



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

Re: PL-CON-2026-00035

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:

TODD MAZZUCA AND MARGARET MAZZUCA

The Owner(s) of: PIN(s) 735070316; 735070333, Parcels 6443 and 4385 SEC SES, Part Lot 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 30 Crescent Avenue, Capreol P0M 1H0, 18 Crescent Avenue, Capreol P0M 1H0

For Consent to: To sever and create one new lot on the western portion of the subject property municipally known as 18 and 30 Crescent Avenue providing an approximate 1331.0 sq. m lot area.

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 4376 or 4346, by email to 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, August 7, 2026

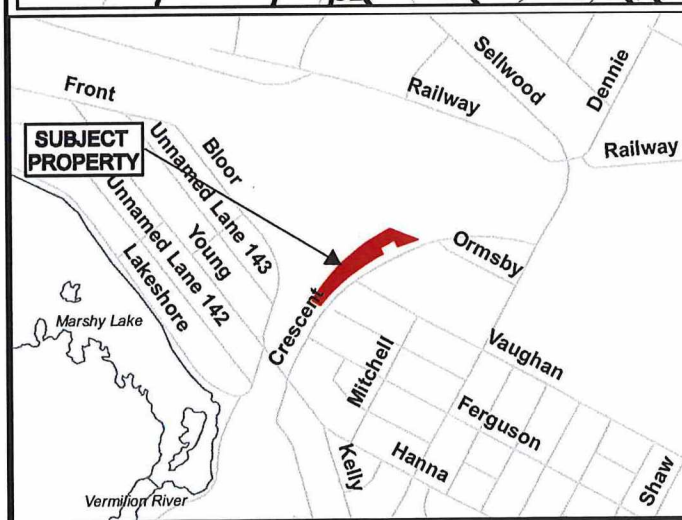
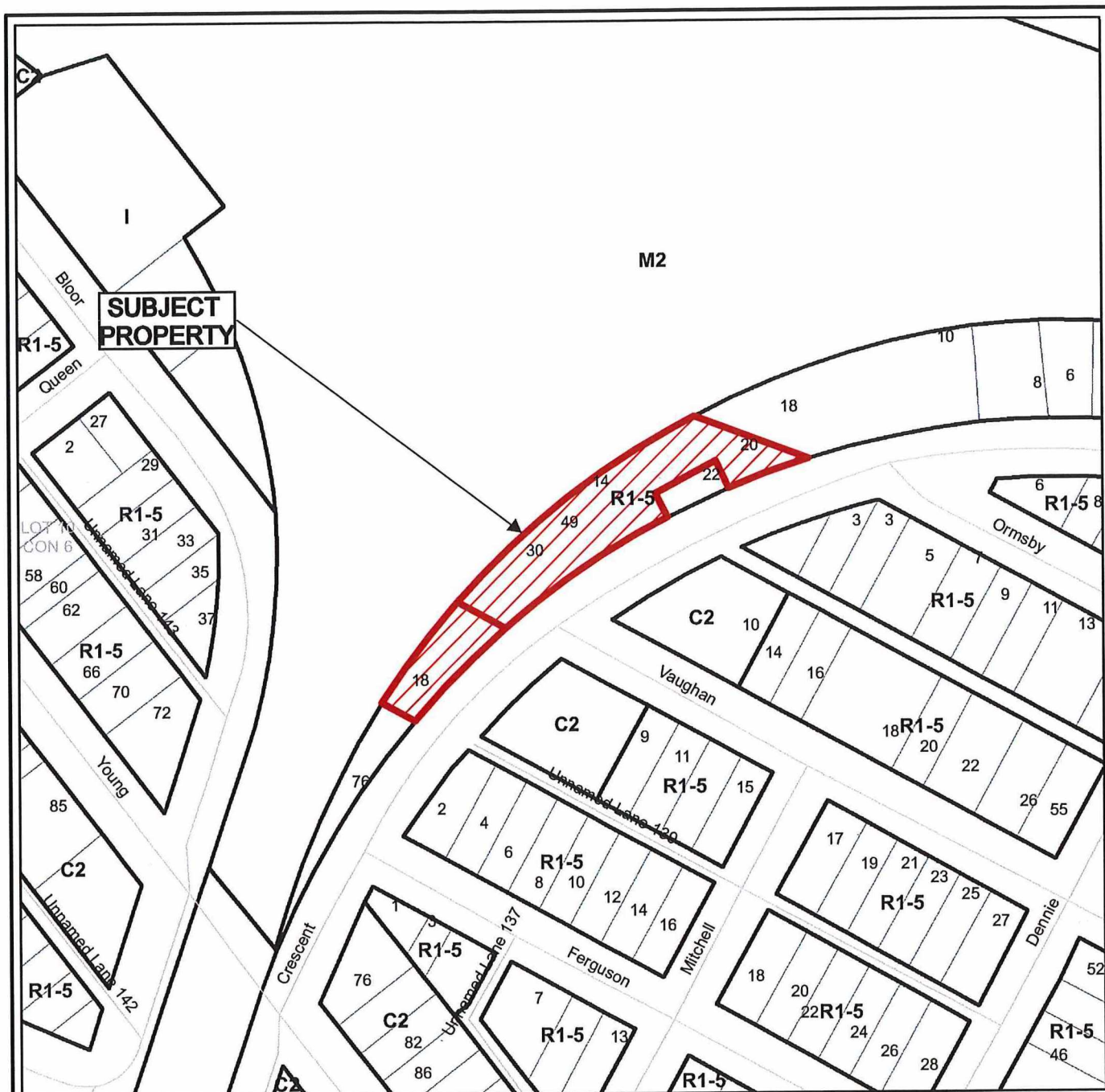
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained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



