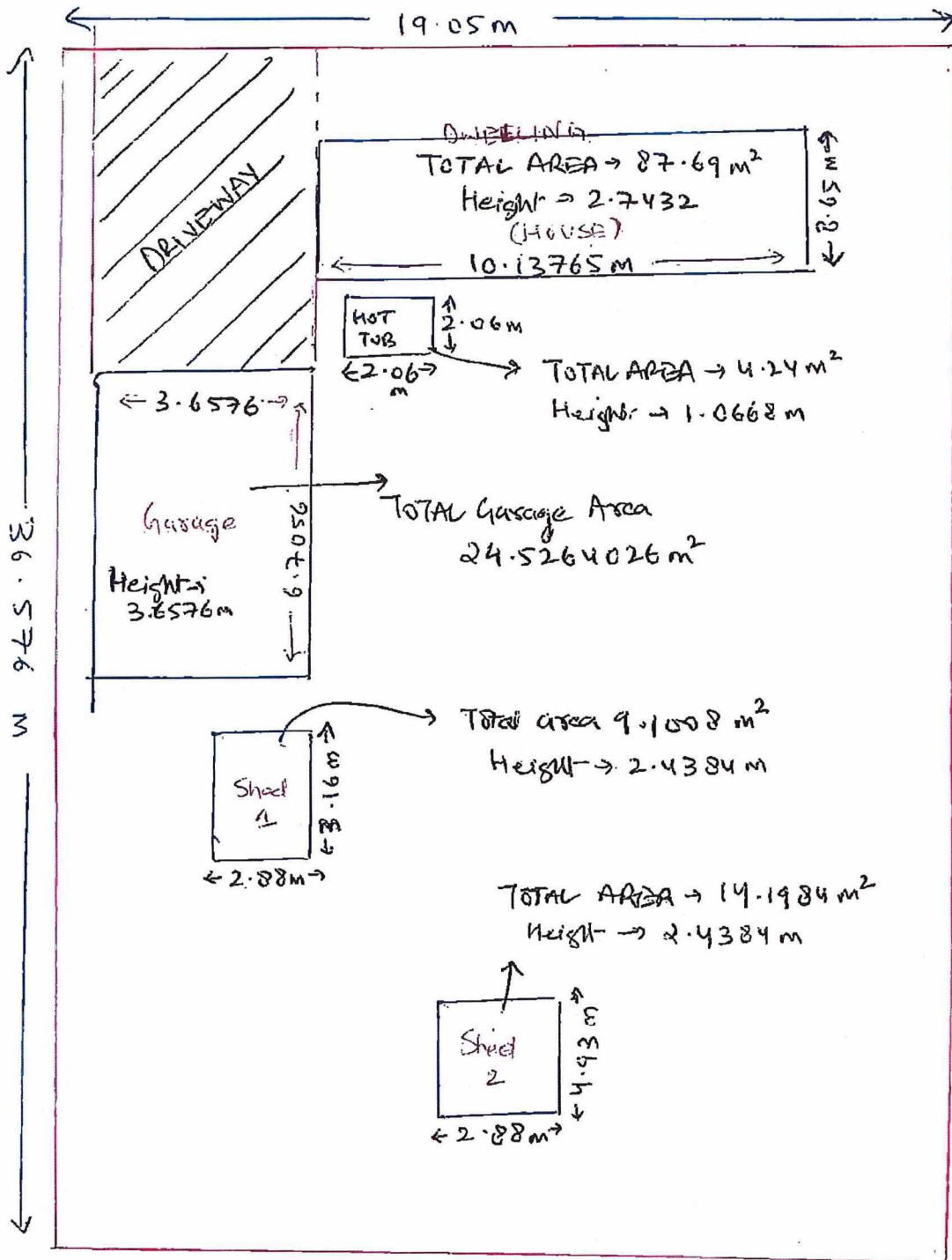
SEVERED PROPERTY  
947 VINE AVE., SUDBURY, ONTARIO

SEVERED PROPERTY- 947 VINE AVE. SUDBURY, ONTARIO.



← LYNWOOD STREET →

RETAINING PROPERTY-952 LYNWOOD DRIVE, SUDBURY, ONTARIO



RETAINING PROPERTY -  
952 LYNWOOD DRIVE, SUDBURY, ONTARIO

RETAINING PROPERTY  
952 LYNWOOD DRIVE  
SUDBURY ONTARIO

PL-000-2625-00005  
Sketch 5



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

Record #: PL-CON-2025-00008

**APPLICATION SUMMARY**

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**File Date:** March 17, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 0 Kingsway, Sudbury, Ontario  
**Applicant(s):** J.L. RICHARDS & ASSOCIATES LIMITED  
**Owner(s):** KINGSWAY ENTERTAINMENT DISTRICT INC.

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

<b>Area</b> 57820	<b>Area (Second Additional Lot if Applicable)</b>
<b>Depth</b> 313	<b>Depth (Second Additional Lot if Applicable)</b>
<b>Frontage</b> 0	<b>Frontage (Second Additional Lot if Applicable)</b>

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Creation of New Lot

**Area**  
  
**Depth**  
  
**Frontage**

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Creation of Lot(s) for Semi-Detached or Row Housing



**GENERAL APPLICATION**

**Are there multiple properties associated with the application?**

Yes

**Please describe the additional properties associated with this application**

Roll # 530701001801100

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the date of acquisition of subject land?**

2008

**What is the number of dwelling units on the property?**

0

**What is the number of proposed new buildings/structures on the property?**

0

**What is the number of existing buildings/structures on the property?**

0

**If this application is approved, would any existing dwelling units be legalized?**

No

**How many dwelling units will be legalized?**

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

No

**Provide details on how the property is designated in the Source Protection Plan**

**CONSENT**

**Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged**

SWSE REAL ESTATE HOLDINGS LTD. - owner of PIN 735610289

**Are there any easements or restrictive covenants affecting the subject land?**

Yes

**Please indicate a description of each easement or covenant and its effect**

SUBJECT TO AN EASEMENT IN  
FAVOUR OF PART 10 PLAN 53R20983 AS IN SD374103

**Has the land ever had any previous severances?**

Yes

**Name of transferee**

Nicholas Dellece, Thomas Dellece Jr., Peter Dellece

**Date of transfer**

July 5, 1968

**Use of severed land**

vacant lands

**Is property located with 1km (.6 miles) of a First Nation Reserve?**

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

Yes

Please indicate the file number and status of the application

780-6/10-002; draft approved

What is the current designation of the subject land in the applicable Official Plan?

General Industrial and Heavy Industrial

Explain how the application conforms with the Official Plan

Separating part of the property to allow for transfer to facilitate an industrial development.

Explain how the application is consistent with the Provincial Policy Statements

Separating part of the property to allow for transfer to facilitate an industrial development in an area planned for full municipal services.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario

The GPNO supports economic development in the North; severance of this property would facilitate new industrial opportunities to be developed on the property.

**CONCURRENT APPLICATIONS**

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

**LAND RETAINED**

Area	Depth	Frontage
228570.0	418	381

Existing use of land

vacant industrial land

Proposed use of land

industrial

Proposed use of land

Will a certificate be required for the retained land?

Yes

PL-CON-2025-00008

**WATER/SEWAGE - RETAINED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

**PROPERTY ACCESS - RETAINED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

**LAND SEVERED**

Existing use of land  
vacant industrial lands  
Proposed use of land  
industrial

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

PIN 735610289

PL-CON-2025-00008

**WATER/SEWAGE - SEVERED**

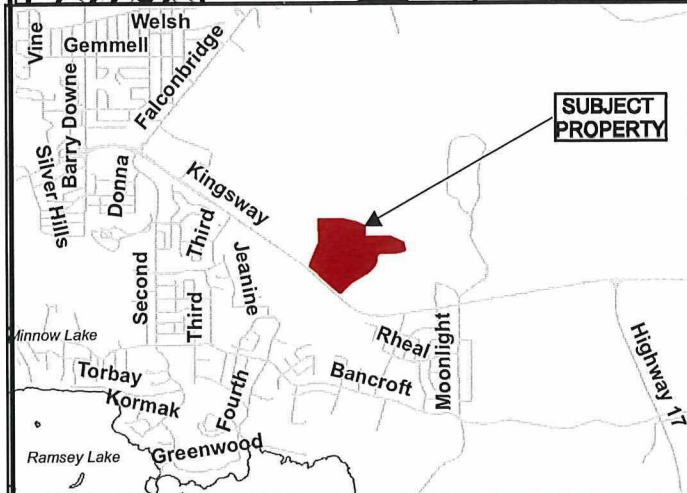
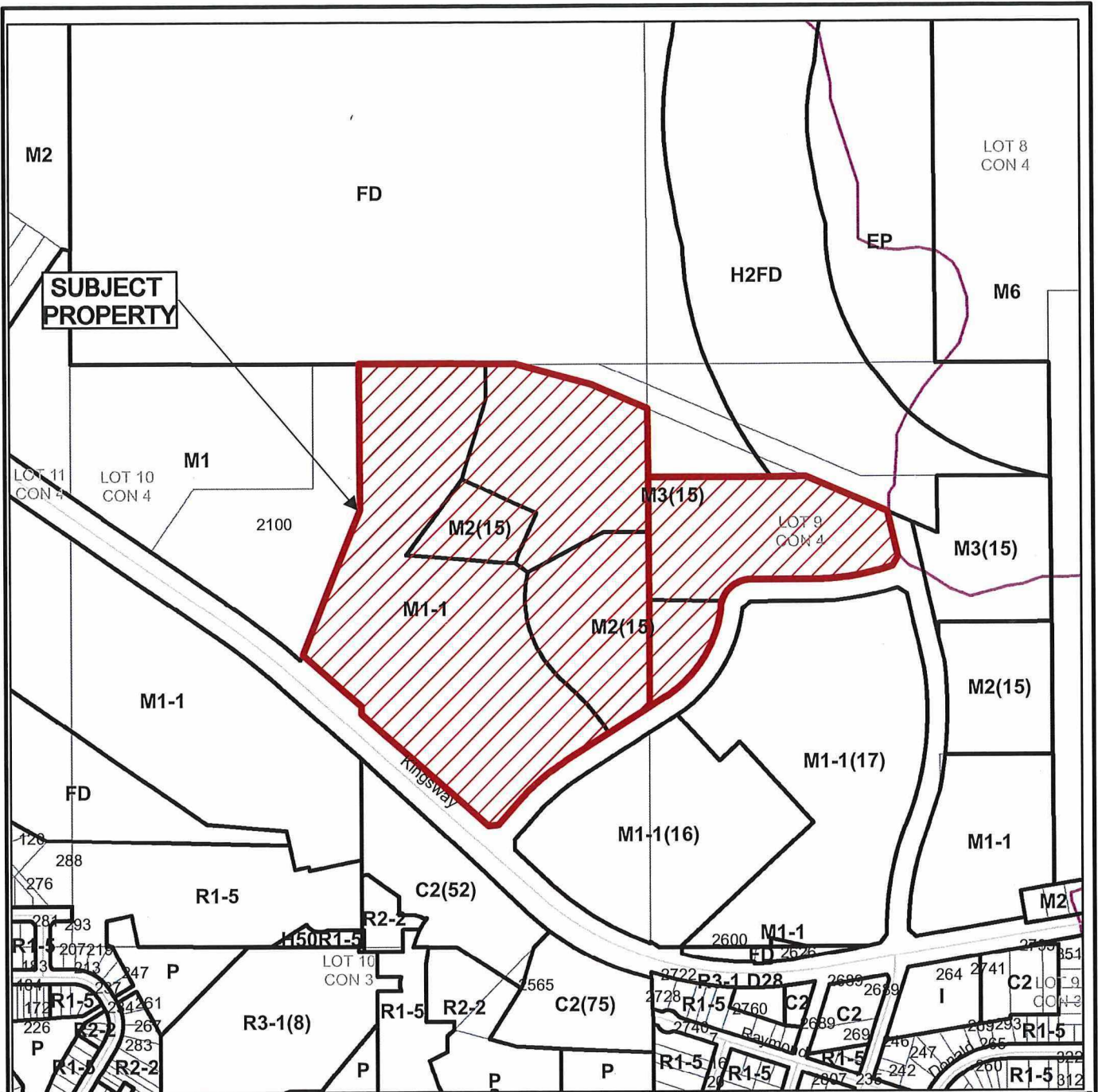
- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other


