

PL-CON-2025-00046 NICOLE DOYON

Ward: 6

PIN(s) 735081381, SRO, Part Lot 11, Concession 1, Parts 18 & 21, Plan 53R-19499, Township of Capreol, 3891 Hydro Road, Hanmer, [By-law 2010-100Z, RU]

To create a new lot on the south middle portion of the subject property, identified as Sever 1 on the Plan submitted with the Application, providing a lot frontage of approximately 97.0m and a lot area of approximately 21487.0 sq. m.

CURRENTLY SUBJECT TO OFFICIAL PLAN AMENDMENT 701-7/23-001 AND CONSENT APPLICATION PL-CON-2025-00047. PREVIOUSLY THE SUBJECT OF CONSENT APPLICATIONS B123/09 (DEC. 10/09), B124/2009 & B125/2009 (APR 29/10), B415/90 & B416/90 (AUG. 13/90)

PL-CON-2025-00047 NICOLE DOYON

Ward: 6

PIN(s) 735081381, SRO, Part Lot 11, Concession 1, Parts 18 & 21, Plan 53R-19499, Township of Capreol, 3891 Hydro Road, Hanmer, [By-law 2010-100Z, RU]

To create a new lot on the south vacant portion of the subject property, identified as Sever 2 on the Plan submitted with the Application, providing a lot frontage of approximately 97.0m and a lot area of approximately 21487.0 sq. m.

CURRENTLY SUBJECT TO OFFICIAL PLAN AMENDMENT 701-7/23-001 AND CONSENT APPLICATION PL-CON-2025-00046. PREVIOUSLY THE SUBJECT OF CONSENT APPLICATIONS B123/09 (DEC. 10/09), B124/2009 & B125/2009 (APR 29/10), B415/90 & B416/90 (AUG. 13/90)



APPLICATIONS FOR CONSENT

PL-CON-2025-00051 TIMESTONE CORPORATION

Ward: 11

PIN(s) 735760544, Lot 94 and Part Lot 95, Plan M-1003, being Parts 14, 15, and 16, 53R-22079, Part Lot 10, Concession 3, Township of Neelon, 117 Carrington Drive, Sudbury, [By-law 2010-100Z, R3(66)]

Consent to sever two semi-detached dwellings along the shared footings.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0055/2024 (Aug 26/24)

PL-CON-2025-00052 TIMESTONE CORPORATION

Ward: 11

PIN(s) 735760545, Lot 96 and Part Lot 95, Plan M-1003, Parts 17, 18 and 19, Plan 53R-22079, Part Lot 10, Concession 3, Township of Neelon, 129 Carrington Drive, Sudbury, [By-law 2010-100Z, R3(66)]

Consent to sever two semi-detached dwellings along the shared footings.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A110/24 AND A111/24 (DEC 4/24) AND CONSENT APPLICATION B55/24 (AUG 26/24)

Written submissions regarding these applications must be received no later than Wednesday, September 3, 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-2025-00031

APPLICATION SUMMARY

File Date: May 19, 2025
Application Type: Consent (Land Severance)
Address(es): 198 Gordon Lake Road, Chelmsford P0M 1L0
Applicant(s): PATRICIA ZYGMONT
Owner(s): PATRICIA ZYGMONT AND DANNY ZYGMONT

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
36421.0

Depth
357.0

Frontage
121.0

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?

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?

2011

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?

3

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

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

Explain how the application conforms with the Official Plan

meets minimum 5 acres and road frontage

Explain how the application is consistent with the Provincial Policy Statements

No conflicts

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

No conflicts

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
61552.0	318	274.0

Existing use of land

rural

Proposed use of land

rural

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

Rural

Proposed use of land

Rural

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)
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EXISTING BUILDING/STRUCTURE

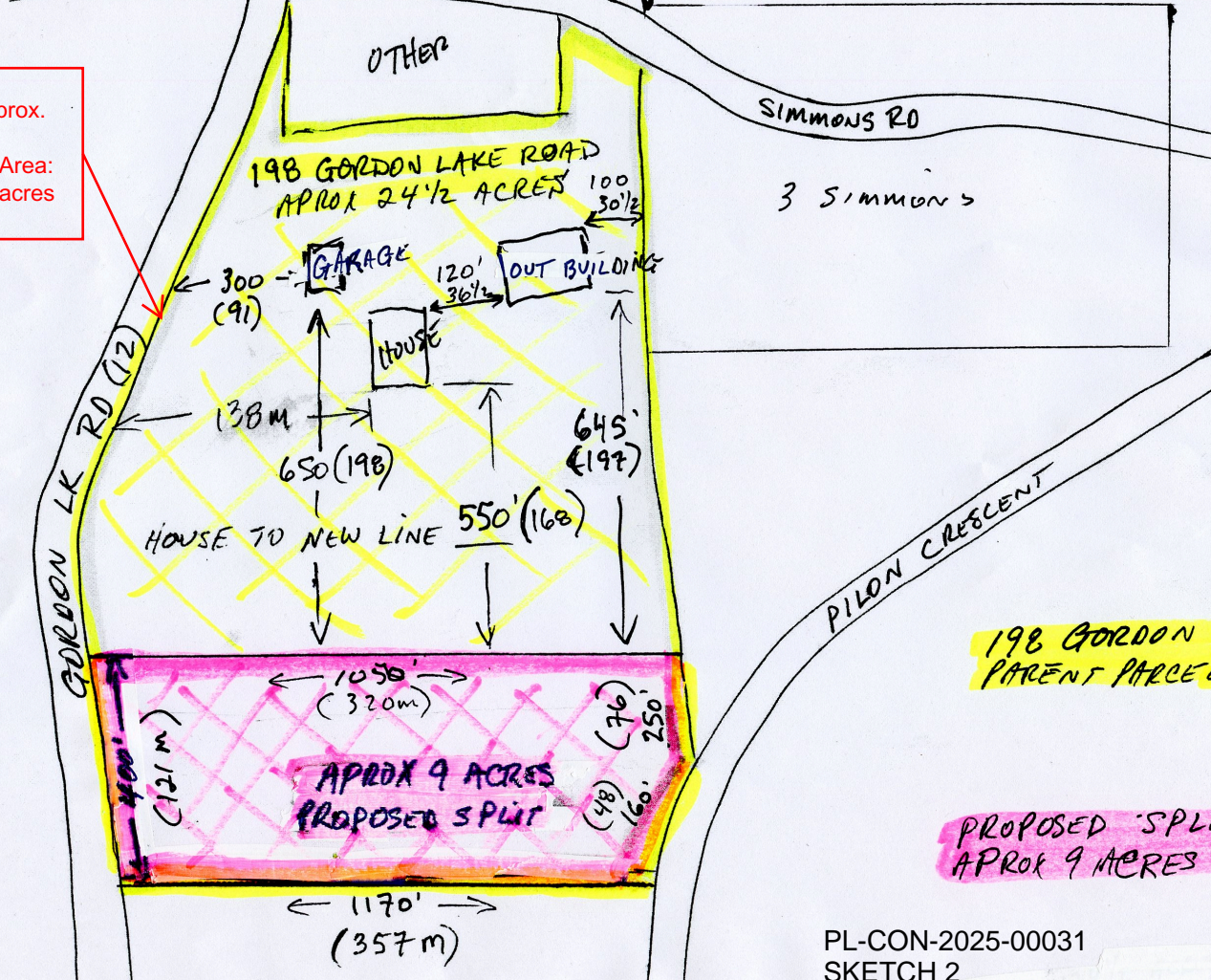
Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Dwelling (1980)	Retained Land	No	111.0	111.0	1	9.1	12.2	4.0	138.0	73.0	74.0	168.0
Garage (1989)	Retained Land	No	36.0	36.0	1	4.5	8.0	3.7	91.0	100.5	39.0	198.0
Outbuilding (2019)	Retained Land	No	223.0	223.0	1	12.2	18.3	6.5	154.0	30.5	82.0	197.0