Application for Consent



Subject Property being PINs 73507-0316 & 73507-0333,
 Parcels 6443 and 4385 SEC SES,
 Part Lot 10, Concession 6,
 as in LT37173, except LT143003,
 Township of Capreol,
 18 and 30 Crescent Avenue, Capreol,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2026-00035
 Date: 2026 05 19



Re: PL-CON-2026-00037

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

4B PROPERTIES INC.

The Owner(s) of: PIN(s) 735043250, SRO, Lot 108, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 4194 /4198 Bonaventure Drive, Hanmer P3P 0E2

For Consent to: Divide the subject property along the party wall of a proposed semi-detached dwelling.

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 4376 or 4346, by email to 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, August 7, 2026

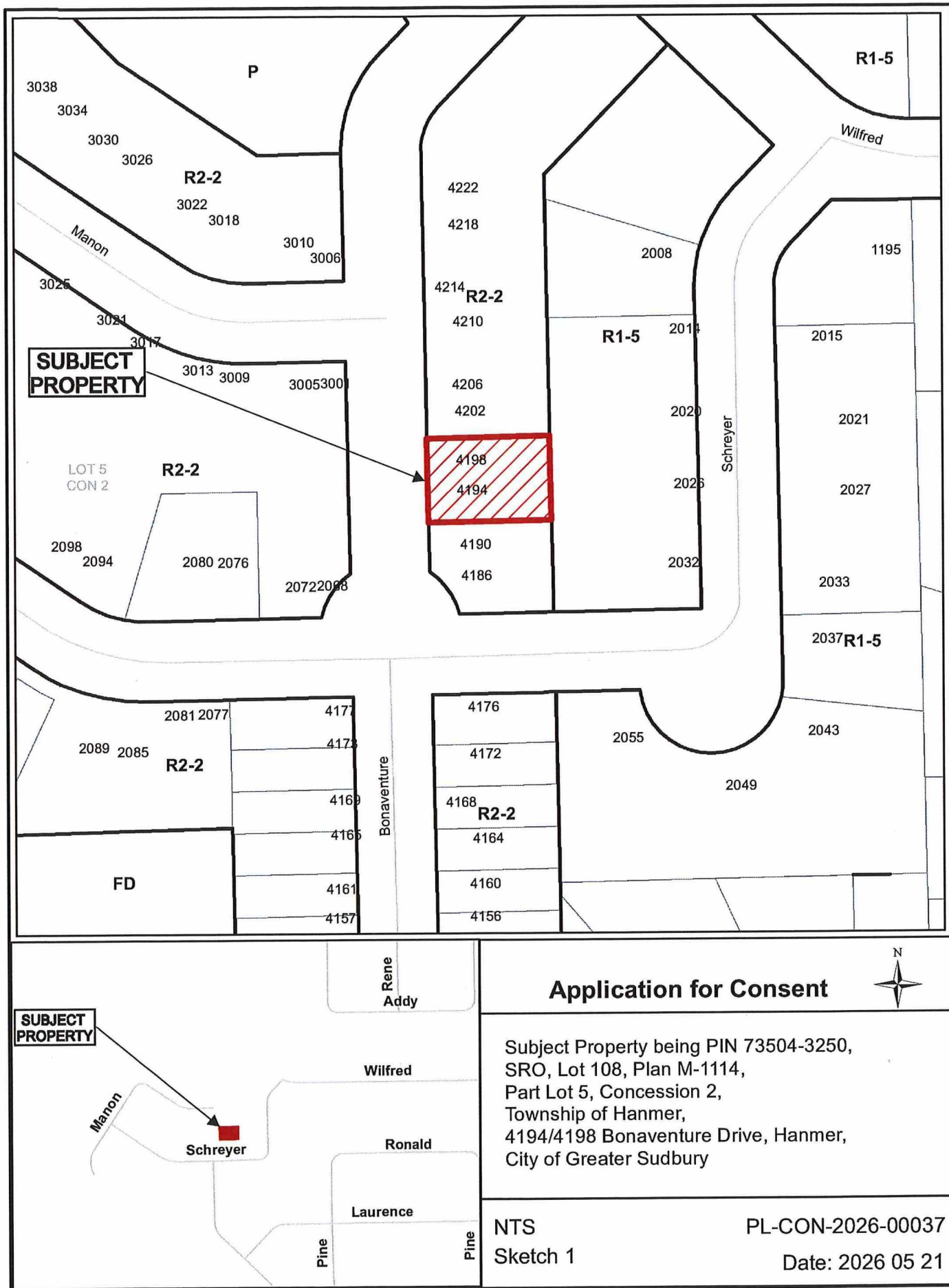
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A copy of the decision will only be sent to each person who files with the Consent Official a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