**PROPERTY ACCESS - SEVERED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

Estimate the distance of these facilities from the severed land and nearest public road by water



N  


## Application for Consent

Subject Property being PINs 73561-0290 and 73561-0297,  
 Parts 1, 6 and 7, Plan 53R-20983,  
 Part Lots 9 and 10, Concession 4,  
 Township of Neelon,  
 0 Kingsway, Sudbury,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00008  
 Date: 2025 03 24

PLAN 53R-20983

NEEDED AND DEPOSITED  
DATE: April 10, 2018  
BY: *Tommy Allwood, P. Eng.*  
FOR THE LAND TITLES ACT  
FOR THE LAND TITLES DIVISION OF SURREY

I HEREBY CERTIFY THAT THIS PLAN IS TO BE DEPOSITED UNDER THE LAND TITLES ACT.

APRIL 10, 2018  
TOMMY ALLWOOD, P. ENG.

PLAN OF SURVEY OF  
PART OF  
LOTS 9 AND 10,  
CONCESSION 4,  
GEOGRAPHIC TOWNSHIP OF NEELON  
CITY OF GREATER SUBURBY  
DISTRICT OF SUBURBY  
TERRY WEE, ASSESSOR, GEORGIAN LAWS DIVISION  
2018

PART	LOT	CONCESSION	PLAN	AREA
1	9	4	53R-19193	2,242.22
2	9	4	53R-19193	2,242.22
3	9	4	53R-19193	2,242.22
4	9	4	53R-19193	2,242.22
5	9	4	53R-19193	2,242.22
6	9	4	53R-19193	2,242.22
7	9	4	53R-19193	2,242.22
8	9	4	53R-19193	2,242.22
9	9	4	53R-19193	2,242.22
10	9	4	53R-19193	2,242.22
11	9	4	53R-19193	2,242.22
12	9	4	53R-19193	2,242.22
13	9	4	53R-19193	2,242.22
14	9	4	53R-19193	2,242.22
15	9	4	53R-19193	2,242.22
16	9	4	53R-19193	2,242.22
17	9	4	53R-19193	2,242.22
18	9	4	53R-19193	2,242.22
19	9	4	53R-19193	2,242.22
20	9	4	53R-19193	2,242.22
21	9	4	53R-19193	2,242.22
22	9	4	53R-19193	2,242.22
23	9	4	53R-19193	2,242.22
24	9	4	53R-19193	2,242.22
25	9	4	53R-19193	2,242.22
26	9	4	53R-19193	2,242.22
27	9	4	53R-19193	2,242.22
28	9	4	53R-19193	2,242.22
29	9	4	53R-19193	2,242.22
30	9	4	53R-19193	2,242.22
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39	9	4	53R-19193	2,242.22
40	9	4	53R-19193	2,242.22
41	9	4	53R-19193	2,242.22
42	9	4	53R-19193	2,242.22
43	9	4	53R-19193	2,242.22
44	9	4	53R-19193	2,242.22
45	9	4	53R-19193	2,242.22
46	9	4	53R-19193	2,242.22
47	9	4	53R-19193	2,242.22
48	9	4	53R-19193	2,242.22
49	9	4	53R-19193	2,242.22
50	9	4	53R-19193	2,242.22
51	9	4	53R-19193	2,242.22
52	9	4	53R-19193	2,242.22
53	9	4	53R-19193	2,242.22
54	9	4	53R-19193	2,242.22
55	9	4	53R-19193	2,242.22
56	9	4	53R-19193	2,242.22
57	9	4	53R-19193	2,242.22
58	9	4	53R-19193	2,242.22
59	9	4	53R-19193	2,242.22
60	9	4	53R-19193	2,242.22
61	9	4	53R-19193	2,242.22
62	9	4	53R-19193	2,242.22
63	9	4	53R-19193	2,242.22
64	9	4	53R-19193	2,242.22
65	9	4	53R-19193	2,242.22
66	9	4	53R-19193	2,242.22
67	9	4	53R-19193	2,242.22
68	9	4	53R-19193	2,242.22
69	9	4	53R-19193	2,242.22
70	9	4	53R-19193	2,242.22
71	9	4	53R-19193	2,242.22
72	9	4	53R-19193	2,242.22 </tr

GENERAL NOTES: THIS PLAN IS TO BE DEPOSITED UNDER THE LAND TITLES ACT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THAT ACT. THE SURVEYOR HAS COMPLETED THE JOB OF THE SURVEYOR.

APRIL 10, 2018  
TOMMY ALLWOOD, P. ENG.

