

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

May 12, 2025

**PL-CON-2025-00011 GIOVANNI GROSSI**

Ward: 9 PIN(s) 734760822, Parcel 8639 SEC SES, Part Lot 5, Concession 4, Township of Broder, except Units 18-21, Expropriation Plan D-52, Parts 8 &10 in LT251846 and Part 1, Plan 53R-21340, 4063 Long Lake Road, Sudbury, [By-law 2010-100Z, R1-2]

Grant an easement/right-of-way over the subject lands providing an approximate lot frontage of 15.0m on Long Lake Road, a lot depth of 45.0m and a lot area of 668.0 sq. m for access purposes in favour of abutting PIN 73476-0174 (LT), municipally known as 4102 Long Lake Road.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0027/2017 (19 JUN 17)

**PL-CON-2025-00018 RON CORMIER**

Ward: 3 PIN(s) 733520449, Parcel 19760 SEC SWS SRO, Lot 20, Plan M-496, Part Lot 3, Concession 4, Township of Dowling, 63 Ida Crescent, Dowling, [By-law 2010-100Z, R1-5]

The resubmission of a Consent to sever one new lot on the south side of the subject property providing an approximate 19.0m lot frontage, 35.0m lot depth and 703.0 sq. m lot area, as the provisional Consent issued under Application B0245/2007, was allowed to lapse.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0245/2007 (19 NOV 07)

**PL-CON-2025-00019 JAMIE-LYNN ARMSTRONG**

Ward: 9 PIN(s) 735601323, Part Lot 6, Concession 3, Part 1, Plan 53R-21787, Township of Neelon, 140 Armstrong Road, Coniston, [By-law 2010-100Z, RU]

Grant an approximate 46.0 sq. m easement/right-of-way for access and maintenance purposes of a buried hydro cable in favour of PIN 73560-1310 (LT), municipally known as 150 Armstrong Road.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0031/2011 (24 MAR 11)

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**PL-CON-2025-00020 VICLAIRE INVESTMENTS LTD.**

Ward: 3 PIN(s) 733510656, SRO, Part Lot 3, Concession 5, except Part 1, Plan 53R-8463, Parts 1-5, Plan 53R-18214, Part 1, Plan 53R-3737, Parts 1-2, Plan 53R-18594, Parts 1-5, Plan 53R-19129, Part 2, Plan 53R-19155, Township of Balfour, 0 Montpellier Road, Chelmsford, [By-law 2010-100Z, RU]

Consolidate an approximate 83.56ha north portion of the subject property with abutting PIN 73351-0678 (LT) and retain the south portion of the subject property providing an approximate 30.45ha lot area with an approximate lot frontage of 774.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0051/2015 (22 JUN 15), B0125/2010 (16 SEP 10), B0231/2008 (23 OCT 08), B0150/2007 (15 AUG 07), B0143/2006 (25 SEP 06), B0144/2006 (25 SEP 06), B0111/1979 (APR. 30/79)

**PL-CON-2025-00026 COLETTE AUBIN  
SYLVIO VACHON**

Ward: 4 PIN(s) 733460895, Parcel 27440 SEC SWS SRO, Part Lot 5, Concession 2, Part 3, Plan 53R-9375, Township of Rayside, 390 Marier Street, Azilda, [By-law 2010-100Z, RU, R1-5]

Create a new lot on the southwest vacant side of the subject property providing an approximate 34.0m lot frontage, 46.0m lot depth and 1564.0 sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B72/09 (JUL 30/09), B129/86 (JUN 2/86), B185/80 AND B187/80 (SEP 29/80), B104/80 (JUL 7/80), AND B104/79 TO B106/79 (APR 23/79)

**Written submissions regarding these applications must be received no later than  
Wednesday, May 7, 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-2025-00011

**APPLICATION SUMMARY**

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**File Date:** March 24, 2025

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

**Address(es):** 4063 Long Lake Road, Sudbury P3G 1N5

**Applicant(s):** TULLOCH ENGINEERING INC.

**Owner(s):** GIOVANNI GROSSI

**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

Depth

Frontage

---

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  
668.65

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

Depth  
45.74

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

Frontage  
15

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?**

Yes

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

4102 Long Lake Rd  
PIN 73476-0174

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

Authorized Agent

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

2015/08/19

**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**

Tajana Centis  
Kyle Olson

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

Yes

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

SD374283 - Hydro Easement

**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 2

Explain how the application conforms with the Official Plan

§10.2 & §14.6

Easement would allow access to benefitting property.

Explain how the application is consistent with the Provincial Policy Statements

§5.2

Provides safe legal access

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

§6.2 - Easement will preserve rock outcrops.

**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
2134.7	42.18	51.7

Existing use of land

Vacant

Proposed use of land

N/A

Proposed use of land

Will a certificate be required for the retained land?

No

PL-CON-2025-00011

**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 - Vacant

**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

Right of Way

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

PIN 73476-0174

PCL 6538 SEC SES

*PL-CON-2009-00011*

**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

N/A - Right of Way Only

**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-CON-2025-00011



Planners | Surveyors | Biologists | Engineers

March 17, 2025  
231289

**Development Approvals – Planning Services**

City of Greater Sudbury  
Tom Davies Square  
200 Brady Street  
Sudbury, ON  
P3A 5P3

Re: Right Of Way (Consent Application), Long Lake Road, Sudbury

Dear Planning Services,

TULLOCH has been retained by the current owner of those lands known municipally as 4063 Long Lake Road (PIN 73476-0822) in Sudbury to facilitate a Consent application to convey land for a Right of Way Easement. More specifically, those lands subject to the proposed conveyance are the lands described as Parts 9 & 10, 53R-21965, as shown on the concept plan attached. The proposed R.O.W. easement will be in favor of those lands municipally known as 4102 Long Lake Road (PIN 73476-0174).

Please find attached the following documents and information in support of a complete application:

- Consent Application (Submitted through Pronto)
- Conceptual Site Plan showing extent of proposed Right of Way
- Legal Property Description for Subject and Benefitting Lands (LRO Parcel Registers)