NOT TO SCALE

CPR TRACKS

SIMMONS

Retained Lot
Frontage: Approx.
274.0m
Retained Lot Area:
Approx. 15.0 acres



198 GORDON PARENT PARCEL 25 ACRES

PROPOSED SPLIT APPROX 9 ACRES

PL-CON-2025-00031
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-2025-00042

APPLICATION SUMMARY

File Date: June 13, 2025

Application Type: Consent (Land Severance)

Address(es): 4502 Elmview Drive, Hanmer P3P 1B4

Applicant(s): MICHEL BERNARD

Owner(s): MICHEL BERNARD AND DIANE BERNARD

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
603.86

Depth
30.48

Frontage
19.81

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?

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?

June 5 2005

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?

2

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?

Yes

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

Source Protection Area: Nickel District

View Source Protection Plan

Wellhead Protection Area: D ; score is 6

Wellhead Protection Area (WHPA-E): No

Issue Contributing Area: No

Significant Groundwater Recharge Area: No

Highly Vulnerable Aquifer: No

Event Based Area: No

Wellhead Protection Area Q1: Yes Stress: Significant

Wellhead Protection Area Q2: Yes Stress: Significant

Intake Protection Zone Q: No

Information is current as of: April 23, 2025

CONSENT

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

Pierre Bernard

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 property to remain residential

Explain how the application is consistent with the Provincial Policy Statements

No conflict intensification within urban area

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

No conflict intensification within urban area

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
789.7	30.48	25.91

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

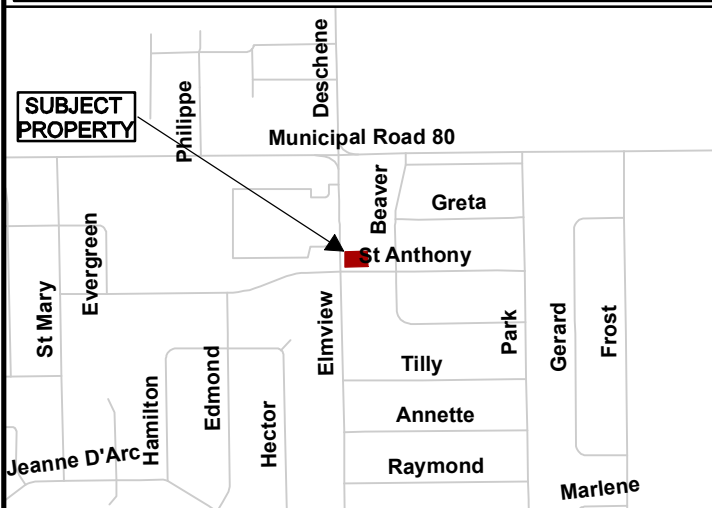
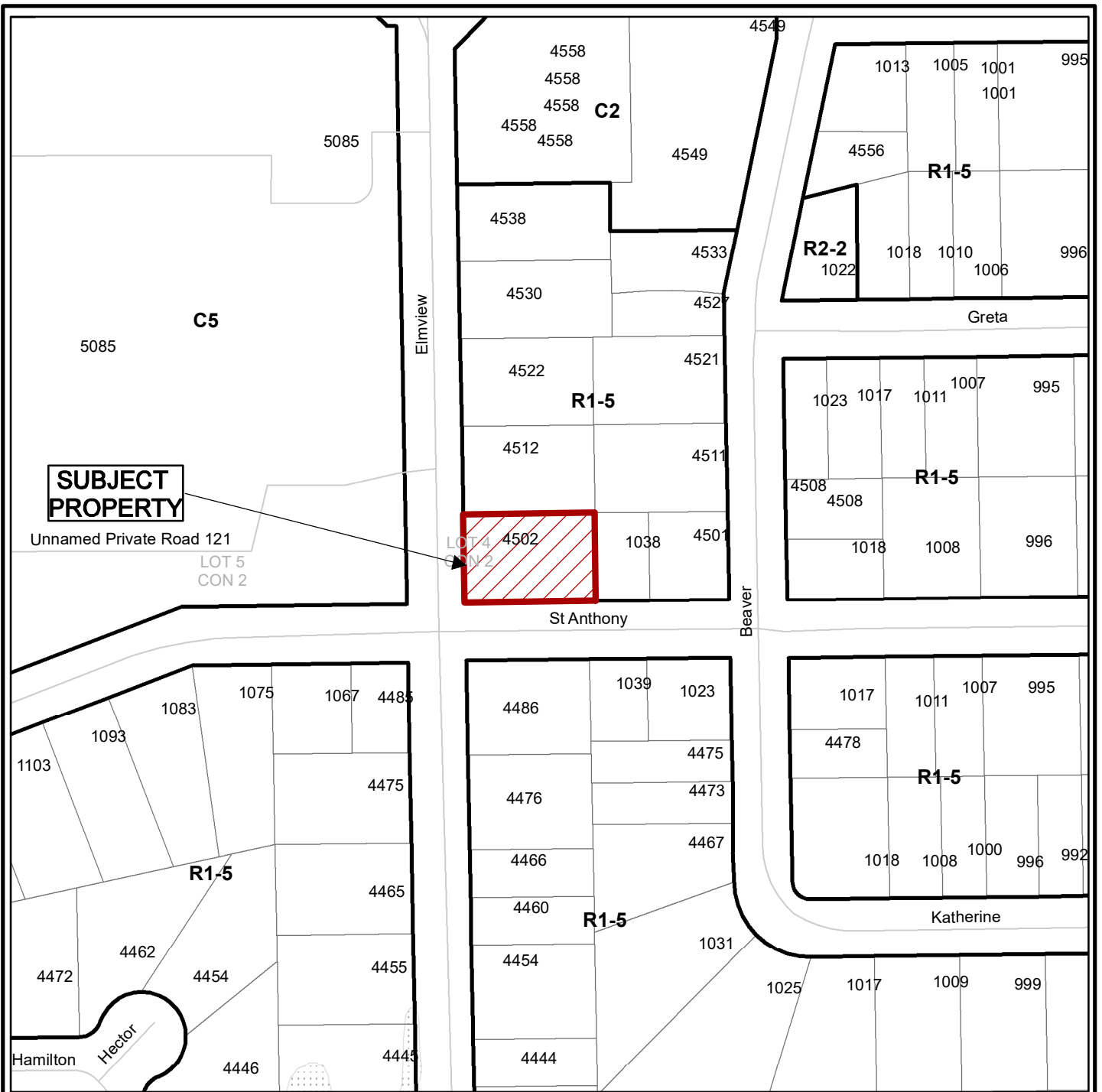
Estimate the distance of these facilities from the severed land and nearest public road by water


