



Re: PL-CON-2025-00001

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

## NOTICE OF CONSENT APPLICATION

*In the matter of an application for Consent under Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.*

**Take notice that an application has been made by:**

**MICHELLE NGUYEN**

**The Owner(s) of:** PIN(s) 734930258, Parcel 16396 SEC SES, Lot 17, Plan M-242, except Part 22, Plan SR-1791, Part Lot 4, Concession 1, Township of Garson, 164 Garson-Coniston Road, Garson P3L 1G3

**For Consent to:** To sever and create one new lot on the south side of the subject property providing an approximate 1350.0 sq.m lot area.

Subject to concurrent Consent Application PL-CON-2025-00002

Anyone interested in this matter may call the number noted above or attend at the Office of the Consent Official, Tom Davies Square, 200 Brady Street, Sudbury, ON, during regular office hours, where additional information regarding the application will be available for inspection.

For more information about this matter contact Nia Lewis, Consent Official for the City of Greater Sudbury at (705) 674-4455, ext 4346, by email to [coa\\_mv@greatersudbury.ca](mailto:coa_mv@greatersudbury.ca), fax to (705) 673-2200 or attend the above address.

Written submission regarding this application must be received no later than

**Friday, April 4, 2025**

Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained the consent of the persons whose personal information is included in the information to be disclosed to the public.

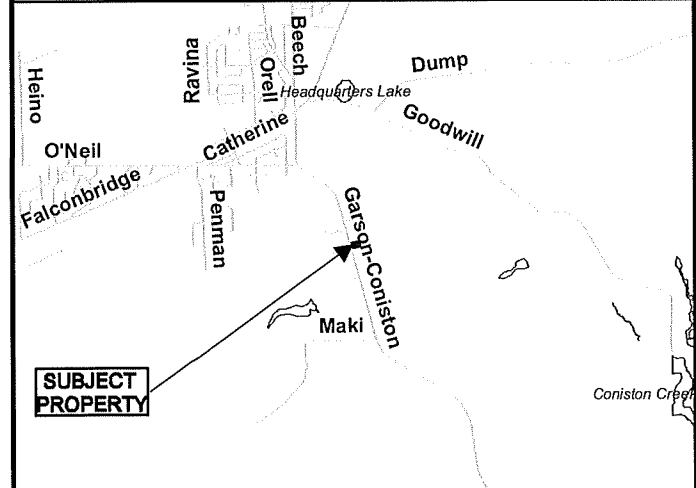
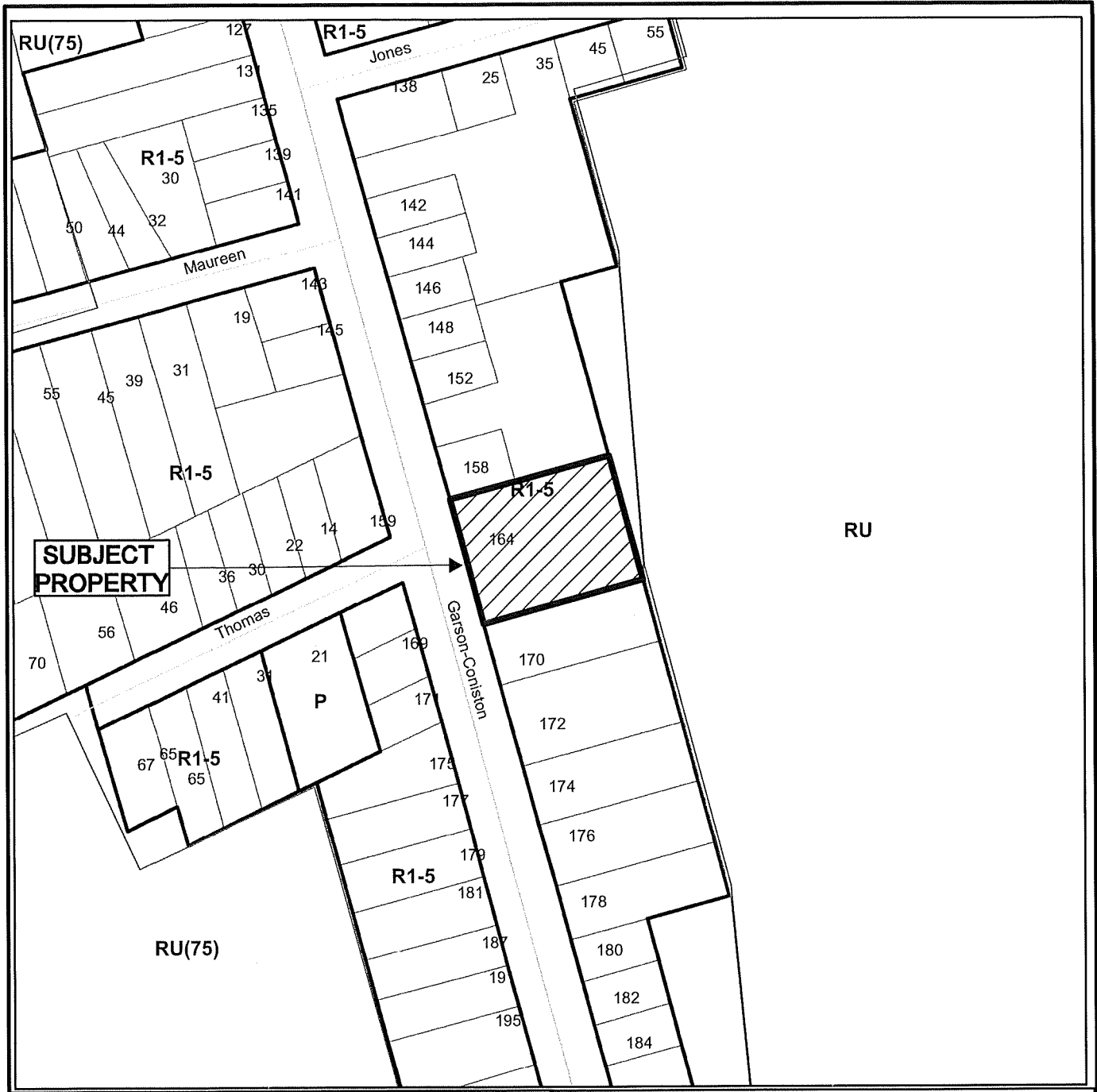
A copy of the decision will only be sent to each person who files with the Consent Official a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.