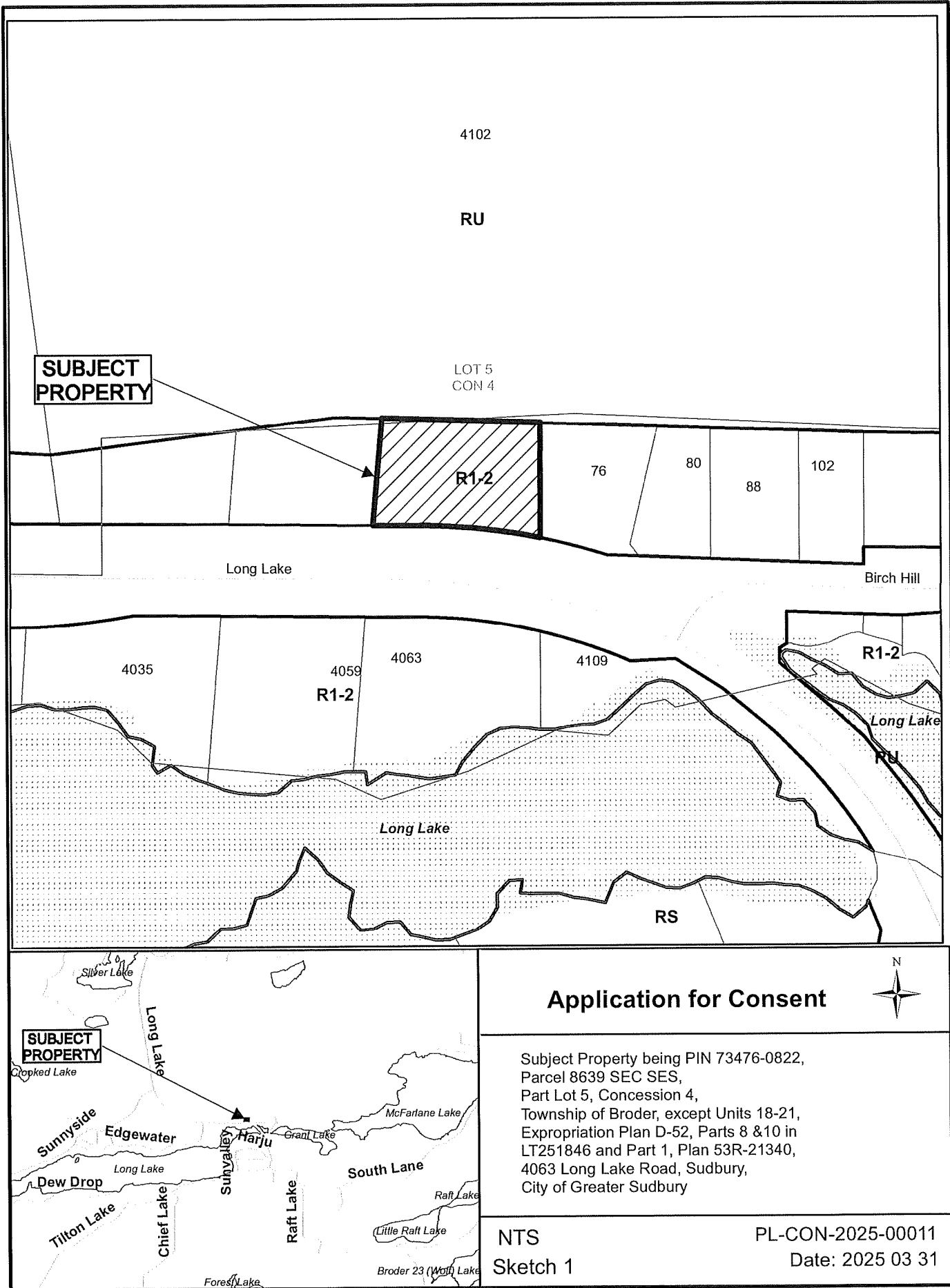
We understand that this application requires an application fee.

Should there be any question with respect to the above, please do not hesitate to contact the undersigned directly.

Respectfully Submitted,

**Matt Jay, BES**  
**Planning Technician**

**Vanessa Smith, M.PI, RPP**  
**Project Manager | Senior Planner**



**SUBJECT PROPERTY**

4102

RU

LOT 5  
CON 4

R1-2

76

80

88

102

Long Lake

Birch Hill

4035

R1-2

4059

4063

4109

R1-2

Long Lake

RU

Long Lake

RS

### Application for Consent

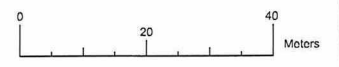
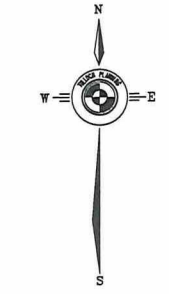
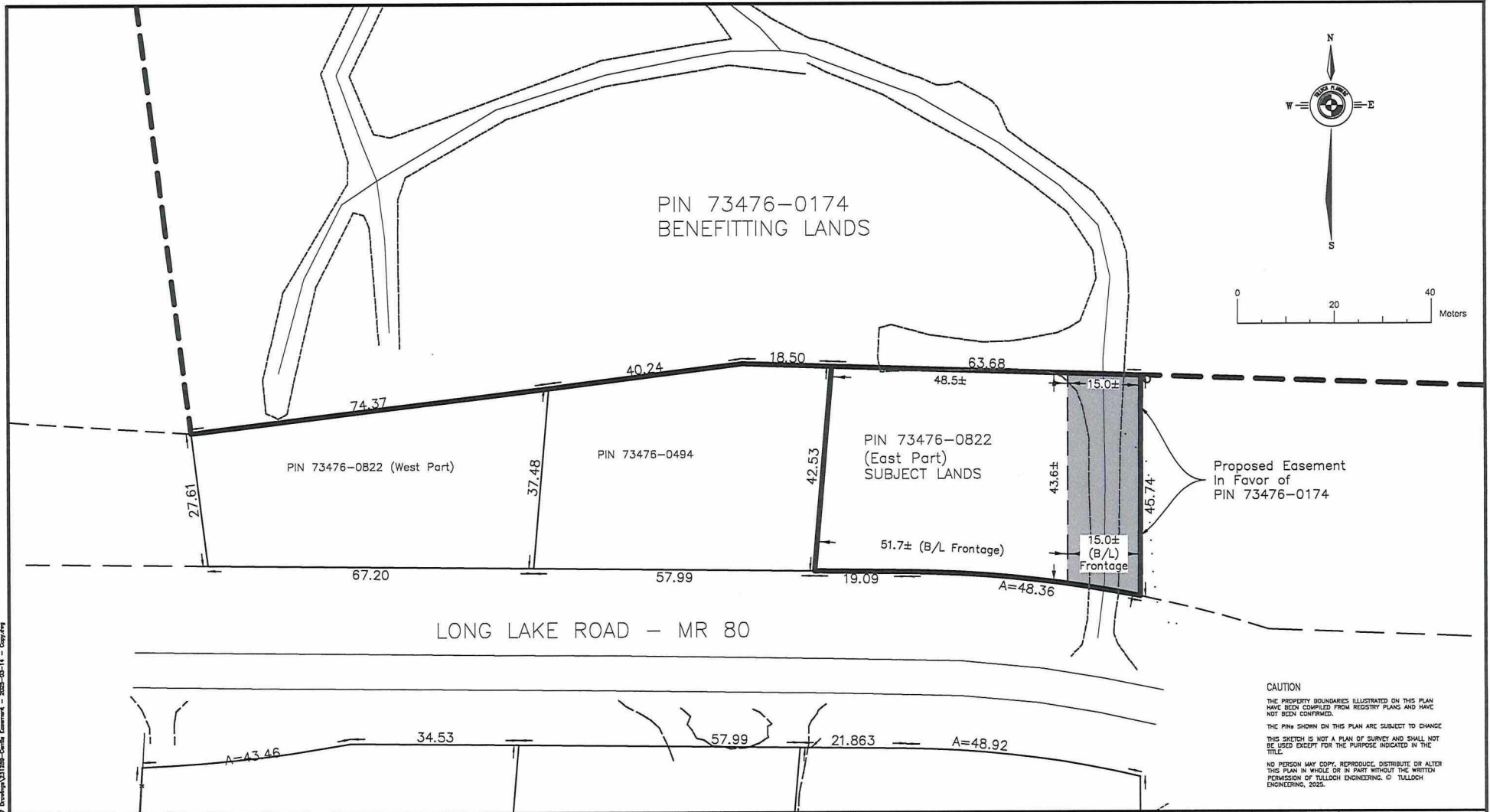


**SUBJECT PROPERTY**


Subject Property being PIN 73476-0822,  
Parcel 8639 SEC SES,  
Part Lot 5, Concession 4,  
Township of Broder, except Units 18-21,  
Expropriation Plan D-52, Parts 8 & 10 in  
LT251846 and Part 1, Plan 53R-21340,  
4063 Long Lake Road, Sudbury,  
City of Greater Sudbury

NTS  
Sketch 1

PL-CON-2025-00011  
Date: 2025 03 31



**CAUTION**  
 THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.  
 THE PINS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE. THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.  
 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2025.