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)
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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	114.76	114.76	1	7.6	15.1	4.3	9.27	2.97	9.15	9.21
shed	Severed Land	Yes	17.9	17.9	1	3.66	4.88	2.74	42.06	2.3	2.3	25.6



Application for Consent 

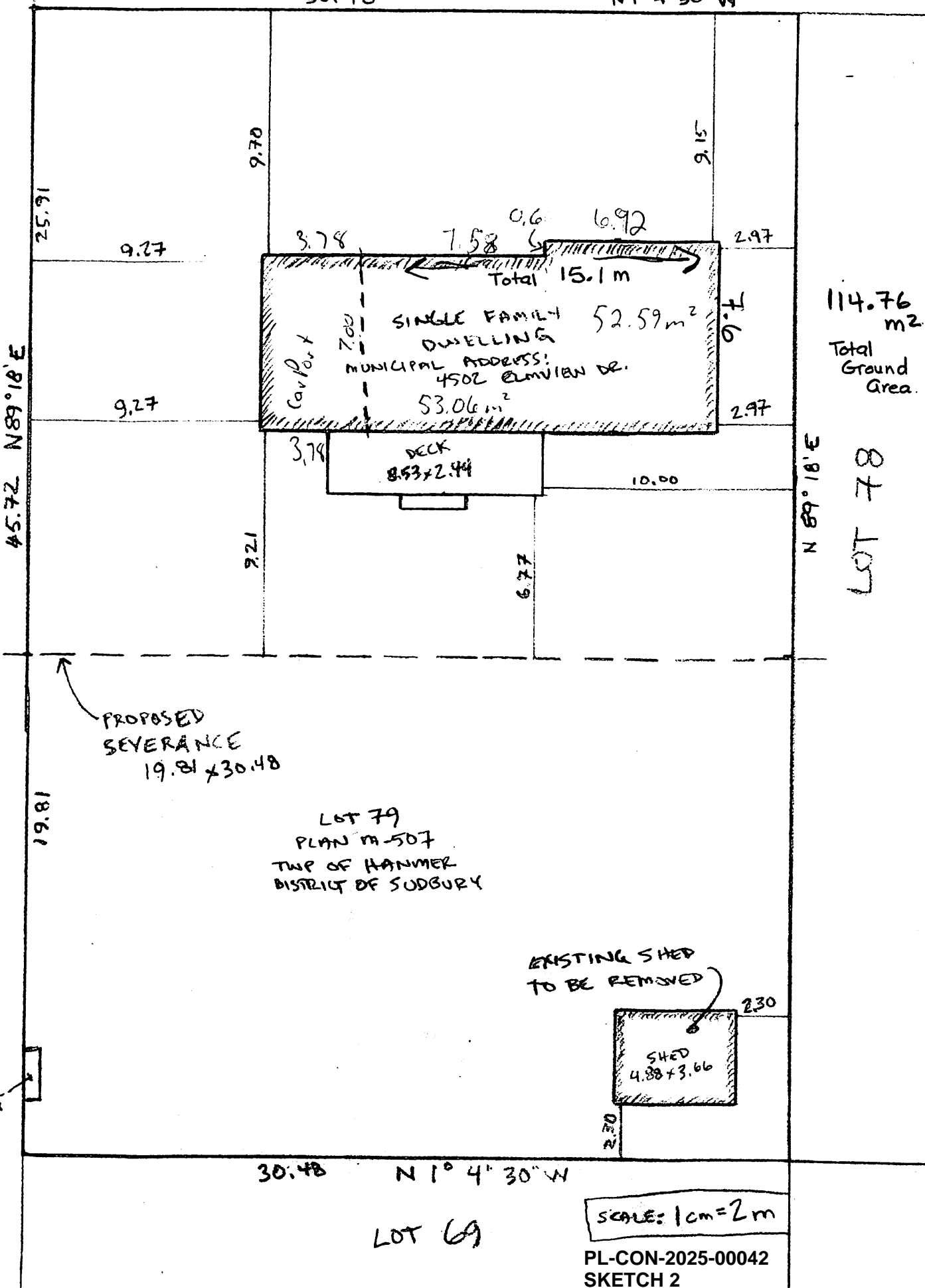
Subject Property being PIN 73504-1778,
Parcel 29557 SEC SES SRO,
Lot 79, Plan M-507,
Part Lot 4, Concession 2,
Township of Hanmer,
4502 Elmview Drive, Hanmer,
City of Greater Sudbury

NTS PL-CON-2025-00042
Sketch 1 Date: 2025 06 26

ELMVIEW DRIVE

30.48

N 1° 4' 30" W





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-2025-00046

APPLICATION SUMMARY

File Date: July 7, 2025
Application Type: Consent (Land Severance)
Address(es): 3891 Hydro Road, Hanmer P3P 1R2
Applicant(s): RICHARD DOYON
Owner(s): NICOLE DOYON

PLANNING APPLICATION PURPOSE OF TRANSACTION

Addition to Lot

Area 59394	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
20999
Depth
210
Frontage
97.67

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?