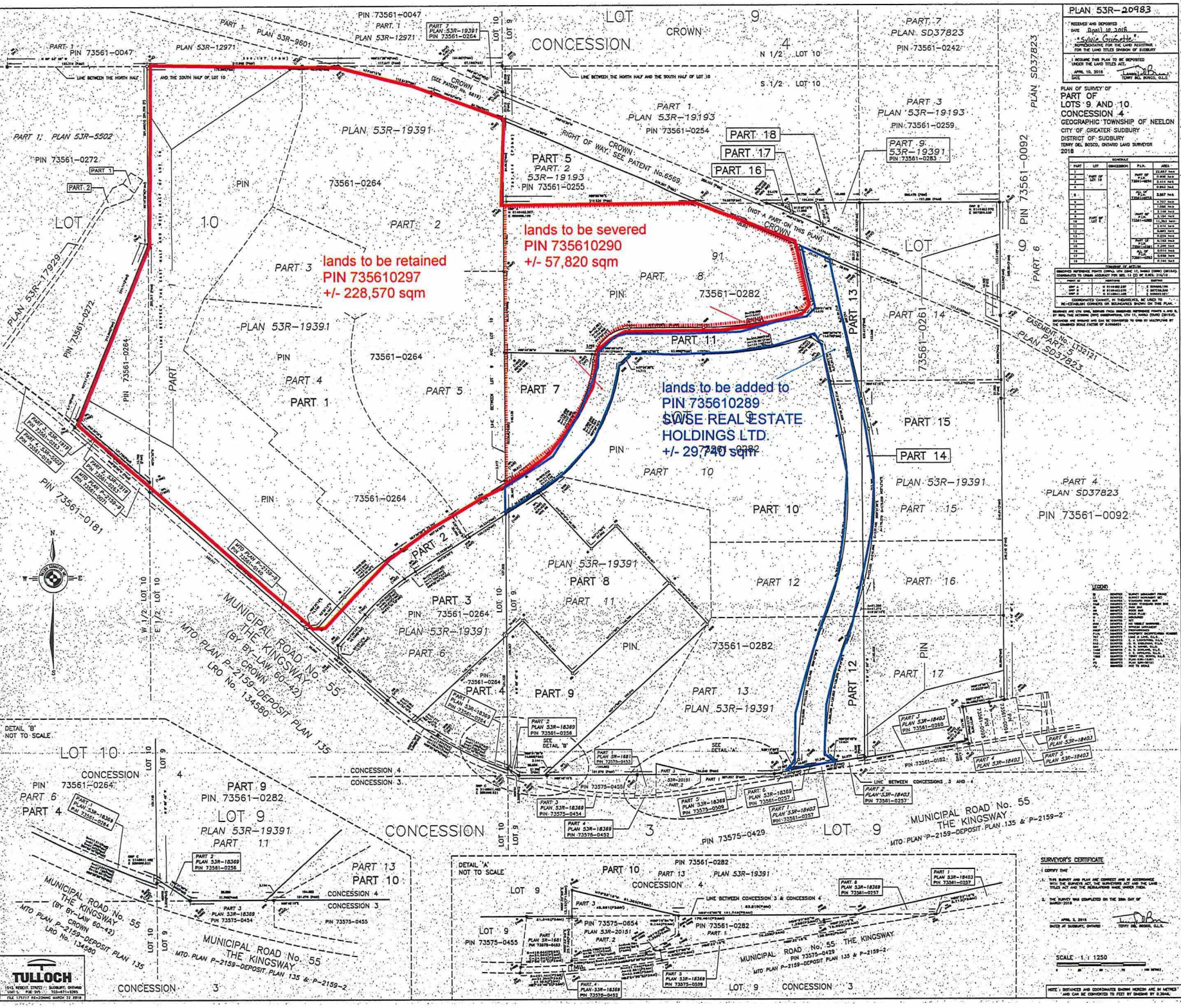
LEGEND

1	BOUNDARY
2	RIGHT OF WAY
3	EXISTING ROAD
4	PROPOSED ROAD
5	EXISTING LOT
6	PROPOSED LOT
7	EXISTING PART
8	PROPOSED PART
9	EXISTING CONVEYANCE
10	PROPOSED CONVEYANCE
11	EXISTING EASEMENT
12	PROPOSED EASEMENT
13	EXISTING ENCUMBRANCE
14	PROPOSED ENCUMBRANCE
15	EXISTING CURB
16	PROPOSED CURB
17	EXISTING DRIVE
18	PROPOSED DRIVE
19	EXISTING FENCE
20	PROPOSED FENCE
21	EXISTING UTILITY
22	PROPOSED UTILITY
23	EXISTING TREE
24	PROPOSED TREE
25	EXISTING WATER
26	PROPOSED WATER
27	EXISTING SEWER
28	PROPOSED SEWER
29	EXISTING GAS
30	PROPOSED GAS
31	EXISTING POWER
32	PROPOSED POWER
33	EXISTING TELEPHONE
34	PROPOSED TELEPHONE
35	EXISTING CABLE
36	PROPOSED CABLE
37	EXISTING SIGN
38	PROPOSED SIGN
39	EXISTING LIGHT
40	PROPOSED LIGHT
41	EXISTING POST
42	PROPOSED POST
43	EXISTING MARKER
44	PROPOSED MARKER
45	EXISTING OBSTACLE
46	PROPOSED OBSTACLE
47	EXISTING SURFACE
48	PROPOSED SURFACE
49	EXISTING GRADE
50	PROPOSED GRADE
51	EXISTING VEGETATION
52	PROPOSED VEGETATION
53	EXISTING STRUCTURE
54	PROPOSED STRUCTURE
55	EXISTING FURNITURE
56	PROPOSED FURNITURE
57	EXISTING SIGNAGE
58	PROPOSED SIGNAGE
59	EXISTING LIGHTING
60	PROPOSED LIGHTING
61	EXISTING SOUND
62	PROPOSED SOUND
63	EXISTING VIBRATION
64	PROPOSED VIBRATION
65	EXISTING AIR
66	PROPOSED AIR
67	EXISTING WATER
68	PROPOSED WATER
69	EXISTING SEWER
70	PROPOSED SEWER
71	EXISTING GAS
72	PROPOSED GAS
73	EXISTING POWER
74	PROPOSED POWER
75	EXISTING TELEPHONE
76	PROPOSED TELEPHONE
77	EXISTING CABLE
78	PROPOSED CABLE
79	EXISTING SIGN
80	PROPOSED SIGN
81	EXISTING LIGHT
82	PROPOSED LIGHT
83	EXISTING POST
84	PROPOSED POST
85	EXISTING MARKER
86	PROPOSED MARKER
87	EXISTING OBSTACLE
88	PROPOSED OBSTACLE
89	EXISTING SURFACE
90	PROPOSED SURFACE
91	EXISTING GRADE
92	PROPOSED GRADE
93	EXISTING VEGETATION
94	PROPOSED VEGETATION
95	EXISTING STRUCTURE
96	PROPOSED STRUCTURE
97	EXISTING FURNITURE
98	PROPOSED FURNITURE
99	EXISTING SIGNAGE
100	PROPOSED SIGNAGE

lands to be severed  
PIN 735610290  
+/- 57,820 sqm

lands to be retained  
PIN 735610297  
+/- 228,570 sqm

lands to be added to  
PIN 735610289  
WISE REAL ESTATE  
HOLDINGS LTD.  
+/- 29,740 sqm



PL-CON-  
2015-00008  
Sketch 2



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN IS TO BE DEPOSITED UNDER THE LAND TITLES ACT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THAT ACT. THE SURVEYOR HAS COMPLETED THE JOB OF THE SURVEYOR.

APRIL 10, 2018  
TOMMY ALLWOOD, P. ENG.

SCALE: 1:1250

NOTE: DIMENSIONS AND COORDINATES SHOWN HEREIN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

Record #: PL-CON-2025-00010

**APPLICATION SUMMARY**

---

**File Date:** March 19, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 0 O'Neil Drive  
**Applicant(s):** CONSERVATION SADBURY  
**Owner(s):** CONSERVATION SADBURY

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

Area	Area (Second Additional Lot if Applicable)
Depth	Depth (Second Additional Lot if Applicable)
Frontage	Frontage (Second Additional Lot if Applicable)

---

Creation of New Lot

Area  
23200

Depth  
190.05

Frontage  
153.02

---

Creation of Lot(s) for Semi-Detached or Row Housing

Area

Depth

Frontage

---

Cancellation of Prior Consent

Area

Depth

Frontage

---

Easement/Right-of-Way

Area

Area (Second Easement or Right-of-Way if Applicable)

Depth

Depth (Second Easement or Right-of-Way if Applicable)

Frontage

Frontage (Second Easement or Right-of-Way if Applicable)

---

Lease

Area

Depth

Frontage

---

Other

Describe Other

Area

Depth

Frontage

**GENERAL APPLICATION**

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the date of acquisition of subject land?**

1968

**What is the number of dwelling units on the property?**

0

**What is the number of proposed new buildings/structures on the property?**

1

**What is the number of existing buildings/structures on the property?**

0

**If this application is approved, would any existing dwelling units be legalized?**

No

**How many dwelling units will be legalized?**

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

No

**Provide details on how the property is designated in the Source Protection Plan**

**CONSENT**

**Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged**

Unknown, to be sold on the open market

**Are there any easements or restrictive covenants affecting the subject land?**

Yes

**Please indicate a description of each easement or covenant and its effect**

Smoke Easement

**Has the land ever had any previous severances?**

Yes

**Name of transferee**

in 2014 transferred from NDCA to Dale Harnden

**Date of transfer**

2014

**Use of severed land**

Two rural lots

**Is property located with 1km (.6 miles) of a First Nation Reserve?**

No

**Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?**

No

**Please indicate the file number and status of the application**

**What is the current designation of the subject land in the applicable Official Plan?**

RU

**Explain how the application conforms with the Official Plan**

As per section 5.2.2 of of the Official Plan, the subject property and proposed lots fit the requirements of this section

**Explain how the application is consistent with the Provincial Policy Statements**

As per Section 2.6 of the Provincial Policy Statement, lot creation is permitted provided that appropriate sewage and water services are available. The lot shall be serviced by a private sewage system and private well.

**Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario**

As per the Growth Plan for Northern Ontario a range of housing types should be provided to communities.

**CONCURRENT APPLICATIONS**

**Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

**Rezoning**

File Number(s) - Rezoning

Status - Rezoning

**Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

**LAND RETAINED**

Area	Depth	Frontage
107000	314.78	280.25

**Existing use of land**

Zoned Open Space Conservation. Remainder is mostly floodplain and used as part of the Maley Dam flood reservoir

**Proposed use of land**

Zoned Open Space Conservation. Remainder is mostly floodplain and used as part of the Maley Dam flood reservoir