No.		DATE	BY	ISSUES / REVISIONS
				
T: 705-522-6303 131 FIELDING ROAD LIVELY, ONTARIO P3Y 1L7				
DRAWING:		Proposed Easement		
PROJECT:		<b>Long Lake Road,          PIN 73476-0822 &amp; 0174          City of Greater Sudbury          Part Lot 5, Concession 4, Broder</b>		
DRAWN BY:		CHECKED BY:		PROJECT No.:
MDJ		VS		23-1289
SCALE:		PLOT SIZE:		DATE:
1:750		11x17		March 17, 2025

PL-COIN-2025-00011  
 Sketch 2

P:\2025\231289 - Great Lakes Property\07 - Drawings\231289-Cells - Easement - 2025-05-14 - Copy.dwg



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-2025-00018

**APPLICATION SUMMARY**

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**File Date:** March 28, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 63 Ida Crescent, Dowling P0M 1L0  
**Applicant(s):** RON CORMIER  
**Owner(s):** RON CORMIER

**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  
703.29

Depth  
35.7

Frontage  
19.7

---

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?**

2007

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

1

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

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

4

**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**

None

**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

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

No conflict - remaining residential

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

No conflict - remaining residential

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

No conflict - remaining residential

### **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**

<b>Area</b>	<b>Depth</b>	<b>Frontage</b>
703	35.7	19.7

**Existing use of land**

Residential

**Proposed use of land**

Residential

**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

**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

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

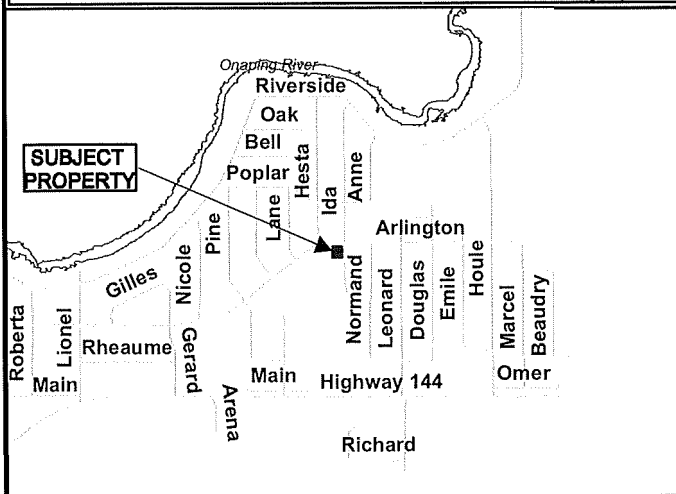
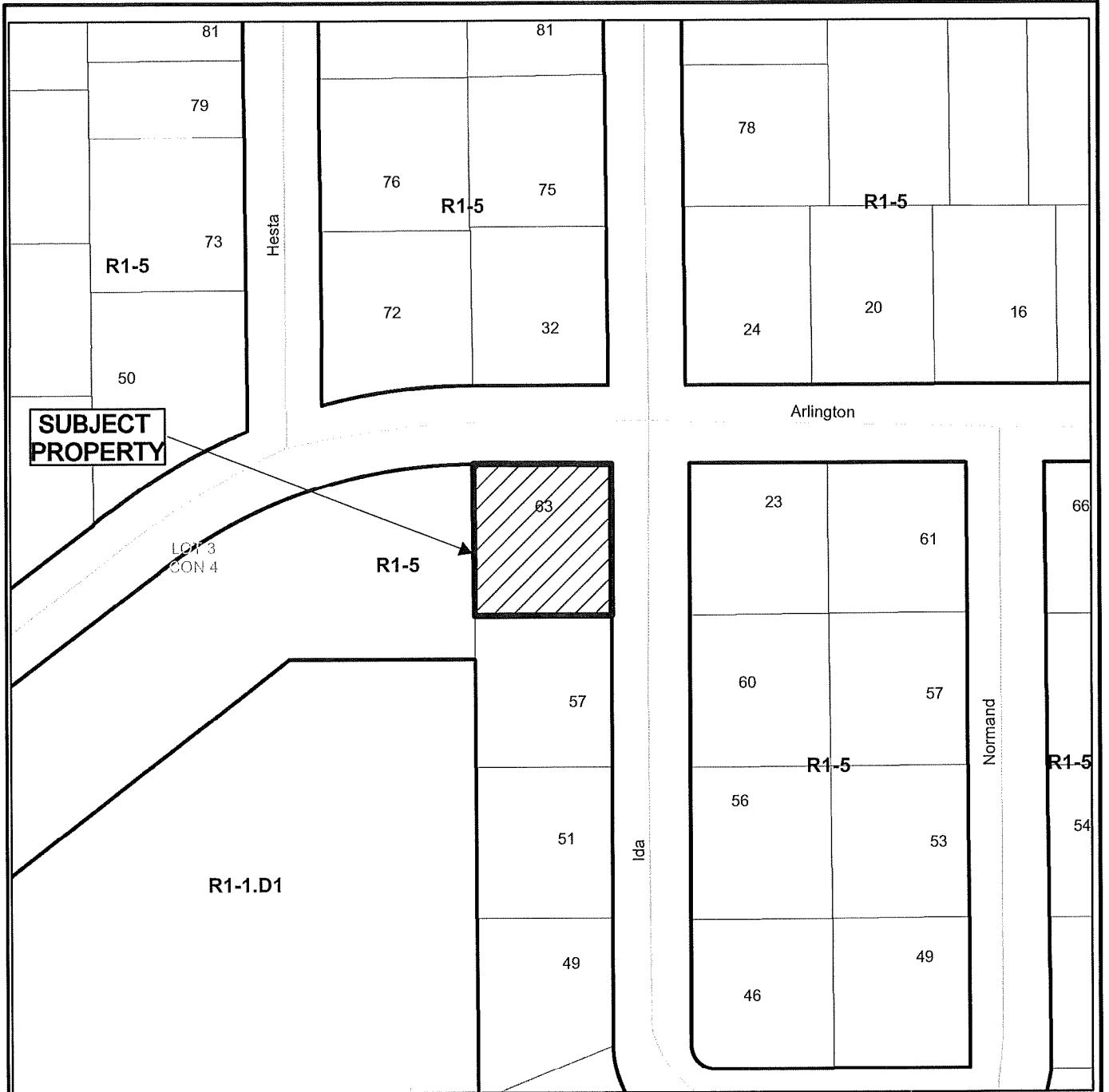
Estimate the distance of these facilities from the severed land and nearest public road by water

## 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)
House	Retained Land	Yes										1.2
Deck	Retained Land	Yes										7.7
Shed	Retained Land	Yes										10.1
Gazebo	Retained Land	Yes										1.2

## 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)
House	Retained Land	No	185	185	1	12.8	15.8	5	6	12.9	5.6	20.9
Deck	Retained Land	No	27.5	27.5	1	4.3	6.4	1.4	24.7	6.7	5.6	28.6
Shed	Retained Land	No	2.4	2.4	1	1.2	2	1.8	33.3	1.2	8.4	31.0
Gazebo	Retained Land	No	15.9	15.9	1	3.7	4.3	3	30	9.0	14.2	20.9
Tent Garage to be demo'd	Severed Land	Yes	22.2	22.2	1	3.7	6	3.7	27.3	2.4	4.3	31.4