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?

2010

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?

7

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

Justin Doyon and Nicole Doyon

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

Explain how the application conforms with the Official Plan

No conflict, will remain rural

Explain how the application is consistent with the Provincial Policy Statements

No conflict, will remain rural

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

No conflict, will remain rural

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

701-7/23-001

Notice of Decision issued July 22, 2025. Appeal period ends August 11, 2025 - OPA By-law is 2025-136P

LAND RETAINED

Area	Depth	Frontage
20000	202.78	97.67

Existing use of land

Residential/Agricultural

Proposed use of land

Residential/Agricultural

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

Agricultural/residential

Proposed use of land

Agricultural/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

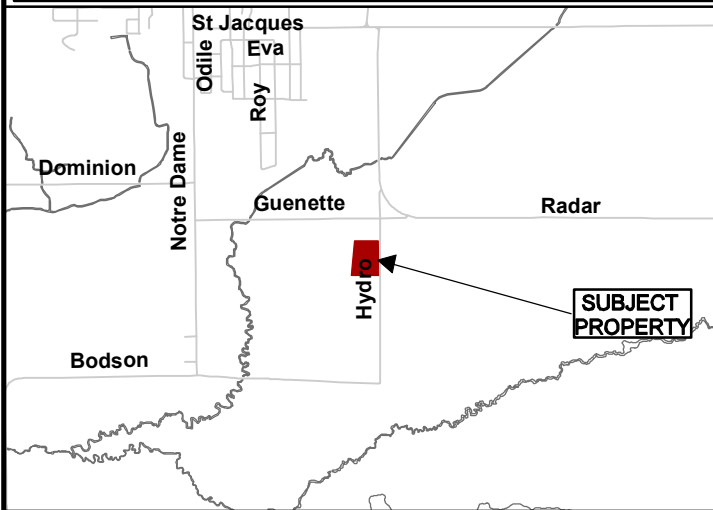
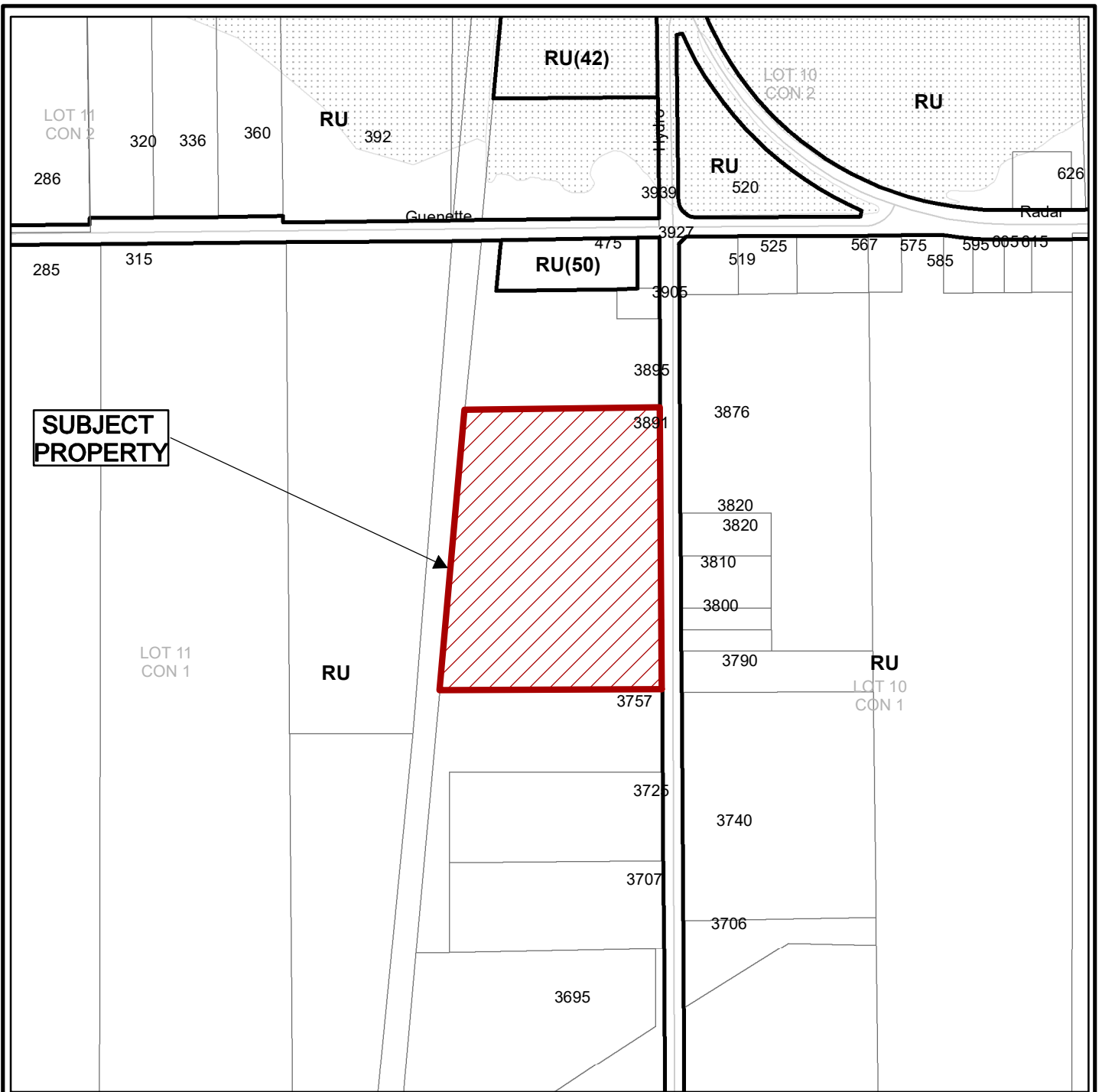
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
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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	316	316	1	12.2	25.9	6	26.6	164	20	51.8
Shed 1	Retained Land	No	4.32	4.32	1	1.8	2.4	2.4	58.4	146	64.2	31
Garage	Retained Land	No	107.0	107.0	1	9.7	11	4.3	45	150	55	32.97
Barn	Severed Land	No	100	100	1	7.3	13.7	4.6	76.2	126.5	36.6	47.37
Hatchery	Severed Land	No	67	67	1	7.7	8.7	4.6	173.8	33.5	47.4	41.6
Shed 2	Retained Land	No	9	9	1	3	3	3	58.4	189.3	65	29.67
Tiki Bar	Retained Land	No	11.76	11.76	1	2.4	7.9	2.4	41.8	46.7	33	62