Zoning: R1-5

**Note: If a person or public body that files an appeal of decision of the Consent Official in respect of the proposed consent does not make a written submission to the Consent Official before a provisional consent**

is given, the Ontario Land Tribunal may dismiss the appeal.

The owner of any land that receives the notice, where land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.



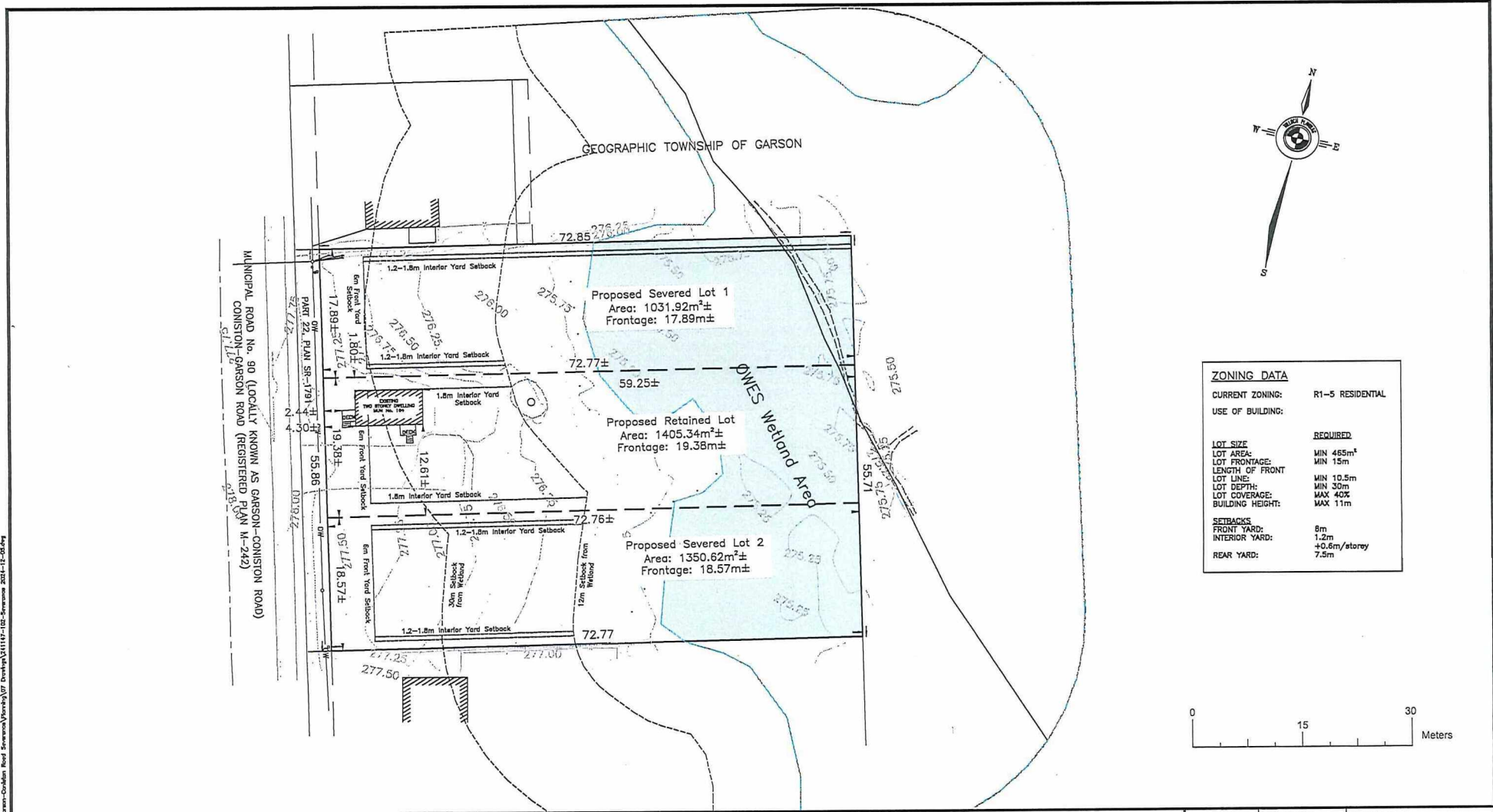
N  


**Application for Consent**

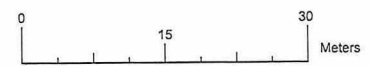
Subject Property being PIN 73493-0258,  
 Parcel 16396 SEC SES,  
 Lot 17, Plan M-242, except Part 22, Plan SR-1791,  
 Part Lot 4, Concession 1,  
 Township of Garson,  
 164 Garson Coniston Road, Garson,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00001  
 Date: 2025 02 18