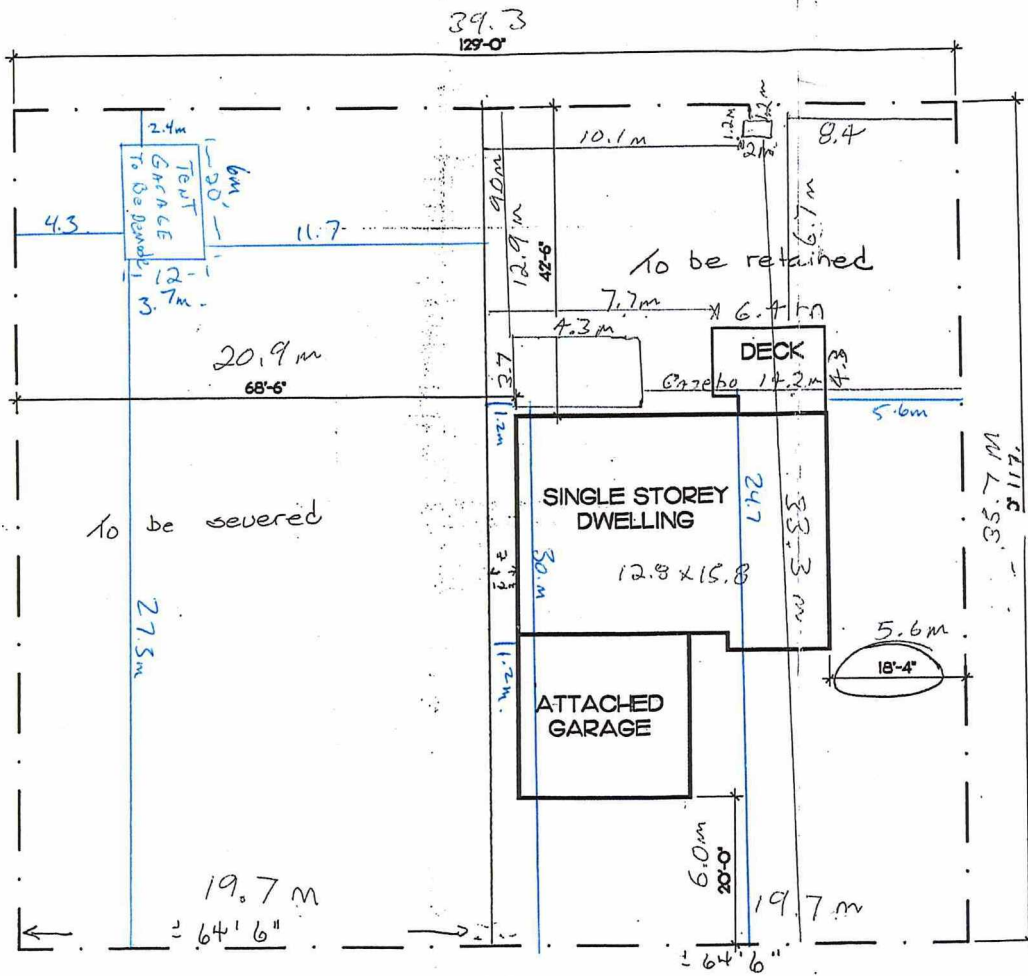
### Application for Consent



Subject Property being PIN 73352-0449,  
 Parcel 19760 SEC SWS SRO,  
 Lot 20, Plan M-496,  
 Part Lot 3, Concession 4,  
 Township of Dowling,  
 63 Ida Crescent, Dowling,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00018  
 Date: 2025 04 04



IDA CRESCENT

ARLINGTON DRIVE - EAST

- GENERAL NOTES
1. ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT THE DESIGNER'S WRITTEN CONSENT & APPROVAL WILL VOID THE DESIGNER'S INSURANCE COVERAGE
  2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING
  3. THESE DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE ALTERED IN ANY MANNER OR USED ON ANY OTHER PROJECT.
  4. DO NOT SCALE DRAWINGS

FINAL REVIEW - OCTOBER 5, 2007

PERMIT - OCTOBER 12, 2007

PL-CON-2025-00018  
Sketch 2

Br 10



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-2025-00019

**APPLICATION SUMMARY**

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**File Date:** April 2, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 140 Armstrong Road, Coniston P0M 1M0  
**Applicant(s):** JAMES MCDOWELL  
**Owner(s):** JAMIE-LYNN ARMSTRONG

**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  
  
Depth  
  
Frontage

---

**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  
45.5

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

Depth  
20.75

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

Frontage  
0

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?**

2010/12/23

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

1

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

**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**

James McDowell

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

Yes

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

Part 1, Plan 53R-22154, Easement No. SD51454, in favour of Hydro One Networks Inc

**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

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

No change to be made to the property, other than a buried Hydro Cable to service PIN 73560-1310

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

No change to be made to the property, other than a buried Hydro Cable to service PIN 73560-1310

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

NA

**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
3830	68.3	92.8

**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-2025-00019

**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

Proposed use of land

Residential

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

PIN 73560-1310

**WATER/SEWAGE - SEVERED**

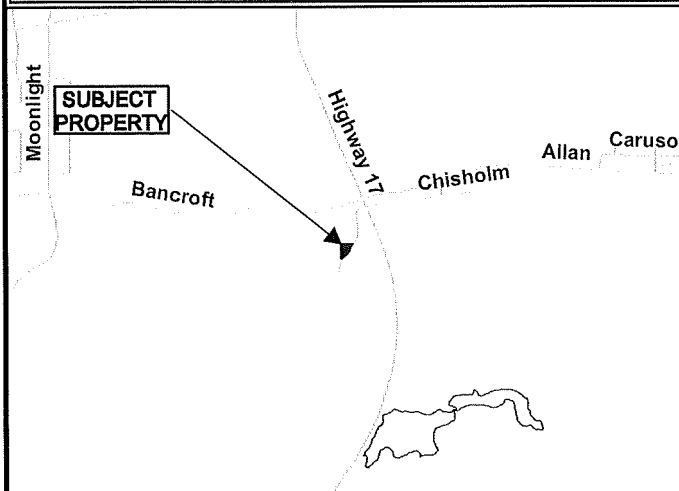
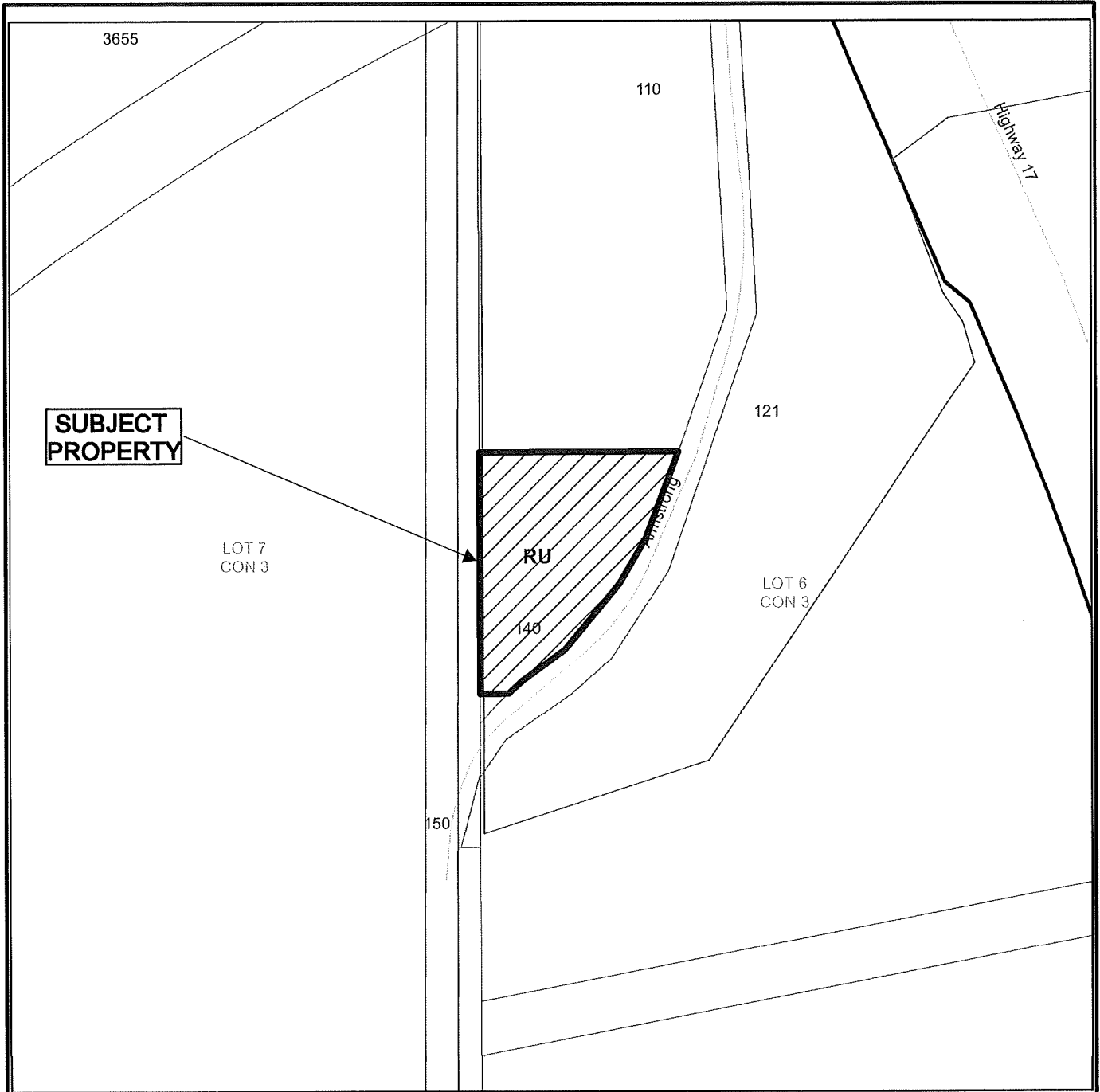
- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other
- No Service