Application for Consent



Subject Property being PIN 73508-1381,
 SRO, Part Lot 11, Concession 1,
 Parts 18 & 21, Plan 53R-19499,
 Township of Capreol,
 3891 Hydro Road, Hanmer,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00046
 PL-CON-2025-00047
 Date: 2025 07 14



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-2025-00047

APPLICATION SUMMARY

File Date: July 7, 2025
Application Type: Consent (Land Severance)
Address(es): 3891 Hydro Road, Hanmer P3P 1R2
Applicant(s): RICHARD DOYON
Owner(s): NICOLE DOYON

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
21487.4

Depth
220

Frontage
97.67

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?

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?

2010

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?

7

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

NA

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

Explain how the application conforms with the Official Plan

No conflict, remaining rural

Explain how the application is consistent with the Provincial Policy Statements

No conflict, remaining rural

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

No conflict, remaining rural

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

701-7/23-001

Notice of Decision issued July 22, 2025. Appeal period ends August 11, 2025 - OPA By-law is 2025-136P

LAND RETAINED

Area	Depth	Frontage
20000	202.78	97.67

Existing use of land

Agricultural/residential

Proposed use of land

Agricultural/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

Agricultural/Residential

Proposed use of land

Agricultural/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

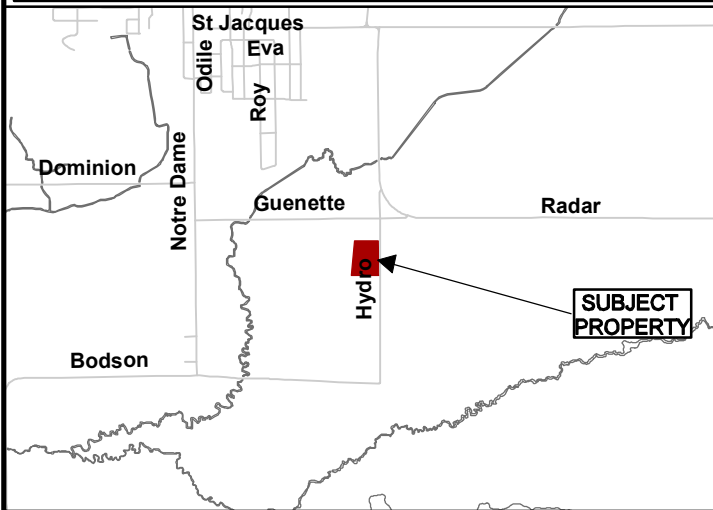
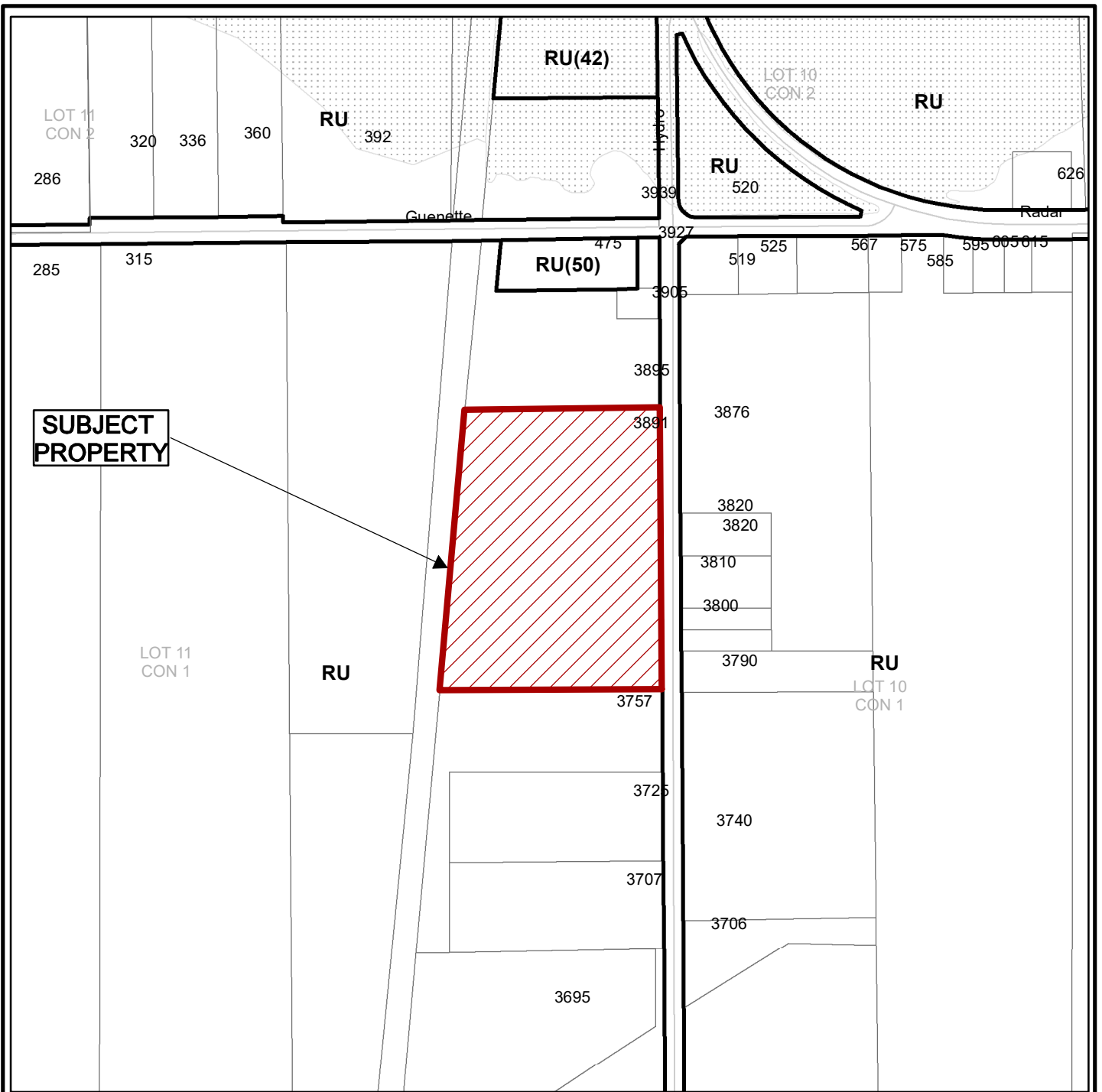
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
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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	316	316	1	12.2	25.9	6	26.6	164	20	51.8
Shed 1	Retained Land	No	4.32	4.32	1	1.8	2.4	2.4	58.4	146	64.2	31
Garage	Retained Land	No	107.0	107.0	1	9.7	11	4.3	45	150	55	32.97
Shed 2	Retained Land	No	9	9	1	3	3	3	13.7	189.3	65	29.67
Tiki Bar	Retained Land	No	18.96	18.96	1	2.4	7.9	2.4	41.8	46.7	33	62