Zoning: R2-2

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



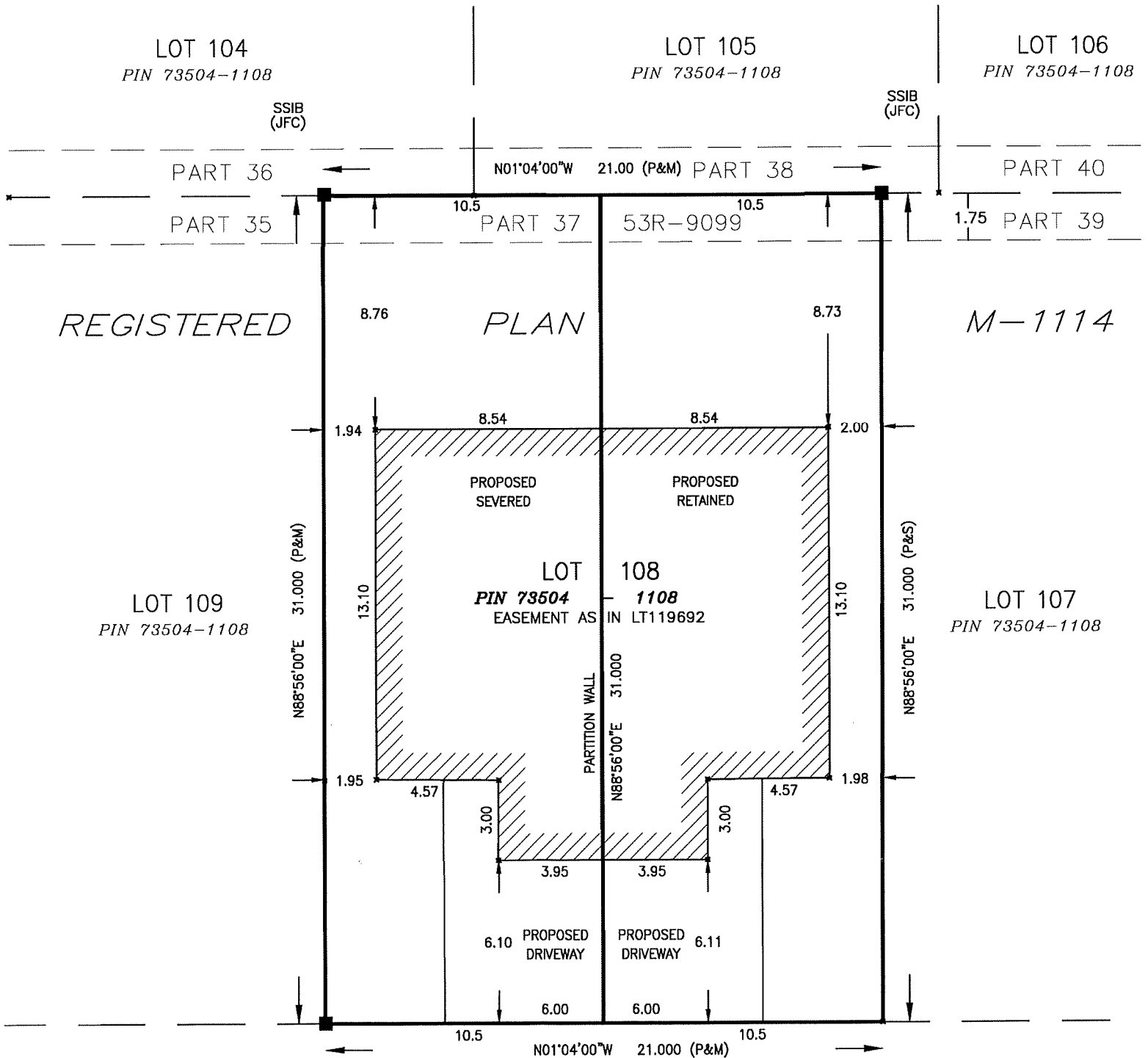
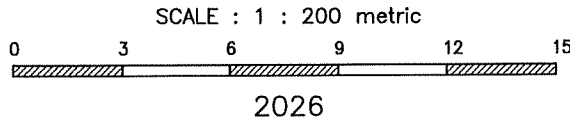
Subject Property being PIN 73504-3250,
SRO, Lot 108, Plan M-1114,
Part Lot 5, Concession 2,
Township of Hanmer,
4194/4198 Bonaventure Drive, Hanmer,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00037