**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



## Application for Consent



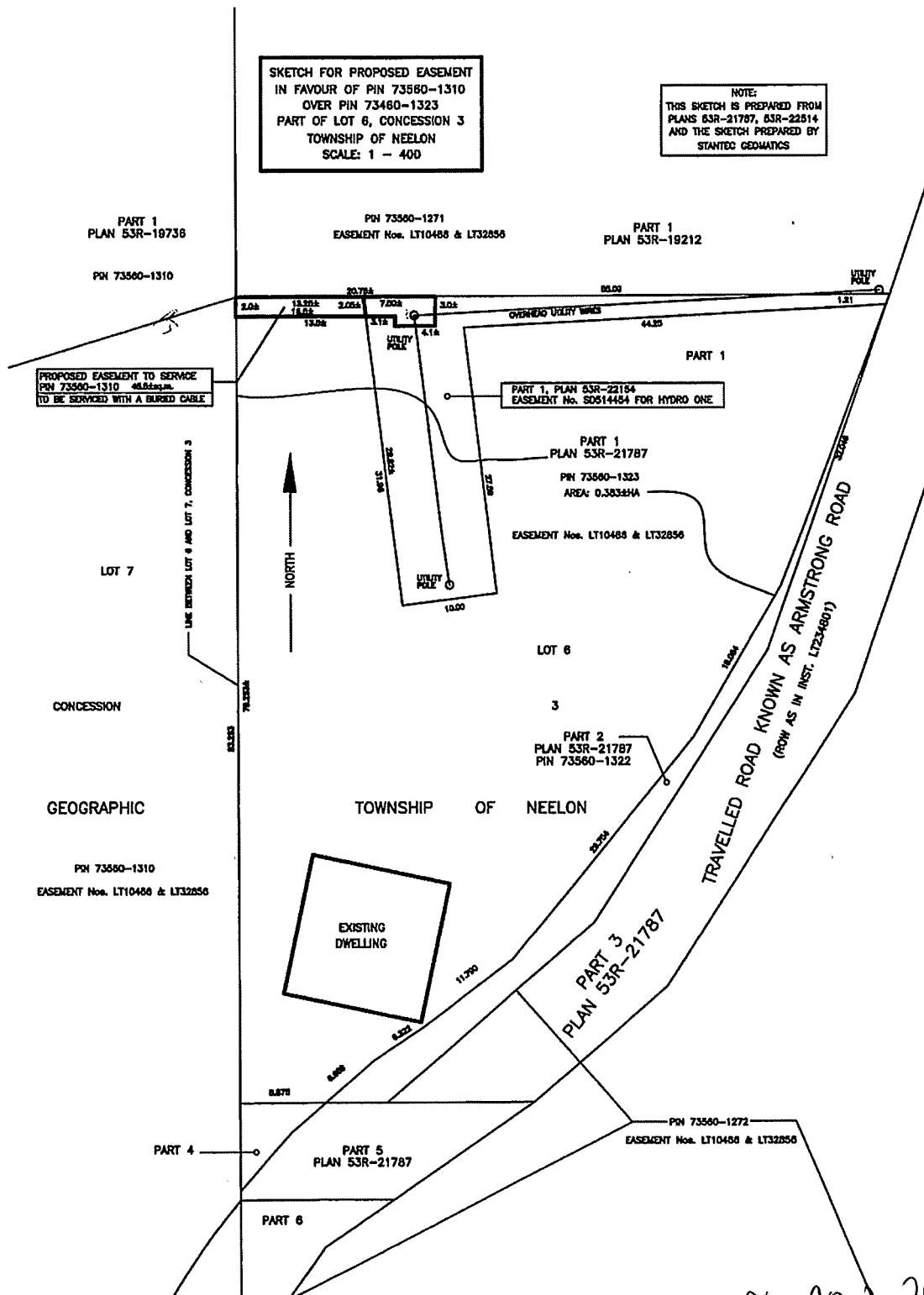
Subject Property being PIN 73560-1323,  
 Part Lot 6, Concession 3,  
 Part 1, Plan 53R-21787,  
 Township of Neelon,  
 140 Armstrong Road, Coniston,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00019  
 Date: 2025 04 08

SKETCH FOR PROPOSED EASEMENT  
 IN FAVOUR OF PIN 73580-1310  
 OVER PIN 73460-1323  
 PART OF LOT 6, CONCESSION 3  
 TOWNSHIP OF NEELON  
 SCALE: 1 - 400

NOTE:  
 THIS SKETCH IS PREPARED FROM  
 PLANS 63R-21787, 63R-22814  
 AND THE SKETCH PREPARED BY  
 STANTEC GEOMATICS



PL-CON-2025-00019  
 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-2025-00020

**APPLICATION SUMMARY**

---

**File Date:** April 3, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 0 Montpellier Road, Chelmsford, ON P0M1L0  
**Applicant(s):** D.S. DORLAND LIMITED  
**Owner(s):** VICLAIRE INVESTMENTS LTD.

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

<b>Area</b> 835600	<b>Area (Second Additional Lot if Applicable)</b>
<b>Depth</b> 806.9	<b>Depth (Second Additional Lot if Applicable)</b>
<b>Frontage</b> 327.3	<b>Frontage (Second Additional Lot if Applicable)</b>

---

Creation of New Lot

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

---

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?**

2013/04/25

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

0

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

**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**

Daniel & Lisa Ouimet (PIN 73351-0678)

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

Yes

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

easement No. LT76527 (Ontario Hydro)- This easement has been abandoned, no pole lines anymore.

Right-of-way over Parts 1, 2 & 3, Plan 53R-20671, as in SD357837, SD357838 \* SD357839 in favour of PIN 73551-0155, PIN 73551-0154 & PIN 73551-0070.

**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

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

not applicable-this application is to sever a portion of PIN 73351-0656 & add to abutting PIN 73351-0678

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

not applicable-this application is to sever a portion of PIN 73351-0656 & add to abutting PIN 73351-0678

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

not applicable-this application is to sever a portion of PIN 73351-0656 & add to abutting PIN 73351-0678