ZONING DATA	
CURRENT ZONING:	R1-5 RESIDENTIAL
USE OF BUILDING:	
<b>REQUIRED</b>	
LOT SIZE:	
LOT AREA:	MIN 465m <sup>2</sup>
LOT FRONTAGE:	MIN 15m
LENGTH OF FRONT LOT LINE:	MIN 10.5m
LOT DEPTH:	MIN 30m
LOT COVERAGE:	MAX 40%
BUILDING HEIGHT:	MAX 11m
<b>SETBACKS</b>	
FRONT YARD:	8m
INTERIOR YARD:	1.2m
REAR YARD:	+0.6m/storey 7.5m



**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.  
 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2024.



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

DRAWING:  
**Sketch for Consent to Sever**

PROJECT: **164 Garson Coniston Road Greater Sudbury (Coniston)**  
 PIN 73493-0258 (LT), Being Pcl 16396, Sec SES; Lot 17, Pl. M242, Garson, Except Pt 22, SR1791; S/T LT52874, LT52875; Greater Sudbury

DRAWN BY:  
 MDJ

CHECKED BY:  
 VS

PROJECT No.:  
 24-1147  
 SCALE: 1:500  
 PLOT SIZE: 11x17  
 DATE: December 10, 2024

PL-CON-2025-00001  
 Sketch 2



Re: PL-CON-2025-00002

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

## NOTICE OF CONSENT APPLICATION

*In the matter of an application for Consent under Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.*

**Take notice that an application has been made by:**

**MICHELLE NGUYEN**

**The Owner(s) of:** PIN(s) 734930258, Parcel 16396 SEC SES, Lot 17, Plan M-242, except Part 22, Plan SR-1791, Part Lot 4, Concession 1, Township of Garson, 164 Garson-Coniston Road, Garson P3L 1G3

**For Consent to:** To sever and create one new lot on the north side of the subject property providing an approximate 1031.0 sq.m lot area.

Subject to concurrent Consent Application PL-CON-2025-00001

Anyone interested in this matter may call the number noted above or attend at the Office of the Consent Official, Tom Davies Square, 200 Brady Street, Sudbury, ON, during regular office hours, where additional information regarding the application will be available for inspection.

For more information about this matter contact Nia Lewis, Consent Official for the City of Greater Sudbury at (705) 674-4455, ext 4346, by email to [coa\\_mv@greatersudbury.ca](mailto:coa_mv@greatersudbury.ca), fax to (705) 673-2200 or attend the above address.

Written submission regarding this application must be received no later than

**Friday, April 4, 2025**

Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained the consent of the persons whose personal information is included in the information to be disclosed to the public.

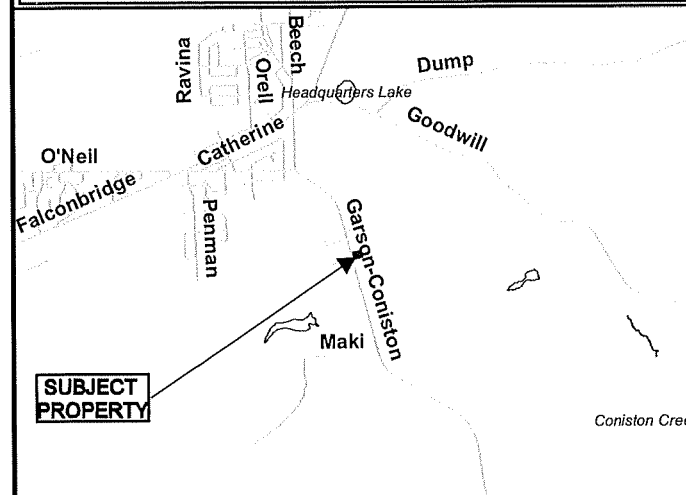
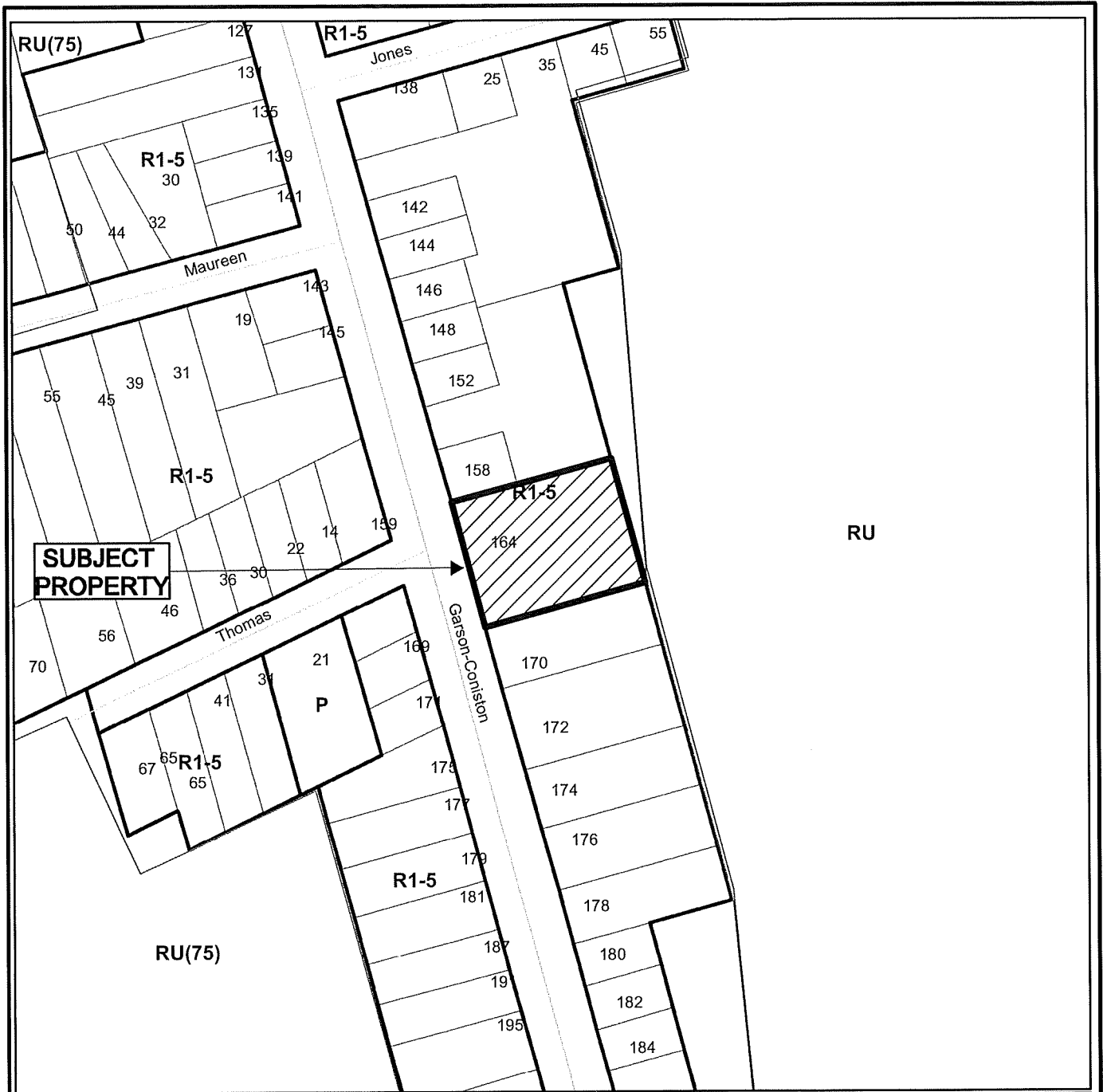
A copy of the decision will only be sent to each person who files with the Consent Official a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.