Application for Consent



Subject Property being PIN 73508-1381, SRO, Part Lot 11, Concession 1, Parts 18 & 21, Plan 53R-19499, Township of Capreol, 3891 Hydro Road, Hanmer, City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00046
PL-CON-2025-00047
Date: 2025 07 14

SKETCH FOR PLANNING ACT APPLICATION
PART OF LOT 11
CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF CAPREOL
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

200m
 100m
 50m
 25m
 12.5m
 6.25m
 3.125m
 1.5625m
 0.78125m
 0.390625m
 0.1953125m
 0.09765625m
 0.048828125m
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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-2025-00051

APPLICATION SUMMARY

File Date: August 5, 2025
Application Type: Consent (Land Severance)
Address(es): 117 Carrington Drive, Sudbury, Ontario
Applicant(s): TIMESTONE CORPORATION
Owner(s): TIMESTONE CORPORATION

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
346.13

Depth
30.48

Frontage
11.356

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?

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?

Yes

Please describe the additional properties associated with this application

115 Covington Crescent, Sudbury

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

2012

What is the number of dwelling units on the property?

2

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

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

1

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

Zulich Construction Corp

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?

Yes

Name of transferee

Timestone Corp

Date of transfer

Spetember 17 2024

Use of severed land

split lot 95 of m-1003 to create larger lots on lot 94 and 96 of the same plan

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

m-1003, these lots were deemed not a subdivision. this was then rescinded with the registration of the latest phase of development

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

The subject property is designated as Living Area 1 in the City of Greater Sudbury Official Plan, which supports a range of low to medium-density residential uses and limited infill development that complements the surrounding neighbourhood. This application for severance conforms with the intent of the Official Plan by promoting compact development, efficient use of existing infrastructure, and maintaining the residential character of the area. The proposed lot sizes are consistent with nearby properties, and the development will not require major changes to municipal services or transportation systems.

Explain how the application is consistent with the Provincial Policy Statements

The application is consistent with the Provincial Policy Statement (2020), which encourages efficient land use and development patterns that support strong, liveable, and healthy communities. Specifically, it aligns with PPS policies on:

Promoting intensification and redevelopment within existing built-up areas (Section 1.1.3),

Using existing infrastructure and public service facilities efficiently (Section 1.6),

Protecting the long-term residential function of settlement areas (Section 1.1.1).

This severance makes use of an existing serviced lot in a designated growth area, contributing to housing supply and choice without compromising natural heritage or agricultural lands.

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

The application conforms with the Growth Plan for Northern Ontario by supporting local growth in an urban settlement area and facilitating efficient land use. It enables small-scale development that contributes to housing diversity and affordability, which are goals of the Growth Plan. Furthermore, the proposal encourages sustainable use of municipal services and supports intensification in a manner that respects the community structure and environmental stewardship policies of the Growth Plan.

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
448.21	30.48	14.705

Existing use of land

R3(66) residential,

Parts 1-7 inclusive of plan 53R-22079

Proposed use of land

R3(66) residential,

Parts 1-7 inclusive of plan 53R-22079

Proposed use of land

Will a certificate be required for the retained land?

Yes

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 R3(66),
Parts 8-16 inclusive 53R-22079