**Proposed use of land**

**Will a certificate be required for the retained land?**

No

PL-COV-2025-00010

**WATER/SEWAGE - RETAINED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other

Explain Other

NONE - remainder of lot if floodplain and future development is not possible

**PROPERTY ACCESS - RETAINED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

**LAND SEVERED**

Existing use of land

Currently vacant, zoned RU

Proposed use of land

Single family development

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

**WATER/SEWAGE - SEVERED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

**PROPERTY ACCESS - SEVERED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

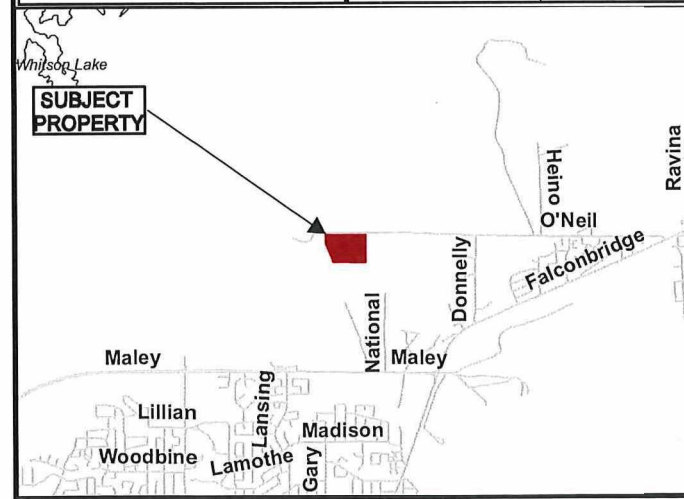
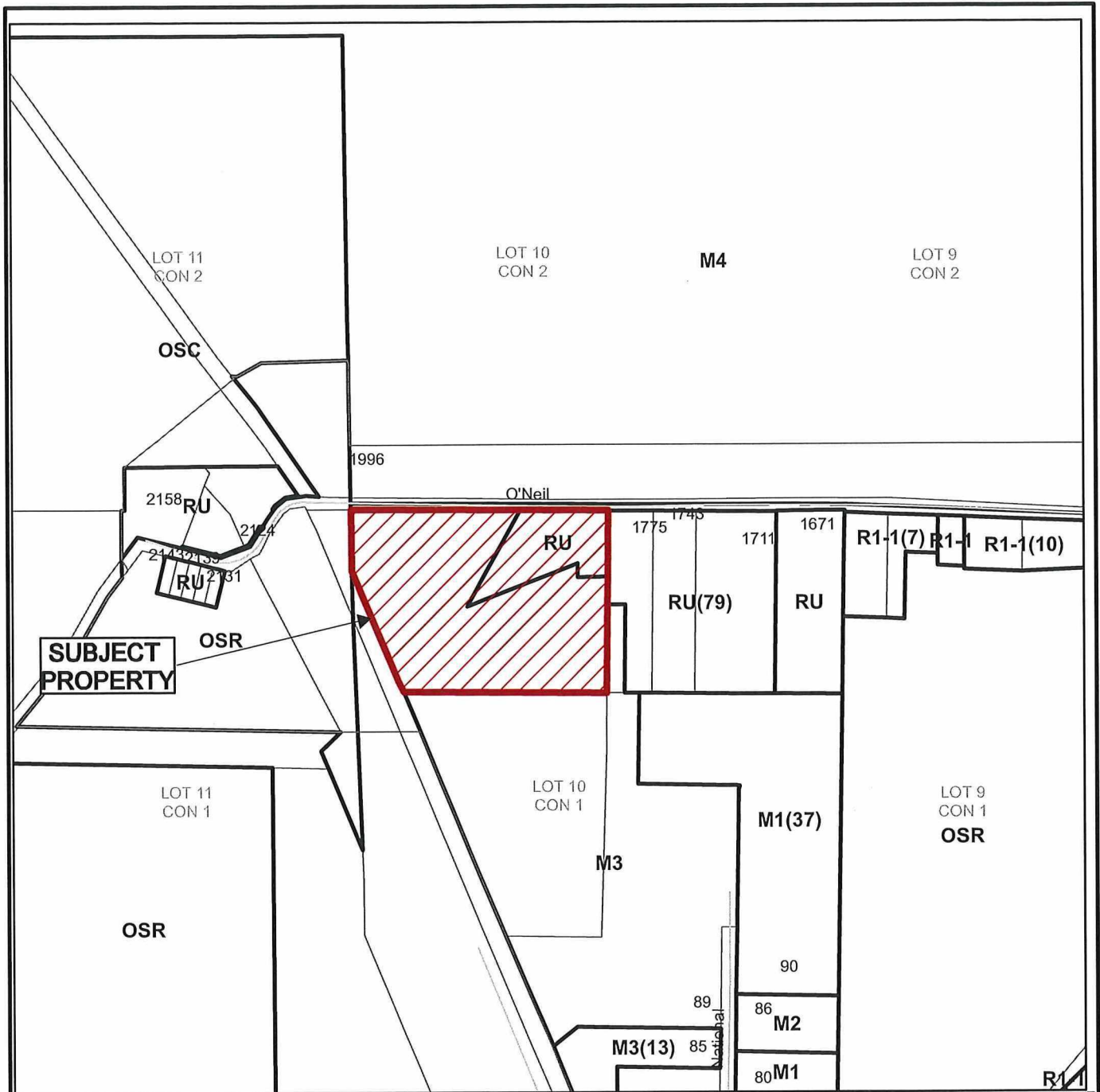
Estimate the distance of these facilities from the severed land and nearest public road by water


## PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Single family dwelling	Severed Land	No	800	800		20	40		40		40	

## EXISTING BUILDING/STRUCTURE

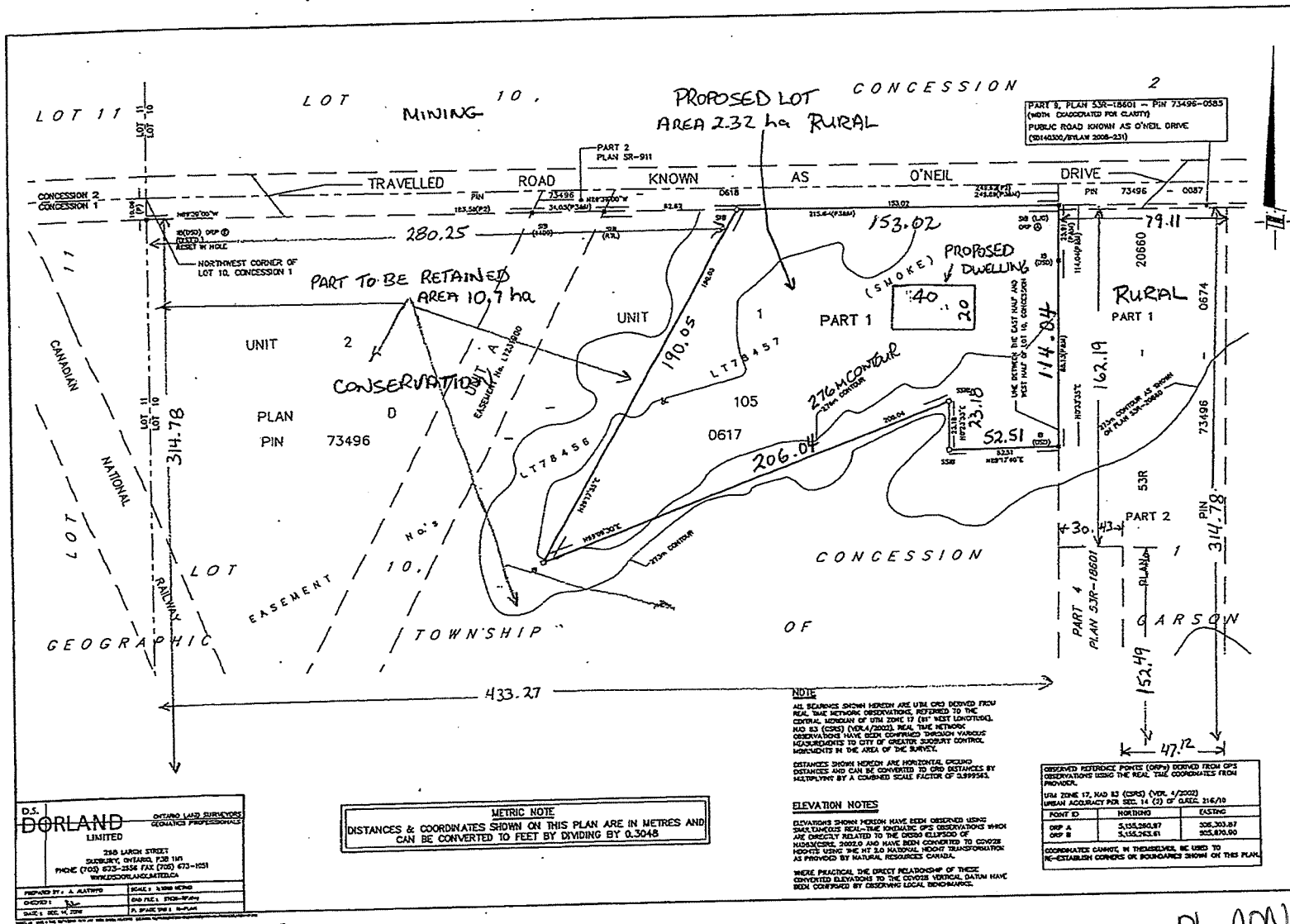
Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
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<b>Application for Consent</b>		
<p>Subject Property being PIN 73496-0698,          Part Lot 10, Concession 1,          Units A, 1 &amp; 2, Expropriation Plan D-105,          Unit 1, Expropriation Plan D-107,          except Part 1, Plan 53R-15792 and Parts 1-3,          Plan 53R-18601,          Township of Garson          0 O'Neil Drive, Garson,          City of Greater Sudbury</p>		
<p>NTS          Sketch 1</p>	<p>PL-CON-2025-00010          Date: 2025 03 27</p>	

APPLICATION FOR CONSENT - MARCH 8, 2017  
 NICKEL DISTRICT CONSERVATION AUTHORITY  
 PART 1, 53R-2077B, O'NEIL DR. W., GARSON

↑ N  
 SCALE  
 1:1000 METRIC



**PLAN 53R-2077B**

RECEIVED AND DEPOSITED.  
 DATE: December 14<sup>th</sup>, 2016  
 J. Touris  
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLE  
 DIVISION OF SUDBURY (DIA-53)  
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE  
 LAND TITLE ACT.  
 Dec 14, 2016 [Signature]  
 DATE D.S. DORLAND, O.L.S.

PART	LOT/BLOCK	CON. PLAN	PIN	AREA
1	PART OF LOT 10	CON. 1	PIN 73496-0017	2.32 ha

PART 1: SUBJECT TO EASEMENT IN LTR8456 & LTR8457

PLAN OF SURVEY OF  
**PART OF LOT 10**  
**CONCESSION 1**  
 GEOGRAPHIC  
 TOWNSHIP OF GARSON  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY  
 SCALE 1:1000  
 D.S. DORLAND LIMITED  
 ONTARIO LAND SURVEYORS

**LEGEND**

- DO NOTES NOT TO SCALE
- DO NOTES HORIZONTAL IRON
- DO NOTES IRONMOUNT PLANTED
- DO NOTES IRONMOUNT IRON BAR
- DO NOTES SHORT STANDARD IRON BAR
- DO NOTES IRON BAR
- DO NOTES IRON PILE
- DO NOTES IRON PILE
- DO NOTES DISTURBED IRONMOUNT
- DO NOTES WIRELESS IRONMOUNT
- DO NOTES IRON IRONMOUNT
- DO NOTES PROPERTY IDENTIFICATION NUMBER
- DO NOTES LAND TITLE
- DO NOTES MEASURED
- DO NOTES DISTURBED
- DO NOTES SET
- DO NOTES PLAN 53R-20980
- DO NOTES PLAN 53R-20379
- DO NOTES PLAN 0-105
- DO NOTES D.S. DORLAND LIMITED, O.L.S.
- DO NOTES D.S. DORLAND LIMITED, O.L.S.
- DO NOTES L.L. TUBBSON, O.L.S.
- DO NOTES R.T. LANE, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THAT ACT.
- THE SURVEY WAS COMPLETED ON THE 14<sup>th</sup> DAY OF NOVEMBER, 2016.