Zoning: R1-5

**Note: If a person or public body that files an appeal of decision of the Consent Official in respect of the proposed consent does not make a written submission to the Consent Official before a provisional consent**

is given, the Ontario Land Tribunal may dismiss the appeal.

The owner of any land that receives the notice, where land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.



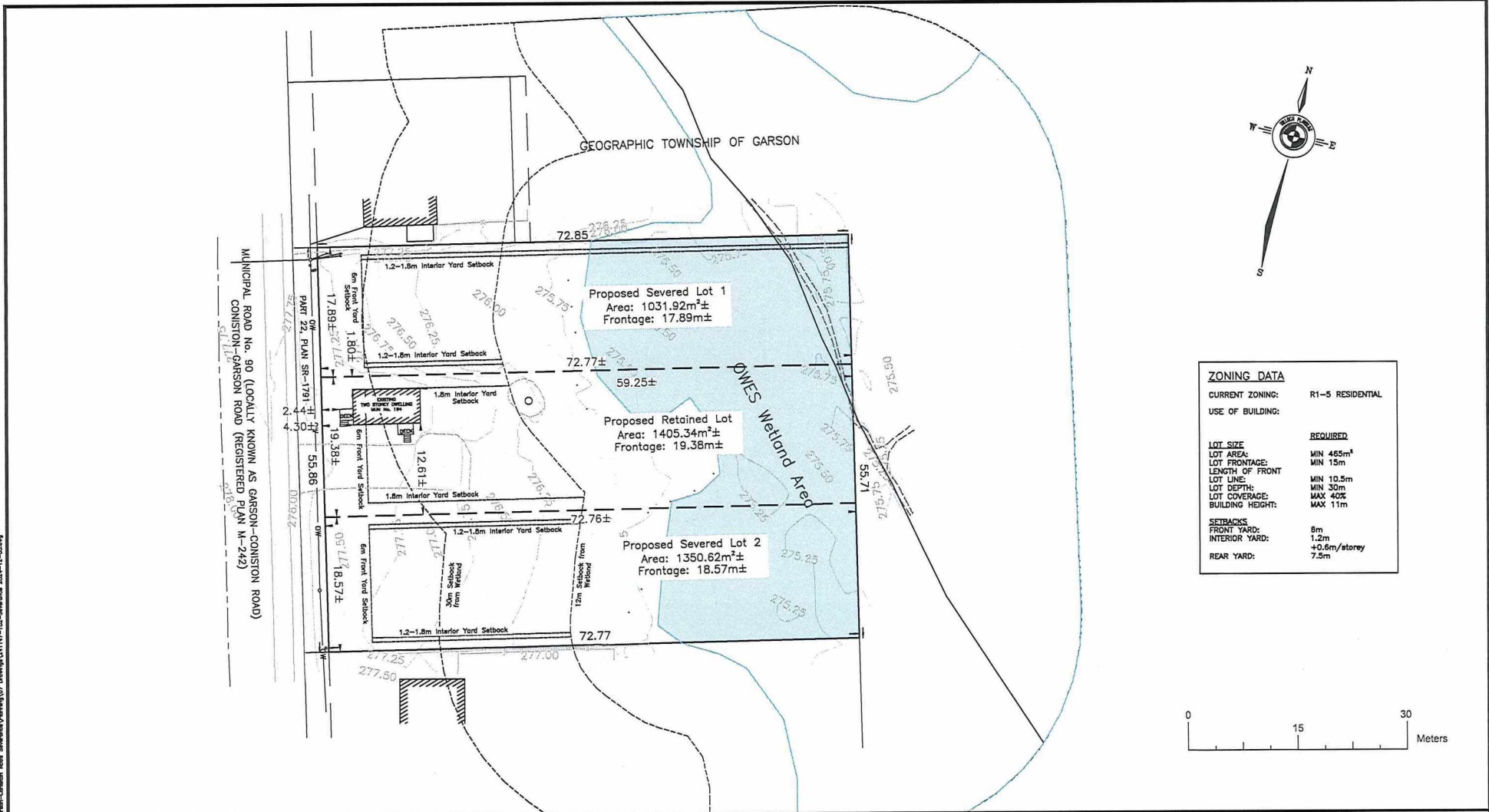
N  


**Application for Consent**

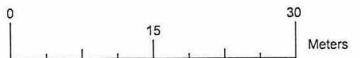
Subject Property being PIN 73493-0258,  
 Parcel 16396 SEC SES,  
 Lot 17, Plan M-242, except Part 22, Plan SR-1791,  
 Part Lot 4, Concession 1,  
 Township of Garson,  
 164 Garson Coniston Road, Garson,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00002  
 Date: 2025 02 19