Proposed use of land

Residential R3(66),
Parts 8-16 inclusive 53R-22079

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

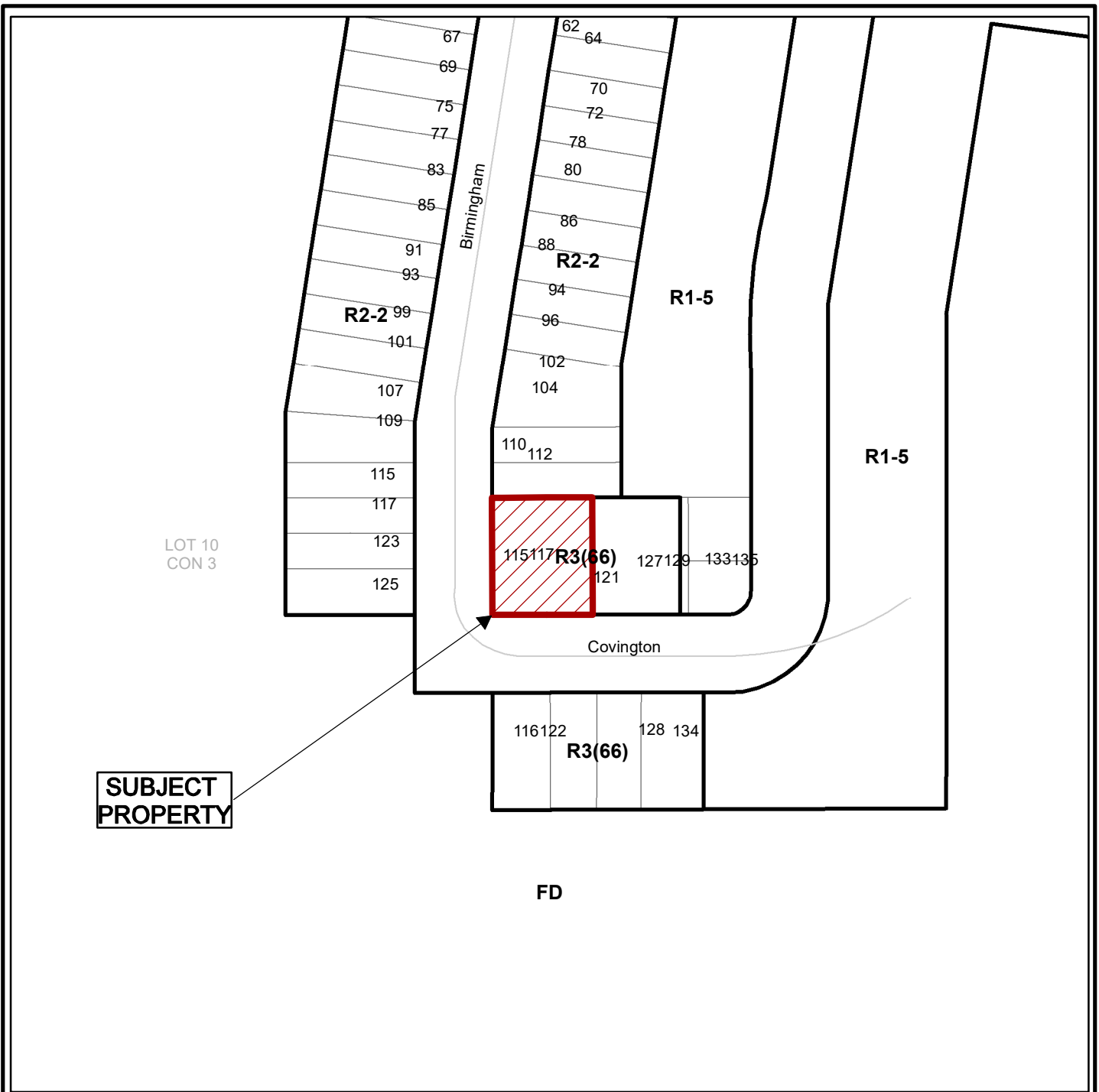
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

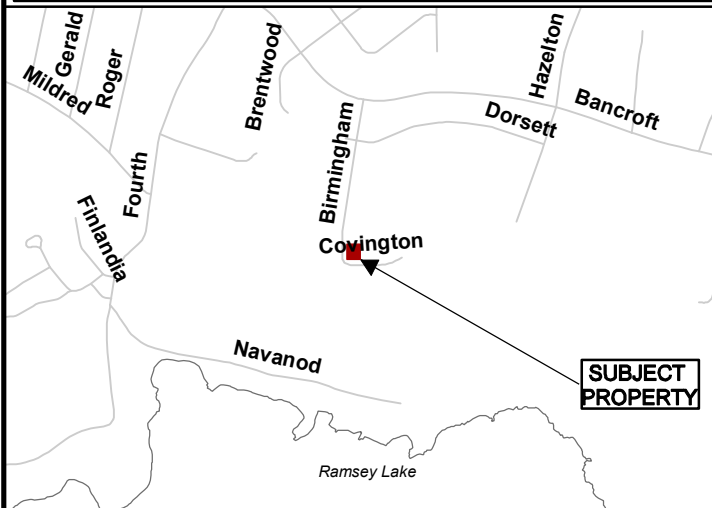
Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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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)
Semi-detached home	Retained Land	No	143.41	143.41	1	9.525	16.06	9.19	6	8.41	4.56	0.6
Semi-detached home	Severed Land	No	143.41	143.41	1	9.49	16.06	9.19	6	8.41	0.6	1.26



**SUBJECT
PROPERTY**



Application for Consent



Subject Property being PIN 73576-0544,
 Lot 94 and Part Lot 95, Plan M-1003,
 being Parts 14, 15, and 16, 53R-22079,
 Part Lot 10, Concession 3,
 Township of Neelon,
 117 Carrington Drive, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00051
 Date: 2025 08 19



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-2025-00052

APPLICATION SUMMARY

File Date: August 5, 2025
Application Type: Consent (Land Severance)
Address(es): 129 Carrington Drive, Sudbury, Ontario P3B 0G5
Applicant(s): TIMESTONE CORPORATION
Owner(s): TIMESTONE CORPORATION

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
346.0

Depth
30.48

Frontage
11.35

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?

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?

Yes

Please describe the additional properties associated with this application

127 Covington Crescent

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

2012

What is the number of dwelling units on the property?

2

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

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

2

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

Zulich Construction Corp

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?

Yes

Name of transferee

Timestone Corp

Date of transfer

Spetember 17 2024

Use of severed land

creation of a larger R2 lot

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

m-1003, the subdivision was deemed not a subdivision but was then rescinded when we registered the latest phase of development

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

The subject property is designated as Living Area 1 in the City of Greater Sudbury Official Plan, which supports a range of low to medium-density residential uses and limited infill development that complements the surrounding neighbourhood. This application for severance conforms with the intent of the Official Plan by promoting compact development, efficient use of existing infrastructure, and maintaining the residential character of the area. The proposed lot sizes are consistent with nearby properties, and the development will not require major changes to municipal services or transportation systems.

Explain how the application is consistent with the Provincial Policy Statements

The application is consistent with the Provincial Policy Statement (2020), which encourages efficient land use and development patterns that support strong, liveable, and healthy communities. Specifically, it aligns with PPS policies on:

Promoting intensification and redevelopment within existing built-up areas (Section 1.1.3),

Using existing infrastructure and public service facilities efficiently (Section 1.6),

Protecting the long-term residential function of settlement areas (Section 1.1.1).

This severance makes use of an existing serviced lot in a designated growth area, contributing to housing supply and choice without compromising natural heritage or agricultural lands.