Dec 14, 2016 [Signature]  
 D.S. DORLAND  
 ONTARIO LAND SURVEYOR

**NOTE**  
 ALL BEARINGS SHOWN HEREON ARE UTM GRID DERIVED FROM REAL TIME NETWORK OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (EAT WEST LONGITUDE), NAD 83 (CSRS) (NOLA/2002). REAL TIME NETWORK OBSERVATIONS HAVE BEEN CORRECTED THROUGH VARIOUS MEASUREMENTS TO CITY OF GREATER SUDBURY CONTROL POINTS IN THE AREA OF THE SURVEY.

**NOTE**  
 DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99954.

**ELEVATION NOTES**  
 ELEVATIONS SHOWN HEREON HAVE BEEN OBSERVED USING SHORT-DURATION REAL-TIME KINEMATIC GPS OBSERVATIONS WHICH ARE DIRECTLY RELATED TO THE GEOSID ELLIPSOID OF NAD83(CRS) 2002.0 AND HAVE BEEN CONVERTED TO GEODESIC HEIGHTS USING THE HT 2.0 NATIONAL HEIGHT TRANSFORMATION AS PROVIDED BY NATURAL RESOURCES CANADA.

WHERE PRACTICAL, THE DIRECT RELATIONSHIP OF THESE CONVERTED ELEVATIONS TO THE GEODESIC DATUM HAVE BEEN CONFIRMED BY OBSERVING LOCAL BENCHMARKS.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE REAL TIME COORDINATES FROM PROVIDOR.

UTM ZONE 17, NAD 83 (CSRS) (NOLA/2002)  
 UTM PLANIMETRIC ACCURACY FOR SEC. 14 (2) OF OREG. 216/78

POINT ID	NORTHING	EASTING
ORP A	5,155,240.87	505,303.87
ORP B	5,155,243.81	505,875.00

COORDINATE CANNOT BE THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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

D.S. DORLAND LIMITED  
 ONTARIO LAND SURVEYORS  
 GEOMETRIC PROFESSIONALS

250 LARCH STREET  
 SUDBURY, ONTARIO, P3B 1H1  
 PHONE (705) 673-2556 FAX (705) 673-1051  
 WWW.DORLANDLTD.COM

PREPARED BY: A. BATHY  
 SCALE: 1:1000 METRIC  
 CHECKED BY: [Signature]  
 DATE: DEC 14, 2016

BLVN  
 SK2

PL-CON-2025-00010  
 sketch 2



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

Record #: PL-CON-2025-00012

**APPLICATION SUMMARY**

---

**File Date:** March 24, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 0 Dominion Drive, Hanmer

**Applicant(s):** TULLOCH

**Owner(s):** RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

---

Creation of New Lot

Area  
2109.95

Depth  
130

Frontage  
16.24

---

Creation of Lot(s) for Semi-Detached or Row Housing



**GENERAL APPLICATION**

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the date of acquisition of subject land?**

June 28, 1988

**What is the number of dwelling units on the property?**

0

**What is the number of proposed new buildings/structures on the property?**

0

**What is the number of existing buildings/structures on the property?**

0

**If this application is approved, would any existing dwelling units be legalized?**

No

**How many dwelling units will be legalized?**

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

No

**Provide details on how the property is designated in the Source Protection Plan**

**CONSENT**

**Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged**

N/A

**Are there any easements or restrictive covenants affecting the subject land?**

No

**Please indicate a description of each easement or covenant and its effect**

**Has the land ever had any previous severances?**

No

**Name of transferee**

**Date of transfer**

**Use of severed land**

**Is property located with 1km (.6 miles) of a First Nation Reserve?**

No

**Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?**

No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?

Rural (OPA 138)

Explain how the application conforms with the Official Plan

OPA 138 (final and binding) permits a minimum lot frontage of 16 metres and a minimum lot area of 2,100 metres square, whereas a minimum of 90 metres of lot frontage and a minimum of 2 hectares of lot area is required.

Explain how the application is consistent with the Provincial Policy Statements

Per Section 2.1.6 of the 2024 PPS, planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, and other uses to meet long-term needs.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario

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 of housing types.

### CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

751-7/24-07

Conditionally Approved

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

701-7/24-01

Final and Binding

### LAND RETAINED

Area	Depth	Frontage
204700	808	171.45

Existing use of land

Vacant

Proposed use of land

Same as existing

Proposed use of land

Will a certificate be required for the retained land?

No

**WATER/SEWAGE - RETAINED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other

Explain Other

Currently not serviced

**PROPERTY ACCESS - RETAINED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

**LAND SEVERED**

Existing use of land

Vacant

Proposed use of land

Residential

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

**WATER/SEWAGE - SEVERED**

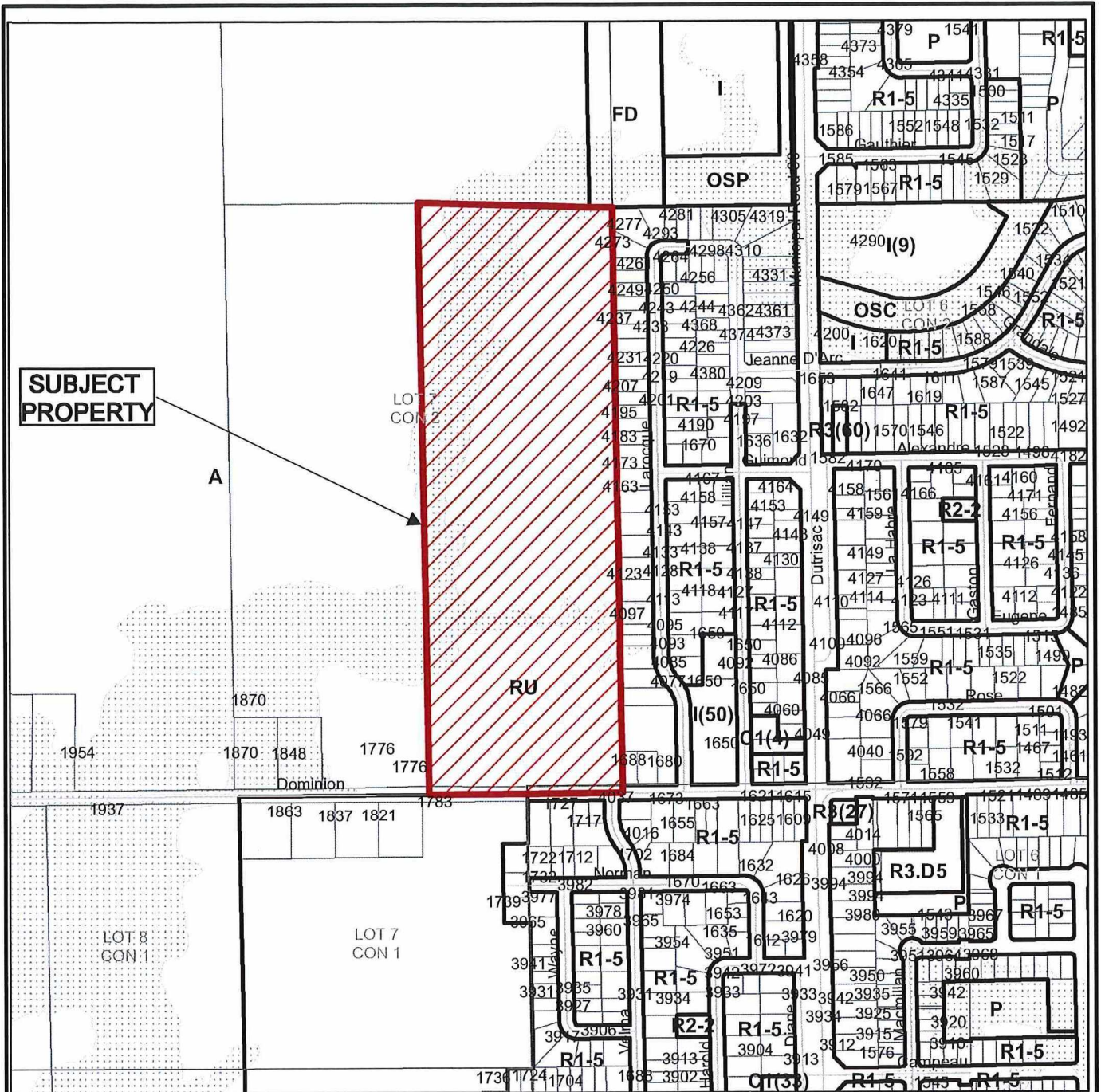
- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

**PROPERTY ACCESS - SEVERED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

Estimate the distance of these facilities from the severed land and nearest public road by water



**SUBJECT PROPERTY**

A

RU

**SUBJECT PROPERTY**

### Application for Consent



Subject Property being PIN 73505-0360,  
 Parcel 37310 SEC SES SRO,  
 Part Lot 7, Concession 2,  
 Parts 1 & 2, Plan 53R-4322,  
 Township of Hanmer,  
 0 Dominion Drive, Hanmer,  
 City of Greater Sudbury

NTS  
 Sketch 1

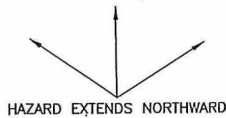
PL-CON-2025-00012, PL-CON-2025-00013, PL-CON-2025-00014,  
 PL-CON-2025-00015, PL-CON-2025-00016 & PL-CON-2025-00017

Date: 2025 04 03

808.18

808.18

PART 1, PLAN 53R-4322  
 PIN 73505 - 0360  
 SUBJECT TO SD217067



APPROXIMATE LOCATION OF CONSERVATION SUDBURY REGULATED AREA  
 SOUTH BANK, FLOOD ELEV. LEVEL = 288.65 (CGVD28)