Date: 2026 05 21

SKETCH FOR SEVERANCE
LOT 108
REGISTERED PLAN M-1114
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY



SSIB
(JFC)

BONAVENTURE DRIVE (M-1114) PL-CON-2026-00037

PIN 73504-2403

Sketch 2

Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(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:
DOMINION PARK DEVELOPMENTS CORP

The Owner(s) of: PIN(s) 735043267, SRO, Lot 153, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 2085 / 2089 Schreyer Street, Hanmer

For Consent to: Divide the subject property along the party wall of a proposed semi-detached dwelling.

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 4376 or 4346, by email to 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, August 7, 2026

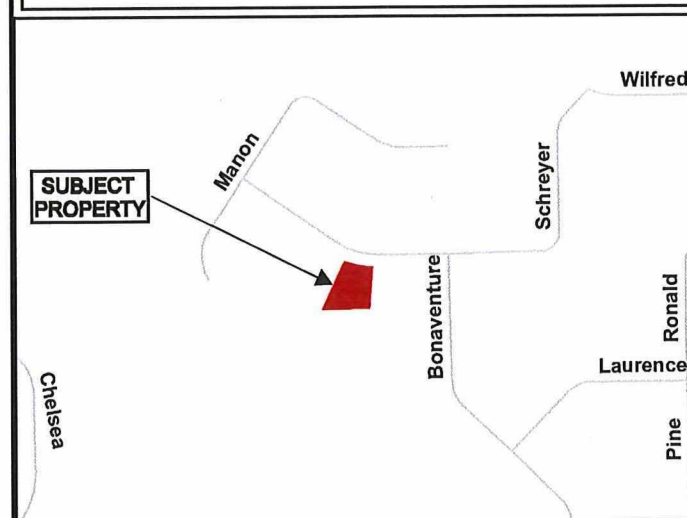