**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
304500	806	774

**Existing use of land**

vacant

**Proposed use of land**

unknown

**Proposed use of land**

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

No

PL-COU-2025-00020

**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

Proposed use of land

unknown

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

part of PIN 73351-0656 will be severed & added to PIN 73351-0678

PL-CON-2025-00020

**WATER/SEWAGE - SEVERED**

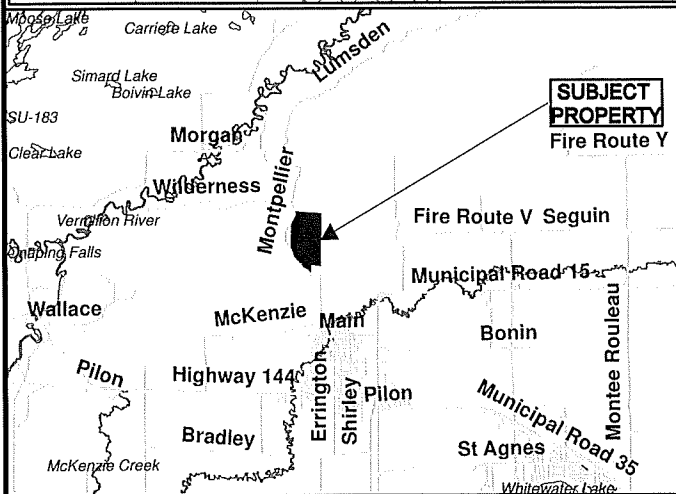
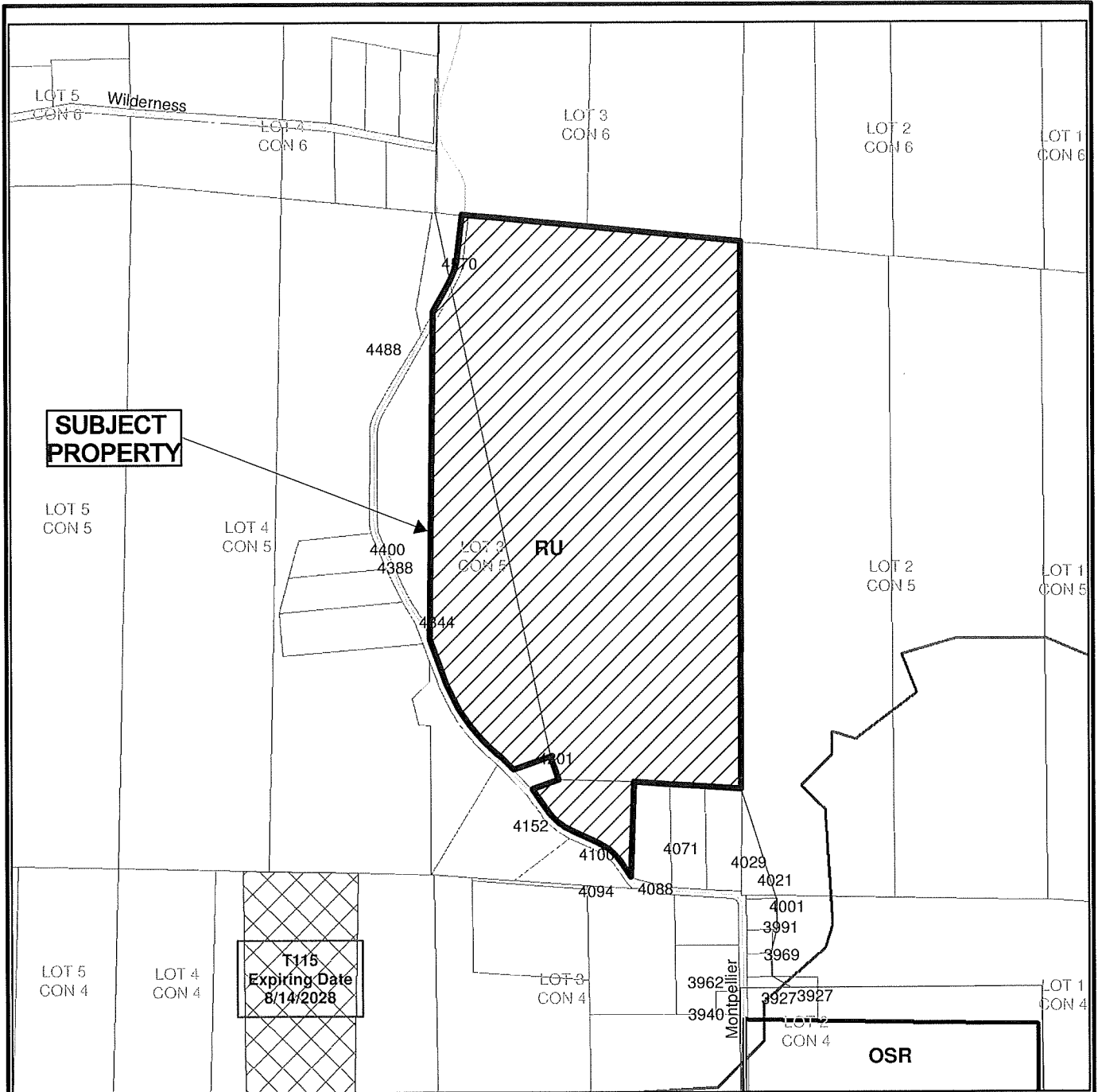
- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

**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



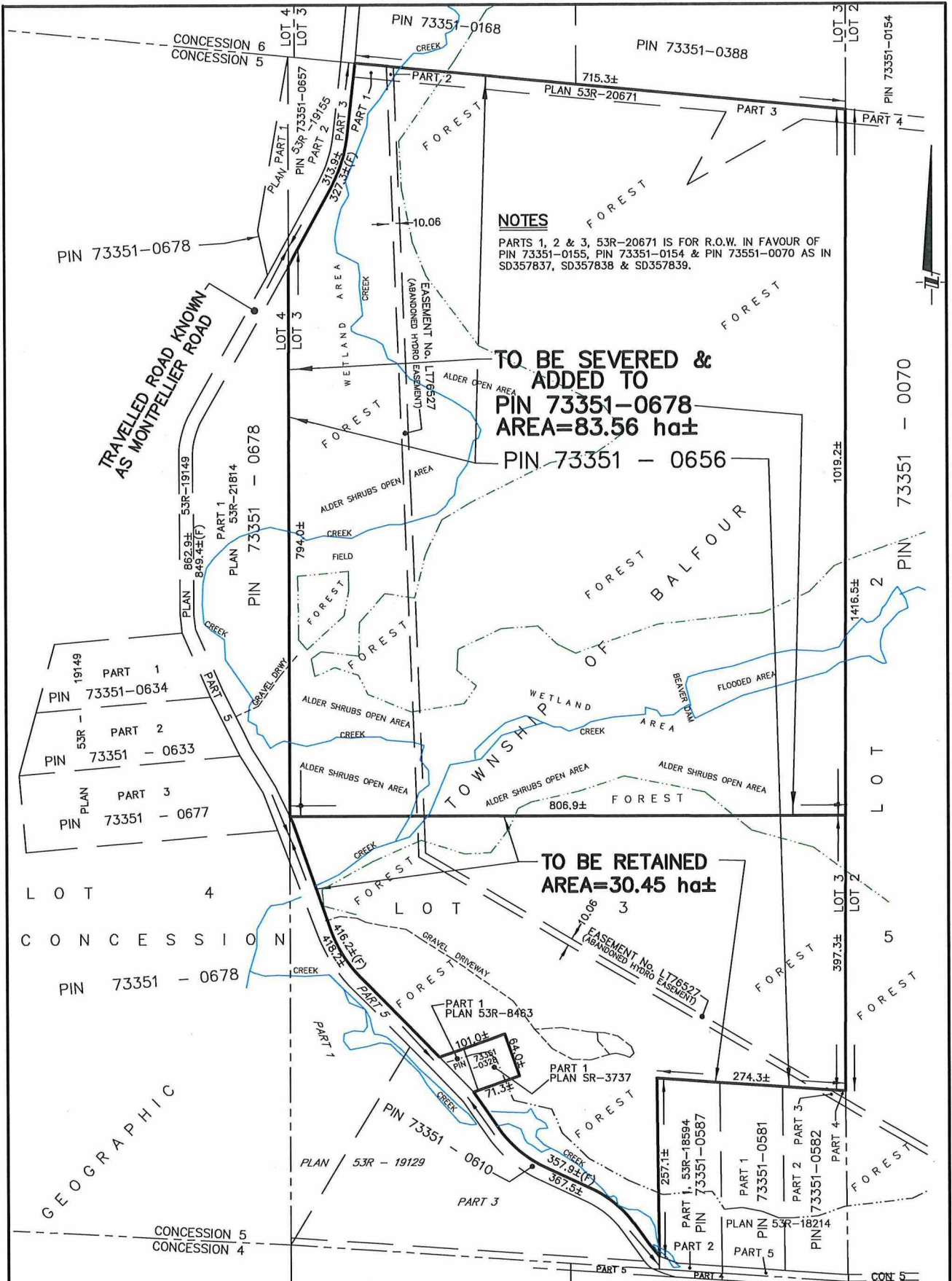
## Application for Consent



Subject Property being PIN 73351-0656, SRO, Part Lot 3, Concession 5, except Part 1, Plan 53R-8463, Parts 1-5, Plan 53R-18214, Part 1, Plan 53R-3737, Parts 1-2, Plan 53R-18594, Parts 1-5, Plan 53R-19129, Part 2, Plan 53R-19155, Township of Balfour, 0 Montpellier Road, Chelmsford, City of Greater Sudbury

NTS  
Sketch 1

PL-CON-2025-00020  
Date: 2025 04 11



**NOTES**

PARTS 1, 2 & 3, 53R-20671 IS FOR R.O.W. IN FAVOUR OF PIN 73351-0155, PIN 73351-0154 & PIN 73551-0070 AS IN SD357837, SD357838 & SD357839.