ZONING DATA	
CURRENT ZONING:	R1-5 RESIDENTIAL
USE OF BUILDING:	
<b>REQUIRED</b>	
LOT SIZE:	MIN 465m <sup>2</sup>
LOT AREA:	MIN 15m
LOT FRONTAGE:	
LENGTH OF FRONT LOT LINE:	MIN 10.5m
LOT DEPTH:	MIN 30m
LOT COVERAGE:	MAX 40%
BUILDING HEIGHT:	MAX 11m
<b>SETBACKS</b>	
FRONT YARD:	8m
INTERIOR YARD:	1.2m
REAR YARD:	+0.6m/storey 7.5m



**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.  
 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2024.



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

DRAWING:  
**Sketch for Consent to Sever**

PROJECT: **164 Garson Coniston Road Greater Sudbury (Coniston)**  
 PIN 73493-0258 (LT), Being Pcl 16396, Sec SES; Lot 17, Pl. M242, Garson, Except Pt 22, SR1791; S/T LT52874, LT52875; Greater Sudbury

DRAWN BY: MDJ	CHECKED BY: VS	PROJECT No.: 24-1147
SCALE: 1:500	PLOT SIZE: 11x17	DATE: December 10, 2024

PL-CON-2025-00002  
 sketch 2

V:\2024\11117\Drawn\164 Garson-Coniston Road - Sewerage\Plan\11117-02-01.dwg 2024-12-05.dwg



Re: PL-CON-2025-00003

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

## NOTICE OF CONSENT APPLICATION

*In the matter of an application for Consent under Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.*

---

**Take notice that an application has been made by:**

**TYLER BURTON**

**The Owner(s) of:** PIN(s) 733530081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford P0M 1L0

**For Consent to:** To sever the existing dwelling from the subject property providing an approximate 20.0-acre lot area.

Subject to concurrent Consent Application PL-CON-2025-00004

Previously subject to Consent Applications B0051/2018, B0052/2018 and B0053/2018 (Jul 9/18)

**Anyone interested in this matter may call the number noted above or attend at the Office of the Consent Official, Tom Davies Square, 200 Brady Street, Sudbury, ON, during regular office hours, where additional information regarding the application will be available for inspection.**

**For more information about this matter contact Nia Lewis, Consent Official for the City of Greater Sudbury at (705) 674-4455, ext 4346, by email to [coa\\_mv@greatersudbury.ca](mailto:coa_mv@greatersudbury.ca), fax to (705) 673-2200 or attend the above address.**

**Written submission regarding this application must be received no later than**

**Friday, April 4, 2025**

**Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained the consent of the persons whose personal information is included in the information to be disclosed to the public.**

**A copy of the decision will only be sent to each person who files with the Consent Official a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.**

Zoning: RU

**Note: If a person or public body that files an appeal of decision of the Consent Official in respect of the proposed consent does not make a written submission to the Consent Official before a provisional consent is given, the Ontario Land Tribunal may dismiss the appeal.**

**The owner of any land that receives the notice, where land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.**







Re: PL-CON-2025-00004

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

## NOTICE OF CONSENT APPLICATION

*In the matter of an application for Consent under Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.*

---

**Take notice that an application has been made by:**

**TYLER BURTON**

**The Owner(s) of:** PIN(s) 733530081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford P0M 1L0

**For Consent to:** To sever and create a new lot being Part 2 on Plan 53R-21046, from the resulting lands in PL-CON-2025-00003, providing an approximate 5.0-acre lot area.

Subject to concurrent Consent Application PL-CON-2025-00003

Previously subject to Consent Applications B0051/2018, B0052/2018 and B0053/2018 (Jul 9/18)

Anyone interested in this matter may call the number noted above or attend at the Office of the Consent Official, Tom Davies Square, 200 Brady Street, Sudbury, ON, during regular office hours, where additional information regarding the application will be available for inspection.

For more information about this matter contact Nia Lewis, Consent Official for the City of Greater Sudbury at (705) 674-4455, ext 4346, by email to [coa\\_mv@greatersudbury.ca](mailto:coa_mv@greatersudbury.ca), fax to (705) 673-2200 or attend the above address.