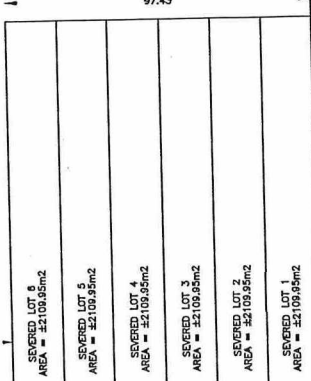
RETAINED LOT  
 AREA = ±20.47ha

PART 1, PLAN 53R-15015

PCL 31249

PCL 23446

TRAVELLED ROAD KNOWN AS LAROCQUE AVENUE



PART 9, PLAN 53R-17435

PART 8, PLAN 53R-17435

TRAVELLED ROAD KNOWN AS DOMINION DRIVE

APPROX. LOCATION OF  
 WATERMAIN / SAN. CUTOFF



SCALE 1:1500

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.  
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.  
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APPROX. EXTENT OF LANDS ZONED R1-5 TO THE SOUTH

10" SAN.  
 6" WATERMAIN

TRAVELLED ROAD KNOWN AS VELMA STREET



T: 705-522-6303  
 sudbury@tulloch.ca  
 131 FIELDING ROAD  
 LIVELY, ONTARIO  
 P3Y 1L7

PROJECT:  
**Dominion Drive Severances**

DRAWING:  
**Severance Sketch  
 For OPA, ZBLA  
 & Consent Submission**

No.	DATE	BY	ISSUES / REVISIONS

DRAWN BY: AA/MDJ      CHECKED BY: AA/KJ      PROJECT No.: 22-1371

SCALE: 1:1500      DATE: July 30, 2024

PL-CON-2025-00012  
 Sketch 2



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

Record #: PL-CON-2025-00013

**APPLICATION SUMMARY**

---

**File Date:** March 24, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 0 Dominion Drive, Hanmer

**Applicant(s):** TULLOCH

**Owner(s):** RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

---

Creation of New Lot

Area  
2109.95

Depth  
130

Frontage  
16.24

---

Creation of Lot(s) for Semi-Detached or Row Housing



**GENERAL APPLICATION**

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

June 28, 1988

What is the number of dwelling units on the property?

0

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

0

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

Provide details on how the property is designated in the Source Protection Plan

**CONSENT**

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

N/A

Are there any easements or restrictive covenants affecting the subject land?

No

Please indicate a description of each easement or covenant and its effect

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

**Please indicate the file number and status of the application**

**What is the current designation of the subject land in the applicable Official Plan?**

Rural (OPA 138)

**Explain how the application conforms with the Official Plan**

OPA 138 (final and binding) permits a site-specific exemption to the policies of section 5.2 in order to permit the creation of six (6) undersized rural lots by way of consent, rather than by plan of subdivision.

**Explain how the application is consistent with the Provincial Policy Statements**

Per Section 2.1.6 of the 2024 PPS, Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, and other uses to meet long-term needs.

**Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario**

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

### CONCURRENT APPLICATIONS

**Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

**Rezoning**

File Number(s) - Rezoning

Status - Rezoning

751-7/24-07

Conditionally Approved

**Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

701-7/24-01

Final and Binding

### LAND RETAINED

Area	Depth	Frontage
204700	808	171.45

**Existing use of land**

Vacant

**Proposed use of land**

Same as existing

**Proposed use of land**

**Will a certificate be required for the retained land?**

No

**WATER/SEWAGE - RETAINED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other

**Explain Other**

Currently not serviced

**PROPERTY ACCESS - RETAINED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

**LAND SEVERED**

**Existing use of land**

Vacant

**Proposed use of land**

Residential

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

**WATER/SEWAGE - SEVERED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

**PROPERTY ACCESS - SEVERED**

- Provincial highway
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- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

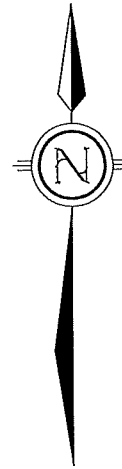
Estimate the distance of these facilities from the severed land and nearest public road by water



808.18

808.18

PART 1, PLAN 53R-4322  
P I N 7 3 5 0 5 - 0 3 6 0  
SUBJECT TO SD217067



HAZARD EXTENDS NORTHWARD

APPROXIMATE LOCATION OF CONSERVATION SUDBURY REGULATED AREA  
SOUTH BANK, FLOOD ELEV. LEVEL = 288.65 (CGVD28)

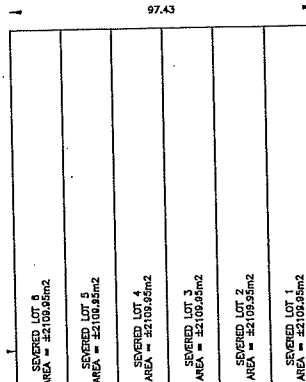
RETAINED LOT  
AREA = ±20.47ha

PART 1, PLAN 53R-15015

PCL 31249

PCL 23448

TRAVELLED ROAD KNOWN AS LAROCQUE AVENUE

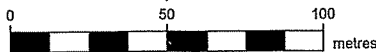


PART 9, PLAN 53R-17435

PART 8, PLAN 53R-17435

TRAVELLED ROAD KNOWN AS DOMINION DRIVE

APPROX. LOCATION OF  
WATERMAIN / SAN. CUTOFF



SCALE 1:1500

10" SAN.  
6" WATERMAIN

TRAVELLED ROAD  
KNOWN AS  
VELMA STREET

APPROX. EXTENT  
OF LANDS  
ZONED R1-5  
TO THE SOUTH

CAUTION

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T: 705-522-6303  
sudbury@tulloch.ca

131 FIELDING ROAD  
LVELY, ONTARIO  
P3Y 1L7

PROJECT:  
**Dominion Drive Severances**

DRAWING:  
**Severance Sketch  
For OPA, ZBLA  
& Consent Submission**

No. DATE BY ISSUES / REVISIONS

DRAWN BY: AA/MDJ CHECKED BY: AA/KJ PROJECT No.: 22-1371

SCALE: 1:1500 DATE: July 30, 2024

PL-BAN-2025-00043  
Sketch 2



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

Record #: PL-CON-2025-00014

**APPLICATION SUMMARY**

---

**File Date:** March 24, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 0 Dominion Drive, Hanmer

**Applicant(s):** TULLOCH

**Owner(s):** RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

**Addition to Lot**

**Area** Area (Second Additional Lot if Applicable)

**Depth** Depth (Second Additional Lot if Applicable)

**Frontage** Frontage (Second Additional Lot if Applicable)

---

**Creation of New Lot**

**Area**  
2109.95

**Depth**  
130

**Frontage**  
16.24

---

**Creation of Lot(s) for Semi-Detached or Row Housing**



**GENERAL APPLICATION**

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the date of acquisition of subject land?**

June 28, 1988

**What is the number of dwelling units on the property?**

0

**What is the number of proposed new buildings/structures on the property?**

0

**What is the number of existing buildings/structures on the property?**

0

**If this application is approved, would any existing dwelling units be legalized?**

No

**How many dwelling units will be legalized?**

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

No

**Provide details on how the property is designated in the Source Protection Plan**

**CONSENT**

**Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged**

N/A

**Are there any easements or restrictive covenants affecting the subject land?**

No

**Please indicate a description of each easement or covenant and its effect**

**Has the land ever had any previous severances?**

No

**Name of transferee**

**Date of transfer**

**Use of severed land**

**Is property located with 1km (.6 miles) of a First Nation Reserve?**

No

**Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?**

No

**Please indicate the file number and status of the application**

**What is the current designation of the subject land in the applicable Official Plan?**

Rural (OPA 138)

**Explain how the application conforms with the Official Plan**

OPA 138 (final and binding) permits a site-specific exemption to the policies of section 5.2 in order to permit the creation of six (6) undersized rural lots by way of consent, rather than by plan of subdivision.

**Explain how the application is consistent with the Provincial Policy Statements**

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**Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario**

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

### CONCURRENT APPLICATIONS

**Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

**Rezoning**

File Number(s) - Rezoning

Status - Rezoning

751-7/24-07

Conditionally Approved

**Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

701-7/24-01

Final and Binding

### LAND RETAINED

Area	Depth	Frontage
204700	808	171.45

**Existing use of land**

Vacant

**Proposed use of land**

Same as existing

**Proposed use of land**

**Will a certificate be required for the retained land?**

No

**WATER/SEWAGE - RETAINED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other

**Explain Other**

Currently not serviced

**PROPERTY ACCESS - RETAINED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

**LAND SEVERED**

**Existing use of land**

Vacant

**Proposed use of land**

Residential

**Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit**

PL-000-2025-00014

**WATER/SEWAGE - SEVERED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

**PROPERTY ACCESS - SEVERED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

Estimate the distance of these facilities from the severed land and nearest public road by water

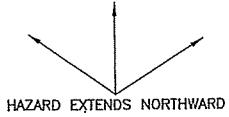
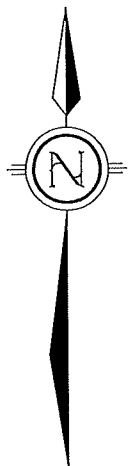


608.18

608.18

PART 1, PLAN 53R-4322  
P I N 7 3 5 0 5 - 0 3 6 0  
SUBJECT TO SD217067

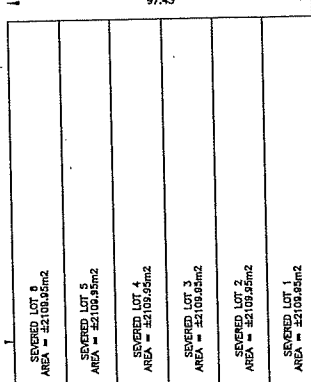
608.40



APPROXIMATE LOCATION OF CONSERVATION SUDBURY REGULATED AREA  
SOUTH BANK, FLOOD ELEV. LEVEL = 288.65 (CGVD28)