**TO BE SEVERED & ADDED TO**  
**PIN 73351-0678**  
**AREA=83.56 ha±**  
**PIN 73351 - 0656**

**TO BE RETAINED**  
**AREA=30.45 ha±**

D.S.  
**DORLAND**  
 LIMITED

ONTARIO LAND SURVEYORS  
 GEOMATICS PROFESSIONALS

298 LARCH STREET  
 SUDBURY, ONTARIO, P3B 1M1  
 PHONE (705) 673-2556 FAX (705) 673-1051  
 WWW.DSDORLANDLIMITED.CA

PREPARED BY: AA (W.M)      SCALE: 1:5000 METRIC  
 \*\*\*\*      CAD FILE: 18194 SKETCH FINAL.dwg  
 DATE: APRIL 2, 2025      P.S. TAB: SKETCH FINAL 5000s

SKETCH FOR PLANNING ACT APPLICATIONS  
**PIN 73351-0656**  
**PART OF LOT 3, CON. 5**  
**GEOGRAPHIC TOWNSHIP OF BALFOUR**  
**CITY OF GREATER SUDBURY**  
**DISTRICT OF SUDBURY**

**LEGEND**  
 F DENOTES FRONTAGE  
 ROW DENOTES RIGHT OF WAY

**"CAUTION"**  
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 B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

SCALE 1:5000  
 0 50 100 200 300 METRES

PL-COV-2025-00020  
 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-2025-00026

**APPLICATION SUMMARY**

---

**File Date:** April 23, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 390 Marier Street, Azilda P0M 1B0  
**Applicant(s):** D.S. DORLAND LIMITED  
**Owner(s):** COLETTE AUBIN AND SYLVIO VACHON

**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  
1564  
  
Depth  
46  
  
Frontage  
34

---

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?**

2023/05/01

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

0

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

**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**

UNK

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

Yes

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

LT152773 Bell Easement which is an error on title as it is located on the south side of Labine Street (not within the subject PIN 73346-0895)

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

Yes

**Name of transferee**

UNK

**Date of transfer**

UNK

**Use of severed land**

Rural Residential

**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. Residential units are a permitted use in Living Area 1.

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

Residential units are a permitted use in Living Area 1.

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

This proposed land use matches the existing rural residential uses in the area. Provides for residential needs within the community. The rural setting provides a healthy setting to live in for those people who enjoy country living. The existing watermain along Marier Street can be utilized for the proposed development.

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

Provides healthy living in a rural setting. Provides employment for the construction of the residential home. Adds to the value of other homes in the area. Utilizes the existing infrastructure - i.e. watermain.

**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
21900	186.2	91.39

**Existing use of land**

Primary and secondary dwelling under construction

**Proposed use of land**

Proposed future secondary dwelling unit with double garage

**Proposed use of land**

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

No

PL-000-2025-00026

**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

Proposed use of land

Single Family Dwelling & Attached Garage

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

**WATER/SEWAGE - SEVERED**

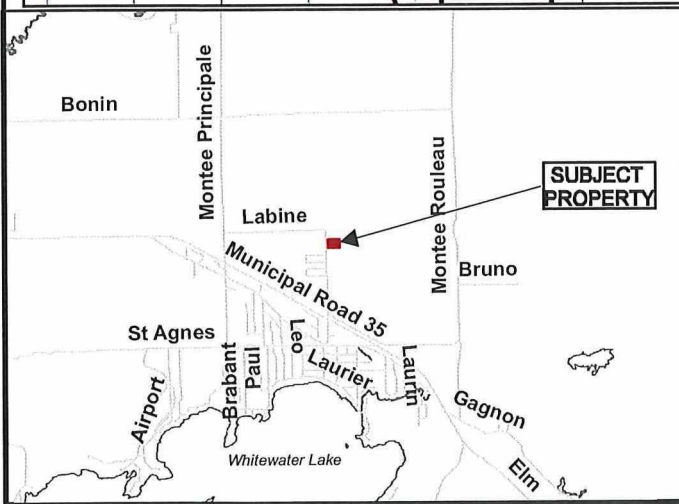
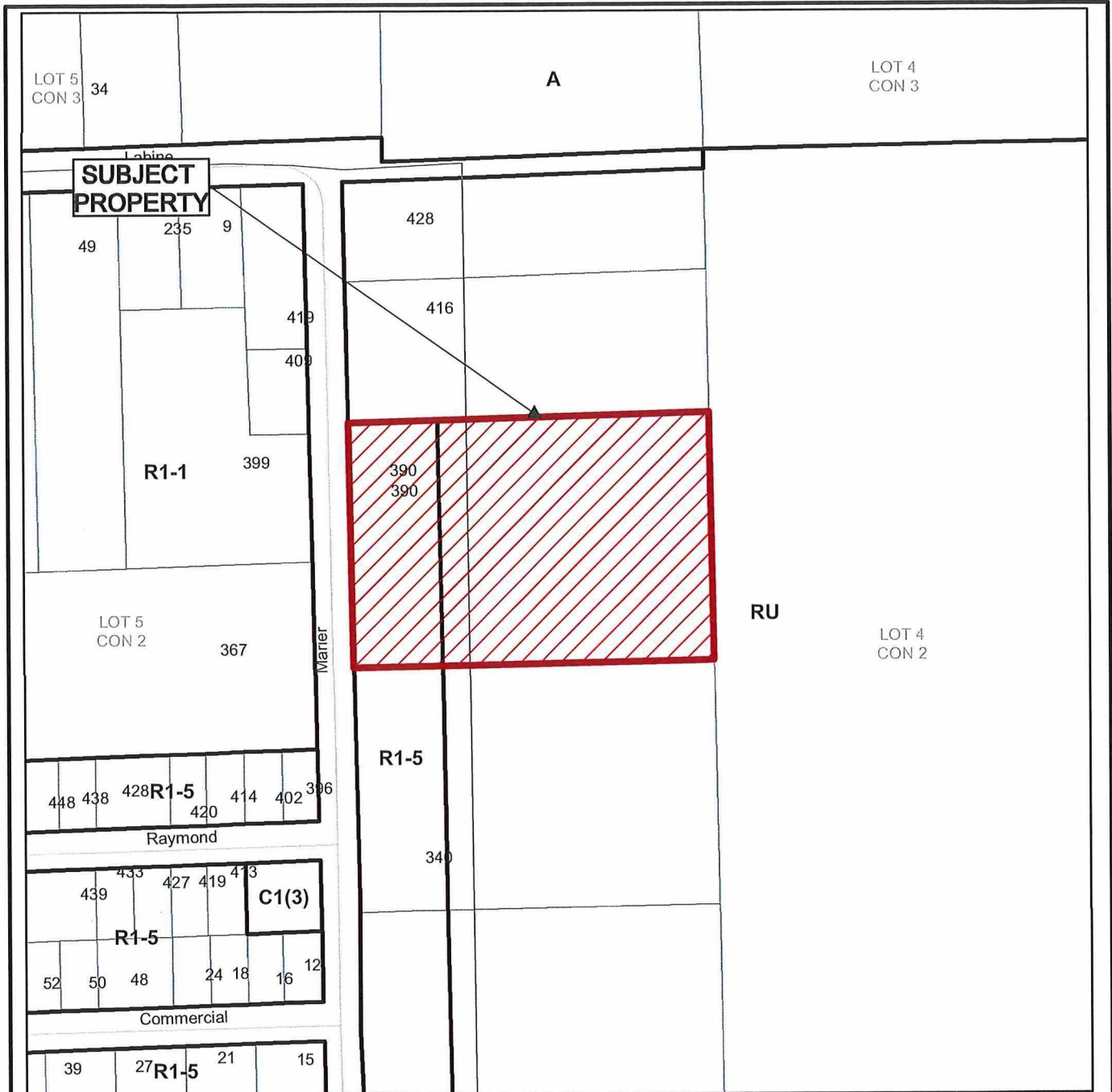
- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