Written submission regarding this application must be received no later than

**Friday, April 4, 2025**

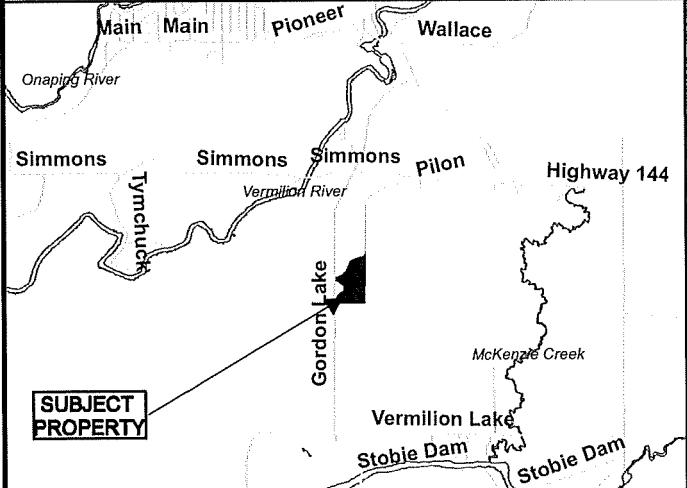
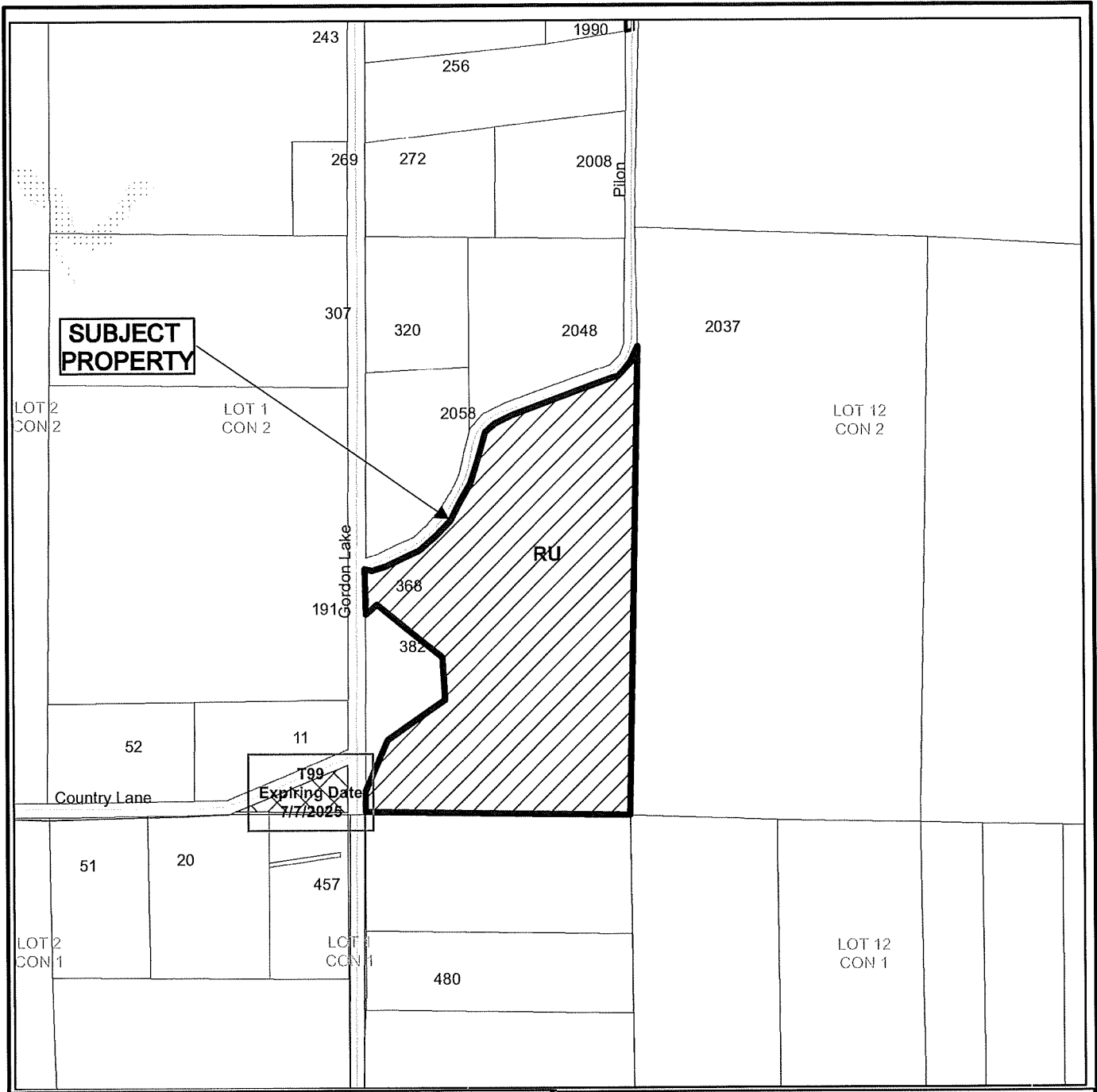
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained the consent of the persons whose personal information is included in the information to be disclosed to the public.

A copy of the decision will only be sent to each person who files with the Consent Official a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.


Zoning: RU

**Note: If a person or public body that files an appeal of decision of the Consent Official in respect of the proposed consent does not make a written submission to the Consent Official before a provisional consent is given, the Ontario Land Tribunal may dismiss the appeal.**

**The owner of any land that receives the notice, where land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.**



## Application for Consent



Subject Property being PIN 73353-0081,  
 Parcel 16951 SEC SWS,  
 Part Lot 1, Concession 2 and Part 2,  
 Plan 53R-6415, except Part 1, 53R-5468,  
 Township of Dowling,  
 368 Gordon Lake Road, Chelmsford,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00004  
 Date: 2025 03 12





Re: PL-CON-2025-00006

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

## NOTICE OF CONSENT APPLICATION

*In the matter of an application for Consent under Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.*

---

**Take notice that an application has been made by:  
TEMPCO DEVELOPMENTS INC.**

**The Owner(s) of:** PIN(s) 733720072, Parcel 30752 SEC SWS SRO, Part Lot 3, Concession 6, Parts 1-3, Plan 53R-16045, Township of Waters, 170 Fielding Road, Lively P3Y 1L5

**For Consent to:** To sever and create one new lot on the south side of the subject property providing an approximate 4250.0 sq.m lot area.

Previously subject to Consent Applications B0004/2012 (Feb 9/12) and B0164/2013 (Dec 5/13).