RETAINED LOT  
AREA = ±20.47ha

PART 1, PLAN 53R-15015



PCL 31249

PCL 23446

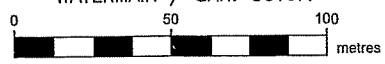
TRAVELLED ROAD KNOWN AS LAROCQUE AVENUE

PART 9, PLAN 53R-17435

PART 8, PLAN 53R-17435

TRAVELLED ROAD KNOWN AS DOMINION DRIVE

APPROX. LOCATION OF  
WATERMAIN / SAN. CUTOFF



SCALE 1:1500

APPROX. EXTENT  
OF LANDS  
ZONED R1-5  
TO THE SOUTH

10" SAN.  
6" WATERMAIN

TRAVELLED ROAD  
KNOWN AS  
VELMA STREET

CAUTION  
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T: 705-522-6303  
sudbury@tulloch.ca

131 FIELDING ROAD  
LIVELY, ONTARIO  
P3Y 1L7

PROJECT:  
**Dominion Drive Severances**

DRAWING:  
**Severance Sketch  
For OPA, ZBLA  
& Consent Submission**

No.	DATE	BY	ISSUES / REVISIONS

DRAWN BY: AA/MDJ  
CHECKED BY: AA/KJ  
PROJECT No.: 22-1371

SCALE: 1:1500  
DATE: July 30, 2024

PL-CON-2025-00044  
Sketch 2



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

Record #: PL-CON-2025-00015

### APPLICATION SUMMARY

---

**File Date:** March 24, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 0 Dominion Drive, Hanmer

**Applicant(s):** TULLOCH

**Owner(s):** RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

#### PLANNING APPLICATION PURPOSE OF TRANSACTION

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

---

Creation of New Lot

Area  
2109.95

Depth  
130

Frontage  
16.24

---

Creation of Lot(s) for Semi-Detached or Row Housing

Area

Depth

Frontage

---

Cancellation of Prior Consent

Area

Depth

Frontage

---

Easement/Right-of-Way

Area Area (Second Easement or Right-of-Way if Applicable)

Depth Depth (Second Easement or Right-of-Way if Applicable)

Frontage Frontage (Second Easement or Right-of-Way if Applicable)

---

Lease

Area

Depth

Frontage

---

Other

Describe Other

Area

Depth

Frontage

**GENERAL APPLICATION**

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

June 28, 1988

What is the number of dwelling units on the property?

0

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

0

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

Provide details on how the property is designated in the Source Protection Plan

**CONSENT**

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

N/A

Are there any easements or restrictive covenants affecting the subject land?

No

Please indicate a description of each easement or covenant and its effect

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

PL-CON-2025-00015

No

**Please indicate the file number and status of the application**

**What is the current designation of the subject land in the applicable Official Plan?**

Rural (OPA 138)

**Explain how the application conforms with the Official Plan**

OPA 138 (final and binding) permits a site-specific exemption to the policies of section 5.2 in order to permit the creation of six (6) undersized rural lots by way of consent, rather than by plan of subdivision.

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**Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

**Rezoning**

File Number(s) - Rezoning

Status - Rezoning

751-7/24-07

Conditionally Approved

**Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

701-7/24-01

Final and Binding

### LAND RETAINED

Area	Depth	Frontage
204700	808	171.45

**Existing use of land**

Vacant

**Proposed use of land**

Same as existing

**Proposed use of land**

**Will a certificate be required for the retained land?**

No

**WATER/SEWAGE - RETAINED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other

**Explain Other**

Currently not serviced

**PROPERTY ACCESS - RETAINED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

**LAND SEVERED**

**Existing use of land**

Vacant

**Proposed use of land**

Residential

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

PL-CON-2025-00013

**WATER/SEWAGE - SEVERED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
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- Provincial highway
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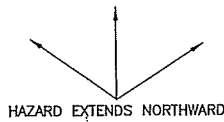
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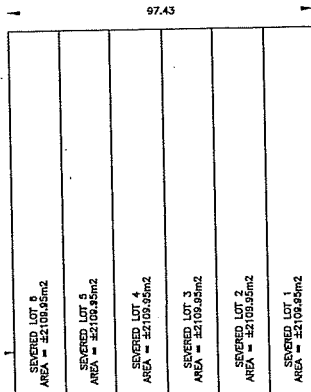
PART 1, PLAN 53R-4322  
 P I N 7 3 5 0 5 - 0 3 6 0  
 SUBJECT TO SD217067



APPROXIMATE LOCATION OF CONSERVATION SUDBURY REGULATED AREA  
 SOUTH BANK, FLOOD ELEV. LEVEL = 288.65 (CCVD28)

RETAINED LOT  
 AREA = ±20.47ha

PART 1, PLAN 53R-15015



PCL 31249

PCL 23446

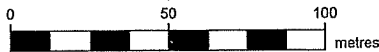
TRAVELLED ROAD KNOWN AS LAROCQUE AVENUE

PART 9, PLAN 53R-17435

PART 8, PLAN 53R-17435

TRAVELLED ROAD KNOWN AS DOMINION DRIVE

APPROX. LOCATION OF  
 WATERMAIN / SAN. CUTOFF



SCALE 1:1500

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10" SAN.  
 6" WATERMAIN

TRAVELLED ROAD KNOWN AS VELMA STREET



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 sudbury@tulloch.ca

131 FIELDING ROAD  
 LVELY, ONTARIO  
 P3Y 1L7

PROJECT:  
**Dominion Drive Severances**

DRAWING:  
**Severance Sketch  
 For OPA, ZBLA  
 & Consent Submission**

No.	DATE	BY	ISSUES / REVISIONS

DRAWN BY: AA/MDJ      CHECKED BY: AA/KJ      PROJECT No.: 22-1371

SCALE: 1:1500      DATE: July 30, 2024

PL-DON-2025-00015  
 Sketch 2



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

Record #: PL-CON-2025-00016

### APPLICATION SUMMARY

---

**File Date:** March 24, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 0 Dominion Drive, Hanmer

**Applicant(s):** TULLOCH

**Owner(s):** RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

#### PLANNING APPLICATION PURPOSE OF TRANSACTION

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

---

Creation of New Lot

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2109.95

Depth  
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Frontage  
16.24

---

Creation of Lot(s) for Semi-Detached or Row Housing



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Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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Authorized Agent

What is the date of acquisition of subject land?

June 28, 1988

What is the number of dwelling units on the property?

0

What is the number of proposed new buildings/structures on the property?

0

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0

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

Provide details on how the property is designated in the Source Protection Plan

**CONSENT**

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

N/A

Are there any easements or restrictive covenants affecting the subject land?

No

Please indicate a description of each easement or covenant and its effect

Has the land ever had any previous severances?

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Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

**Please indicate the file number and status of the application**

**What is the current designation of the subject land in the applicable Official Plan?**

Rural (OPA 138)

**Explain how the application conforms with the Official Plan**

OPA 138 (final and binding) provides a site-specific exemption to the policies of section 5.2 in order to permit the creation of six (6) undersized rural lots by way of consent, rather than by plan of subdivision.

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### CONCURRENT APPLICATIONS

**Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

**Rezoning**

File Number(s) - Rezoning

Status - Rezoning

751-7/24-07

Conditionally approved

**Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

701-7/24-01

Final and Binding

### LAND RETAINED

Area	Depth	Frontage
204700	808	171.45

**Existing use of land**

Vacant

**Proposed use of land**

Same as existing

**Proposed use of land**

**Will a certificate be required for the retained land?**

No

**WATER/SEWAGE - RETAINED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other

**Explain Other**

Currently not serviced

**PROPERTY ACCESS - RETAINED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

**LAND SEVERED**

**Existing use of land**

Vacant

**Proposed use of land**

Residential

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

**WATER/SEWAGE - SEVERED**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

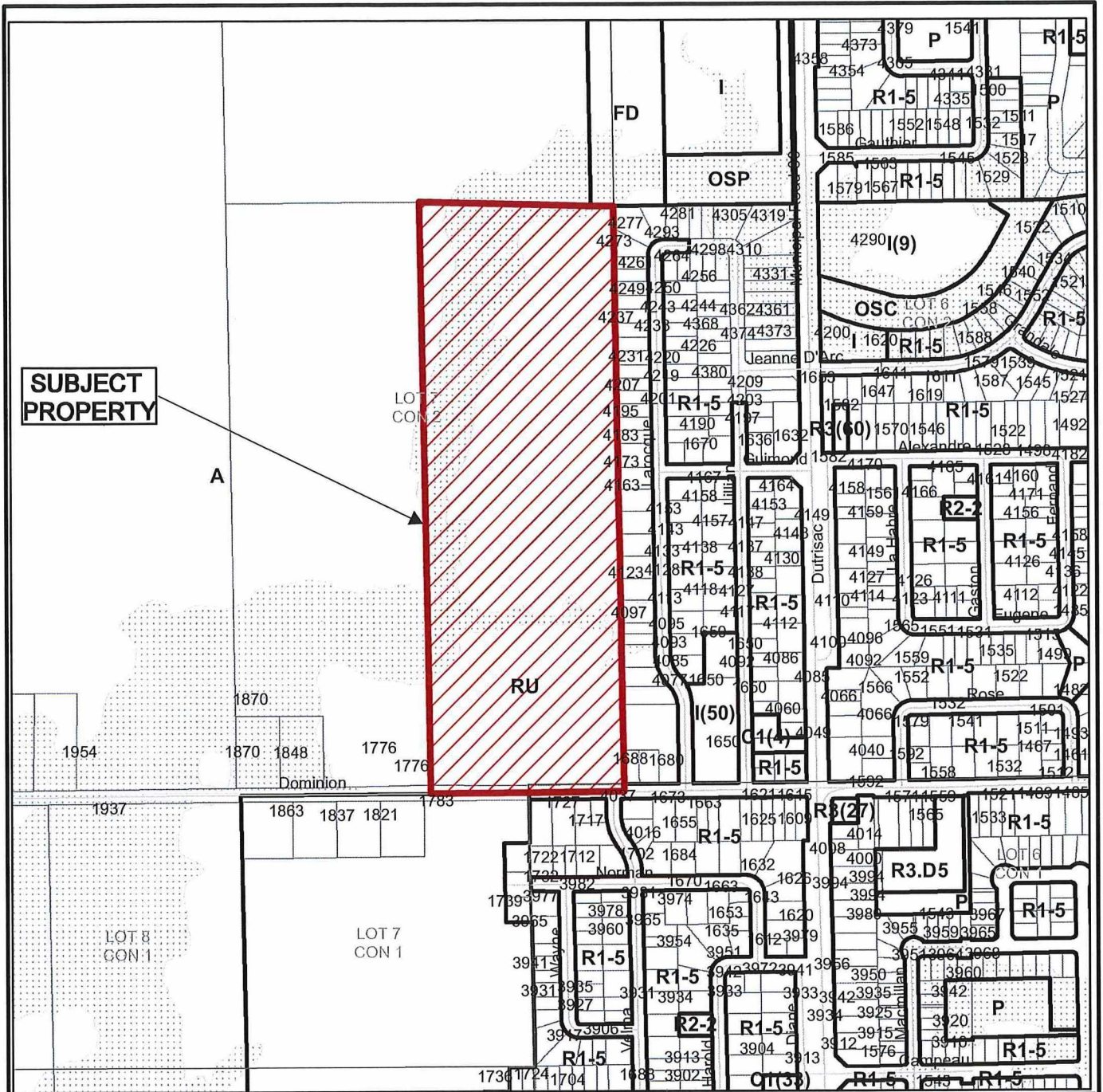
**PROPERTY ACCESS - SEVERED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