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

The application conforms with the Growth Plan for Northern Ontario by supporting local growth in an urban settlement area and facilitating efficient land use. It enables small-scale development that contributes to housing diversity and affordability, which are goals of the Growth Plan. Furthermore, the proposal encourages sustainable use of municipal services and supports intensification in a manner that respects the community structure and environmental stewardship policies of the Growth Plan.

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
346.19	30.48	11.358

Existing use of land

R3(66) Residential

parts 17-25 inclusive plan 53R-22079

Proposed use of land

R3(66) Residential

parts 26-35 inclusive plan 53R-22079

Proposed use of land

Will a certificate be required for the retained land?

Yes

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

R3(66) Residential

Proposed use of land

R3(66) 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

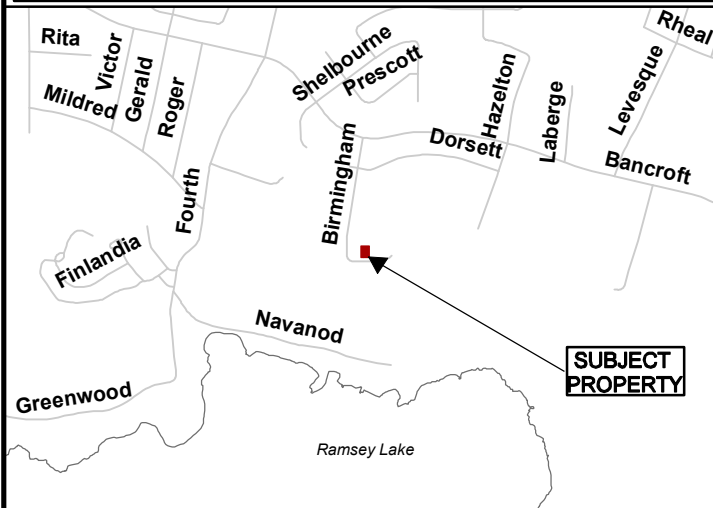
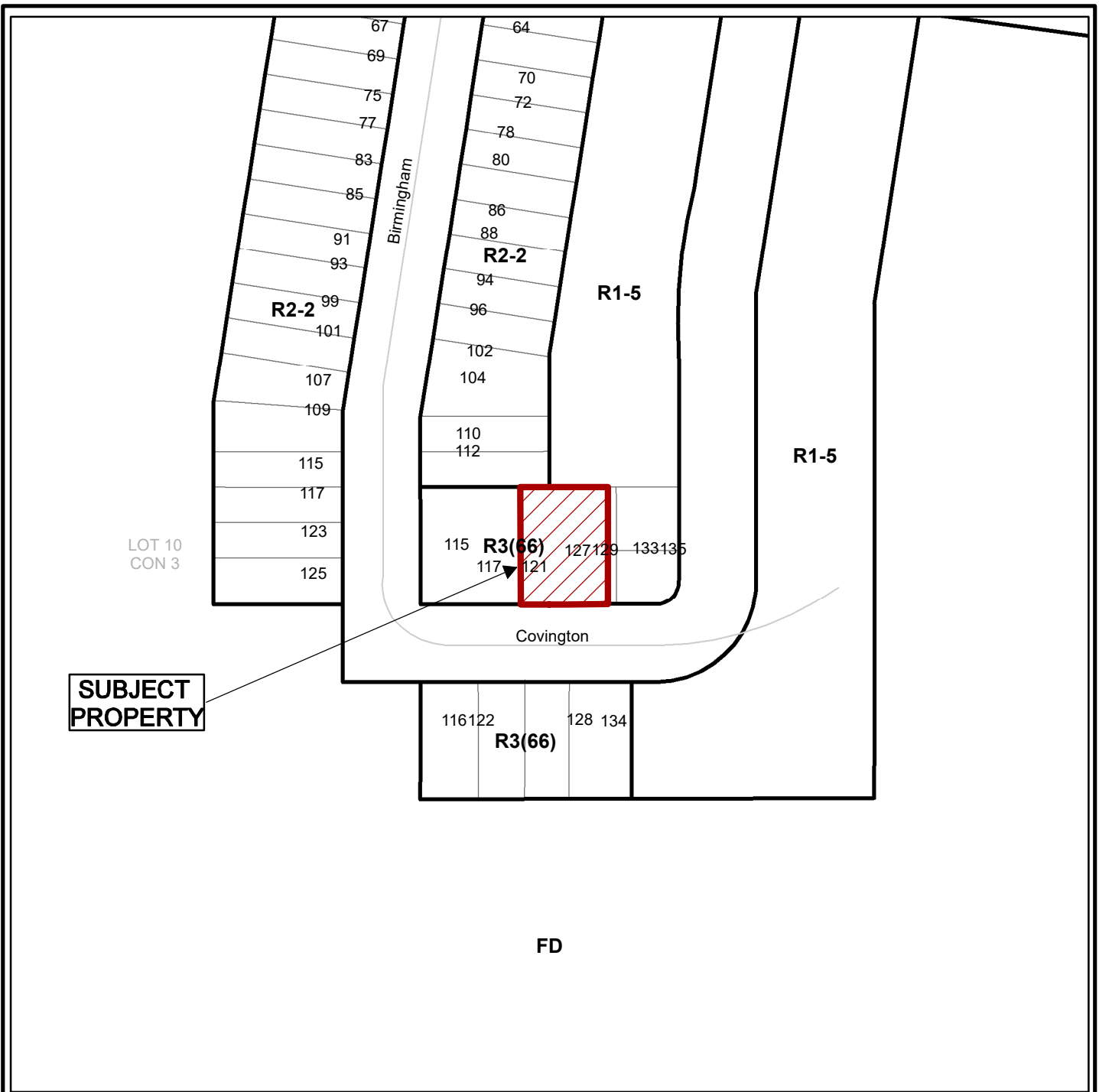
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
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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)
semi detached home	Retained Land	No	143.41	143.41	1	9.525	16.06	9.19	6	8.41	1.2	0.6
semi detached home	Severed Land	No	143.41	143.41	1	9.49	16.06	9.14	6	8.36	0.6	1.27



Application for Consent



Subject Property being PIN 73576-0545,
 Lot 96 and Part Lot 95, Plan M-1003,
 Parts 17, 18 and 19, Plan 53R-22079,
 Part Lot 10, Concession 3,
 Township of Neelon,
 129 Carrington Drive, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00052

Date: 2025 08 20