Anyone interested in this matter may call the number noted above or attend at the Office of the Consent Official, Tom Davies Square, 200 Brady Street, Sudbury, ON, during regular office hours, where additional information regarding the application will be available for inspection.

For more information about this matter contact Nia Lewis, Consent Official for the City of Greater Sudbury at (705) 674-4455, ext 4346, by email to [coa\\_mv@greatersudbury.ca](mailto:coa_mv@greatersudbury.ca), fax to (705) 673-2200 or attend the above address.

Written submission regarding this application must be received no later than

**Friday, April 4, 2025**

Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained the consent of the persons whose personal information is included in the information to be disclosed to the public.

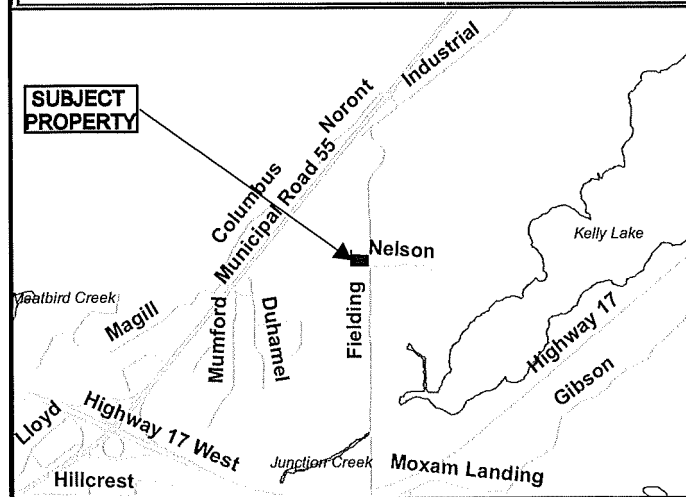
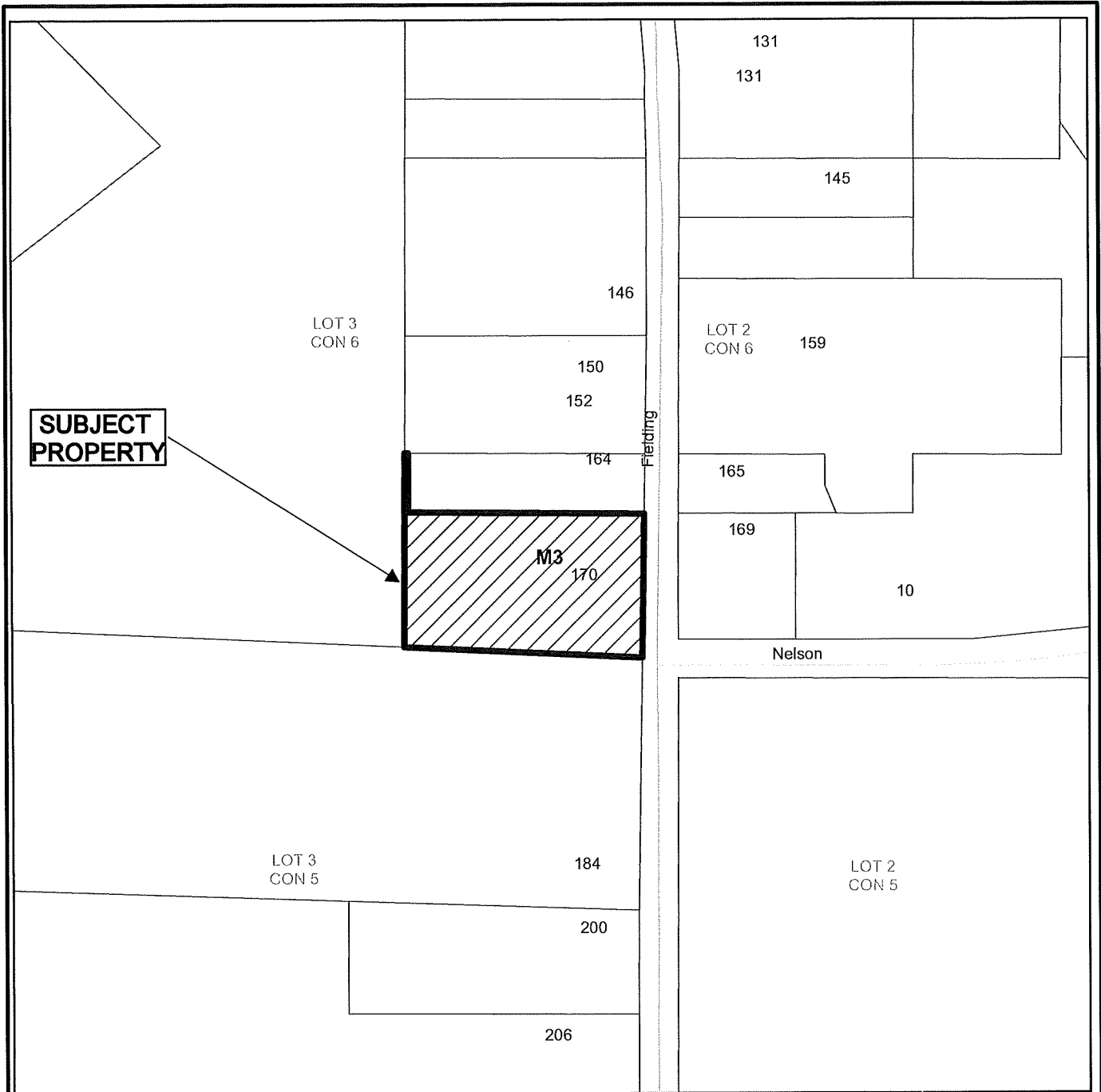
A copy of the decision will only be sent to each person who files with the Consent Official a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

Zoning: M3


**Note: If a person or public body that files an appeal of decision of the Consent Official in respect of the proposed consent does not make a written submission to the Consent Official before a provisional consent**

is given, the Ontario Land Tribunal may dismiss the appeal.