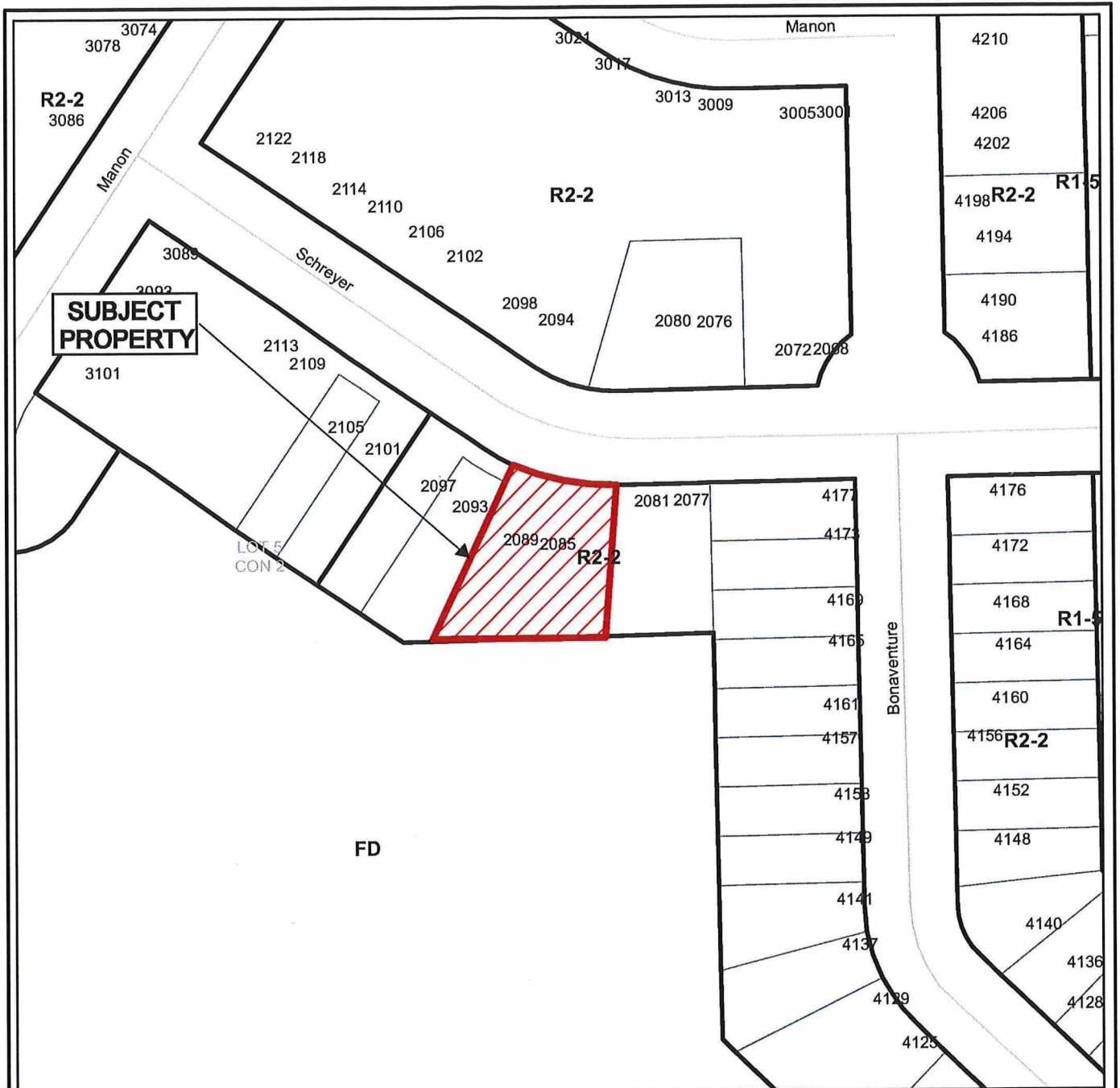
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained 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: R2-2, FD

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 73504-3267,
SRO, Block P, Lot 153, Plan M-1115,
Part Lot 5, Concession 2,
Township of Hanmer,
2085/2089 Schreyer Street, Hanmer,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00040

Date: 2026 06 04



PART 2
53R-22233

SUBJECT TO EASEMENTS IN GROSS
AS IN SD513924, SD513927
SUBJECT TO EASEMENT
AS IN SD513921

LOT 152
PIN 73504-3253

PART 4
53R-22233

REGISTERED

SUBJECT TO

SEVERED: 2089
SCHREYER

SCHREYER STREET
REGISTERED PLAN M-1114
PIN 73504-2402

RETAINED: 2085 SCHREYER

N76°38'46"W
C=20.846
A=21.00
R=50.00
(P&M)