**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



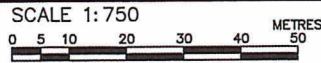
## Application for Consent

Subject Property being PIN 73346-0895,  
 Parcel 27440 SEC SWS SRO, Part 3, Plan 53R-9375,  
 Part Lot 5, Concession 2, Township of Rayside,  
 390 Marier Street, Azilda,  
 City of Greater Sudbury

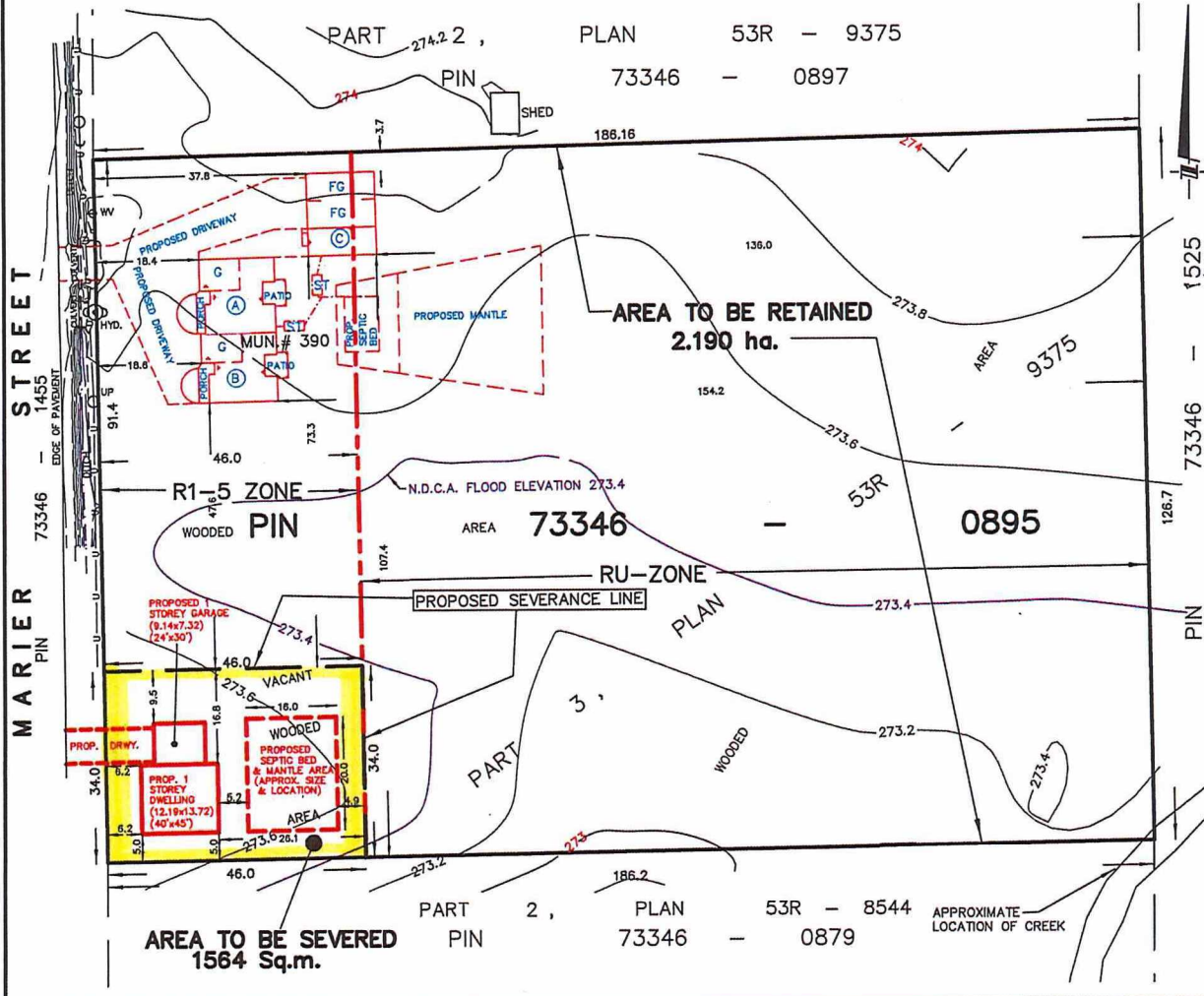
NTS  
 Sketch 1

PL-CON-2025-00026  
 Date: 2024 10 30

SKETCH FOR PLANNING ACT APPLICATION  
FOR PIN 73346-0895



CONSERVATION SUDBURY REGULATORY FLOOD BOUNDARY ELEVATION = 273.40m



**LEGEND**

- DENOTES FLOOD CONTOUR ELEVATION 273.4m AS SURVEYED
- (A) DENOTES 1 STOREY PRIMARY DWELLING UNDER CONSTRUCTION
- (B) DENOTES 1 STOREY SECONDARY DWELLING UNDER CONSTRUCTION
- (C) DENOTES PROPOSED FUTURE 1 STOREY SECONDARY DWELLING UNIT
- G DENOTES PROPOSED 1 STOREY GARAGE UNDER CONSTRUCTION
- FG DENOTES PROPOSED FUTURE 1 STOREY GARAGE
- ST DENOTES PROPOSED SEPTIC TANK
- ⊕ WW DENOTES WATER VALVE
- UP DENOTES UTILITY POLE
- ⊖ AN DENOTES POLE ANCHOR
- ⊙ DENOTES FIRE HYDRANT
- U — DENOTES OVERHEAD UTILITY LINE
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- CGVD28 DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928
- N.D.C.A. DENOTES NICKEL DISTRICT CONSERVATION AUTHORITY (NOW KNOWN AS CONSERVATION SUDBURY)

**NOTES:**

CONTOUR INTERVAL = 0.2 METERS (CONTOURS GENERATED FROM FIELD WORK COMPLETED ON APRIL 5, 2024)

**PROPERTY INFORMATION**

PIN 73346-0895, FORMERLY PARCEL 27440 SEC, BEING PART OF LOT 5 CONCESSION 2, GEOGRAPHIC TOWNSHIP OF RAYSIDE, DESIGNATED AS PART 3, PLAN 53R-9375.

**ELEVATION NOTES**

ELEVATIONS SHOWN HEREON ARE BEEN OBSERVED USING SIMULTANEOUS REAL TIME KINEMATIC G.P.S. OBSERVATIONS WHICH ARE DIRECTLY RELATED TO THE GRS80 ELLIPSOID OF NAD83 (CSRS, 2002.0) AND HAVE BEEN CONVERTED TO CGVD28 HEIGHTS USING THE HT 2.0 NATIONAL HEIGHT TRANSFORMATION AS PROVIDED BY NATURAL RESOURCES CANADA.

**CAUTION**

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D.S. <b>DORLAND</b> LIMITED	ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS
	298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA
PREPARED BY : AA	SCALE : 1:750 METRIC
***	CAD FILE : 18639 SKETCH3.dwg
DATE : DECEMBER 4, 2024	P. SPACE TAB : SKETCH 750e

PL-CON-2025-00026  
Sketch 2