Estimate the distance of these facilities from the severed land and nearest public road by water

PL-0010-2025-00016



**SUBJECT PROPERTY**

A

RU

**SUBJECT PROPERTY**

### Application for Consent



Subject Property being PIN 73505-0360,  
 Parcel 37310 SEC SES SRO,  
 Part Lot 7, Concession 2,  
 Parts 1 & 2, Plan 53R-4322,  
 Township of Hanmer,  
 0 Dominion Drive, Hanmer,  
 City of Greater Sudbury

NTS

Sketch 1

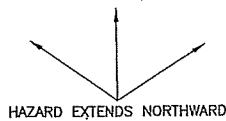
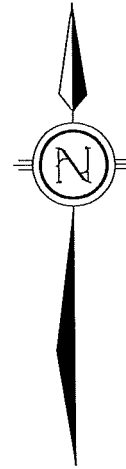
PL-CON-2025-00012, PL-CON-2025-00013, PL-CON-2025-00014,  
 PL-CON-2025-00015, PL-CON-2025-00016 & PL-CON-2025-00017

Date: 2025 04 03

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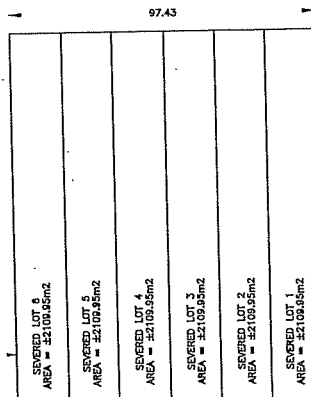
PART 1, PLAN 53R-4322  
 P I N 7 3 5 0 5 - 0 3 6 0  
 SUBJECT TO SD217067



APPROXIMATE LOCATION OF CONSERVATION SUDBURY REGULATED AREA  
 SOUTH BANK, FLOOD ELEV. LEVEL = 288.65 (CGVD28)

RETAINED LOT  
 AREA = ±20.47ha

PART 1, PLAN 53R-15015



PCL 31249

PCL 23446

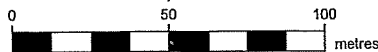
TRAVELLED ROAD KNOWN AS LAROCQUE AVENUE

PART 9, PLAN 53R-17435

PART 8, PLAN 53R-17435

TRAVELLED ROAD KNOWN AS DOMINION DRIVE

APPROX. LOCATION OF WATERMAIN / SAN. CUTOFF



SCALE 1:1500

APPROX. EXTENT OF LANDS ZONED R1-5 TO THE SOUTH

10" SAN. 6" WATERMAIN

TRAVELLED ROAD KNOWN AS VELMA STREET

**CAUTION**

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T: 705-522-6303  
 sudbury@tulloch.ca  
 131 FIELDING ROAD  
 LIVELY, ONTARIO  
 P3Y 1L7

PROJECT:  
**Dominion Drive Severances**

DRAWING:  
**Severance Sketch  
 For OPA, ZBLA  
 & Consent Submission**

No.	DATE	BY	ISSUES / REVISIONS

DRAWN BY: AA/MDJ      CHECKED BY: AA/KJ      PROJECT No.: 22-1371

SCALE: 1:1500      DATE: July 30, 2024

RE-CON-2025-00046  
 Sketch 2



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

Record #: PL-CON-2025-00017

**APPLICATION SUMMARY**

---

**File Date:** March 24, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 0 Dominion Drive, Hanmer  
**Applicant(s):** TULLOCH  
**Owner(s):** RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

Area	Area (Second Additional Lot if Applicable)
Depth	Depth (Second Additional Lot if Applicable)
Frontage	Frontage (Second Additional Lot if Applicable)

---

Creation of New Lot

Area  
2109.95

Depth  
130

Frontage  
16.24

---

Creation of Lot(s) for Semi-Detached or Row Housing

Area

Depth

Frontage

---

Cancellation of Prior Consent

Area

Depth

Frontage

---

Easement/Right-of-Way

Area

Area (Second Easement or Right-of-Way if Applicable)

Depth

Depth (Second Easement or Right-of-Way if Applicable)

Frontage

Frontage (Second Easement or Right-of-Way if Applicable)

---

Lease

Area

Depth

Frontage

---

Other

Describe Other

Area

Depth

Frontage

**GENERAL APPLICATION**

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

June 28, 1988

What is the number of dwelling units on the property?

0

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

0

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

Provide details on how the property is designated in the Source Protection Plan

**CONSENT**

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

N/A

Are there any easements or restrictive covenants affecting the subject land?

No

Please indicate a description of each easement or covenant and its effect

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

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PL-0010-2025-00017

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DL-CON-2025-00017

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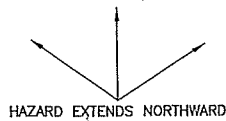


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PART 1, PLAN 53R-4322  
 P I N 7 3 5 0 5 - 0 3 6 0  
 SUBJECT TO SD217067

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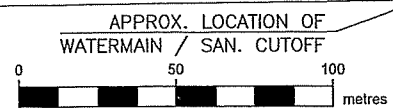
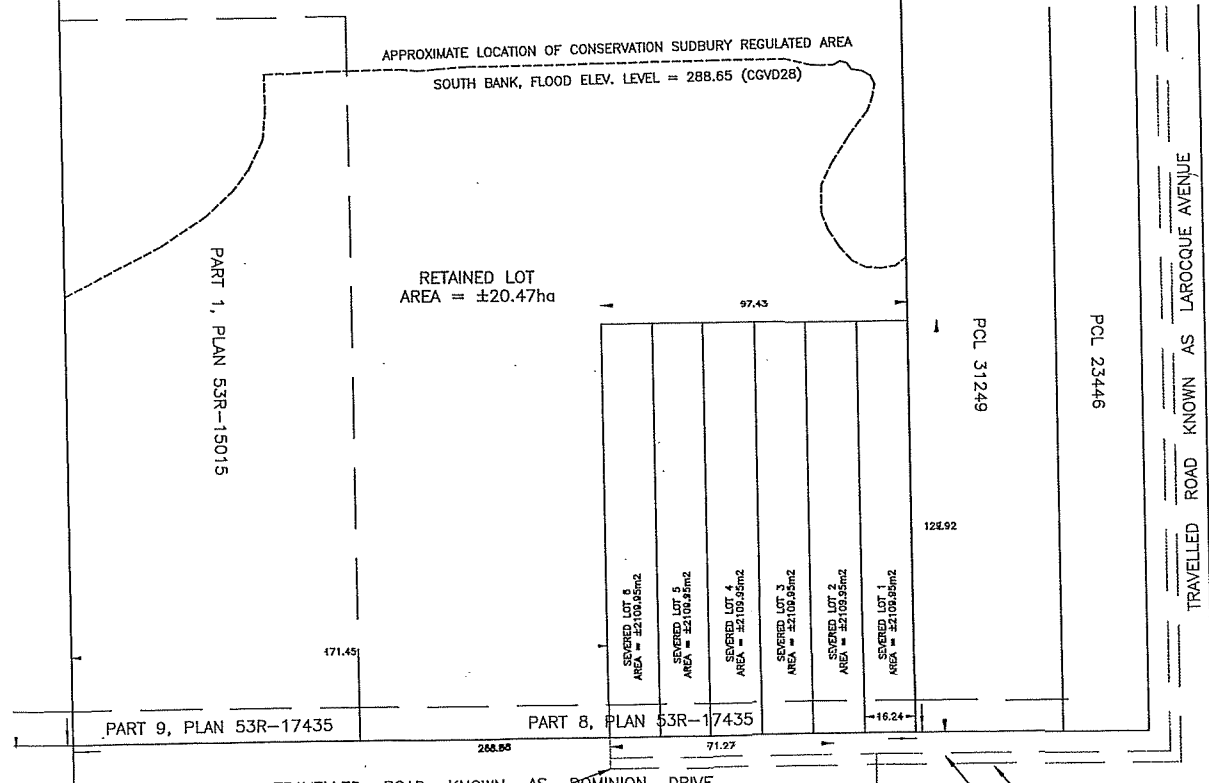


HAZARD EXTENDS NORTHWARD

APPROXIMATE LOCATION OF CONSERVATION SUDBURY REGULATED AREA  
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RETAINED LOT  
 AREA = ±20.47ha

PART 1, PLAN 53R-15015



SCALE 1:1500

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 LIVELY, ONTARIO  
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PROJECT:  
**Dominion Drive Severances**

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DRAWN BY: AA/MDJ      CHECKED BY: AA/KJ      PROJECT No.: 22-1371

SCALE: 1:1500      DATE: July 30, 2024

PL-CON-2025-00017  
 Sketch 2