The owner of any land that receives the notice, where land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.



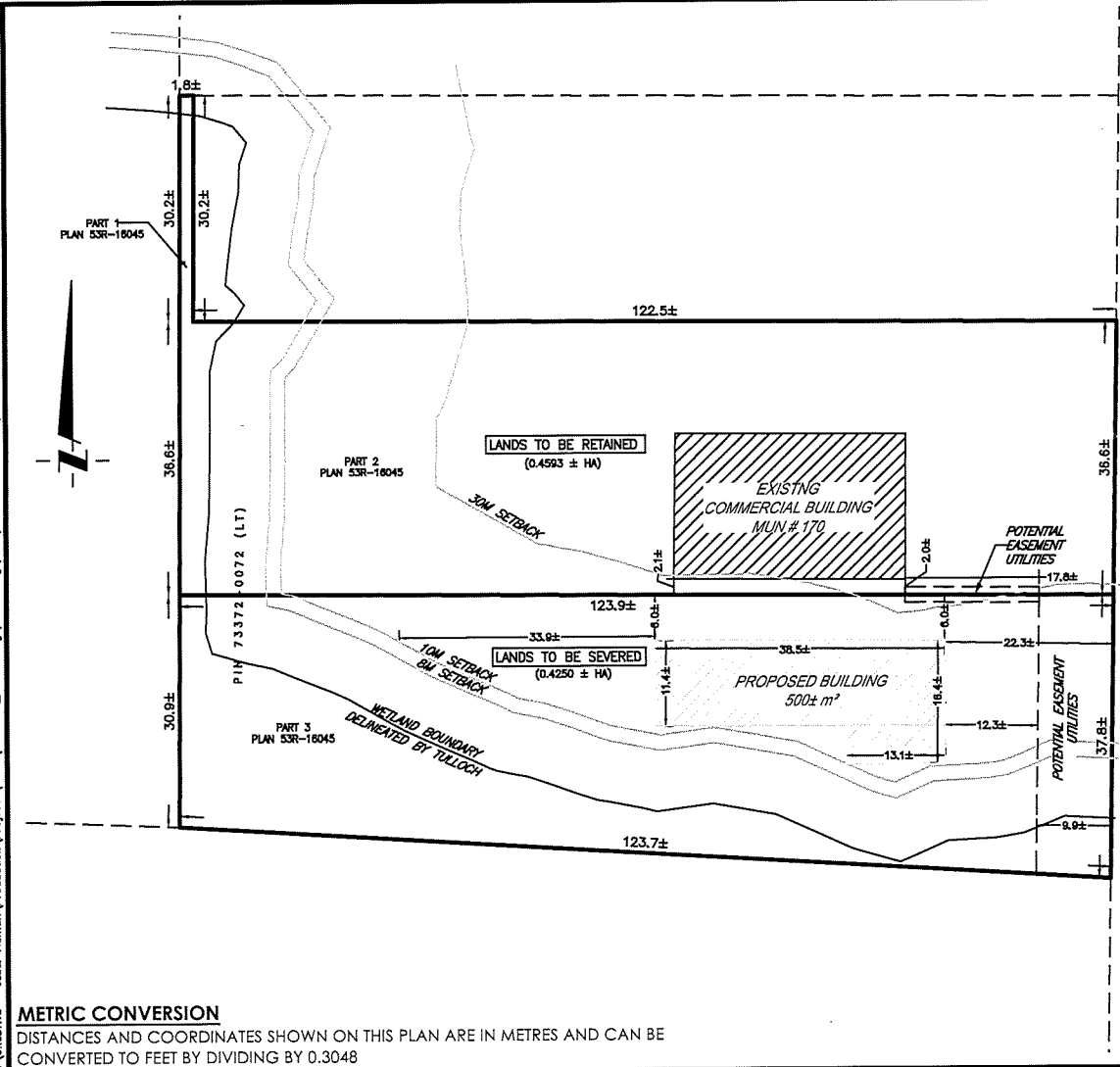
## Application for Consent



Subject Property being PIN 73372-0072,  
 Parcel 30752 SEC SWS SRO,  
 Part Lot 3, Concession 6,  
 Parts 1-3, Plan 53R-16045,  
 Township of Waters,  
 170 Fielding Road, Lively,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00006  
 Date: 2025 03 11



SKETCH FOR  
**CONSENT APPLICATION**  
**170 FIELDING ROAD**  
 CITY OF GREATER SUDBURY

Scale 1:750  
  
**AVANT GARDE GEOMATICS INC.**

© Copyright 2025 Avant Garde Geomatics Inc. The reproduction, alteration or use of this REPORT in whole or in part without the express permission of Avant Garde Geomatics Inc. is STRICTLY PROHIBITED.

**CAUTION:** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

- NOTE**
- DATE:
  - SKETCH PREPARED FOR:  
MR. MIKE THOMPSON
  - DIMENSIONS ON THIS SKETCH WERE DERIVED FROM FIELD OBSERVATIONS DATED JANUARY 31, 2025 AND INFORMATION SHOWN ON PLAN 53R-16045

**METRIC CONVERSION**

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



**Avant Garde Geomatics Inc.**  
 ONTARIO LAND SURVEYORS  
 aggeo.ca

DRAWN: JN	CHECKED: JN	DATE: 2025/26/02	PROJECT No.: SS25001
-----------	-------------	------------------	----------------------

PL-CON-2025-00006  
 sketch 2