SIB
(1604)

PART 8

PART 9
53R-22143

HYDRO
TRANSFORMER
ON CONCRETE PAD

PT 10
PT 15

PLAN

EASEMENT AS IN
LOT 153
PIN 73504-3254
OUTLINE OF A
CONCRETE FOUNDATION
FOR A DWELLING
UNDER CONSTRUCTION

M-1115

LT119692

LOT 154
PIN 73504-3254

N28°23'10"E 41.39 (P&M)

A = 545.76m²

A = 456.27m²

PART 12

PART 13 53R-9100

3.50 PART 16

N88°56'00"E (REFERENCE BEARING) 37.38 (P&M)

PART 1 53R-22143
SUBJECT TO EASEMENT IN GROSS AS IN SD513913

SSIB
(1604)

BLOCK P
PIN 73504-3254

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 153
REGISTERED PLAN M-1115
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE: 1 : 200 meters
0 2 4 6 8 10
2026

BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF LOT 153, SHOWN ON PLAN 53R-22143
HAVING A BEARING OF N88°56'00"E

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

LEGEND:

■ SURVEY MONUMENT FOUND
□ SURVEY MONUMENT PLANTED
SIB STANDARD IRON BAR
SSIB SHORT STANDARD IRON BAR
IB IRON BAR
RB ROCK BAR
P REGISTERED PLAN M-1115
M MEASURED
S SET
1604 JACK F CAVANAGH, OLS

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON APRIL 20, 2026.

A. Bortolussi
A BORTOLUSSI, OLS

APRIL 22, 2026

THIS PLAN RELATES TO ADSL PLAN SUBMISSION FORM NUMBER V-123536

(PART 2) REPORT

THIS PLAN & REPORT IS PREPARED FOR: BELMAR BUILDERS

DESCRIPTION:

PART OF PIN 73504-3254, BEING LOT 153, REGISTERED PLAN M-1115

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

EASEMENT AS IN SD513924 - PART 8, 53R-22143 - HYDRO
EASEMENT AS IN SD513927 - PART 8, 53R-22143 - PERSONA
EASEMENT AS IN SD513921 - PART 8, 53R-22143 - BELL
SMOKE EASEMENT AS IN LT119692 - WHOLE PARCEL - INCO

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE FOUNDATION

BORTOLUSSI
SURVEYING LTD.

FILE: 4007

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BORTOLUSSI SURVEYING LTD. IS STRICTLY PROHIBITED.

PL-CON-2026-00040

Sketch 2



Re: PL-CON-2026-00042
PL-CON-2026-00043
PL-CON-2026-00044

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

TYRA COUTU

The Owner(s) of: PIN 73354-0562, Parcel 25057 SEC SWS SRO, Lot 2, Plan M-1030, Part Lot 10, Concession 6, Township of Dowling, 57 Fraser Avenue, Onaping

For Consent to: To sever and create three new lots on the south vacant portion of the subject property providing approximate lot areas of 1761.0 sq. m, 2627.0 sq. m and 2209.0 sq. m.

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 4376 or 4346, by email to 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, August 7, 2026

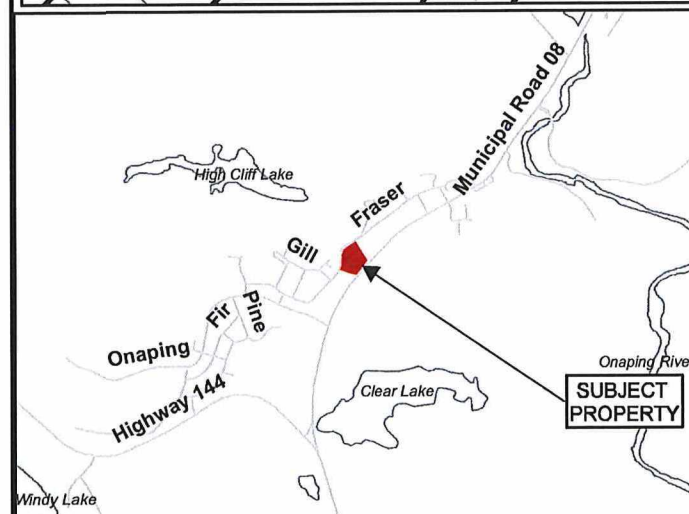
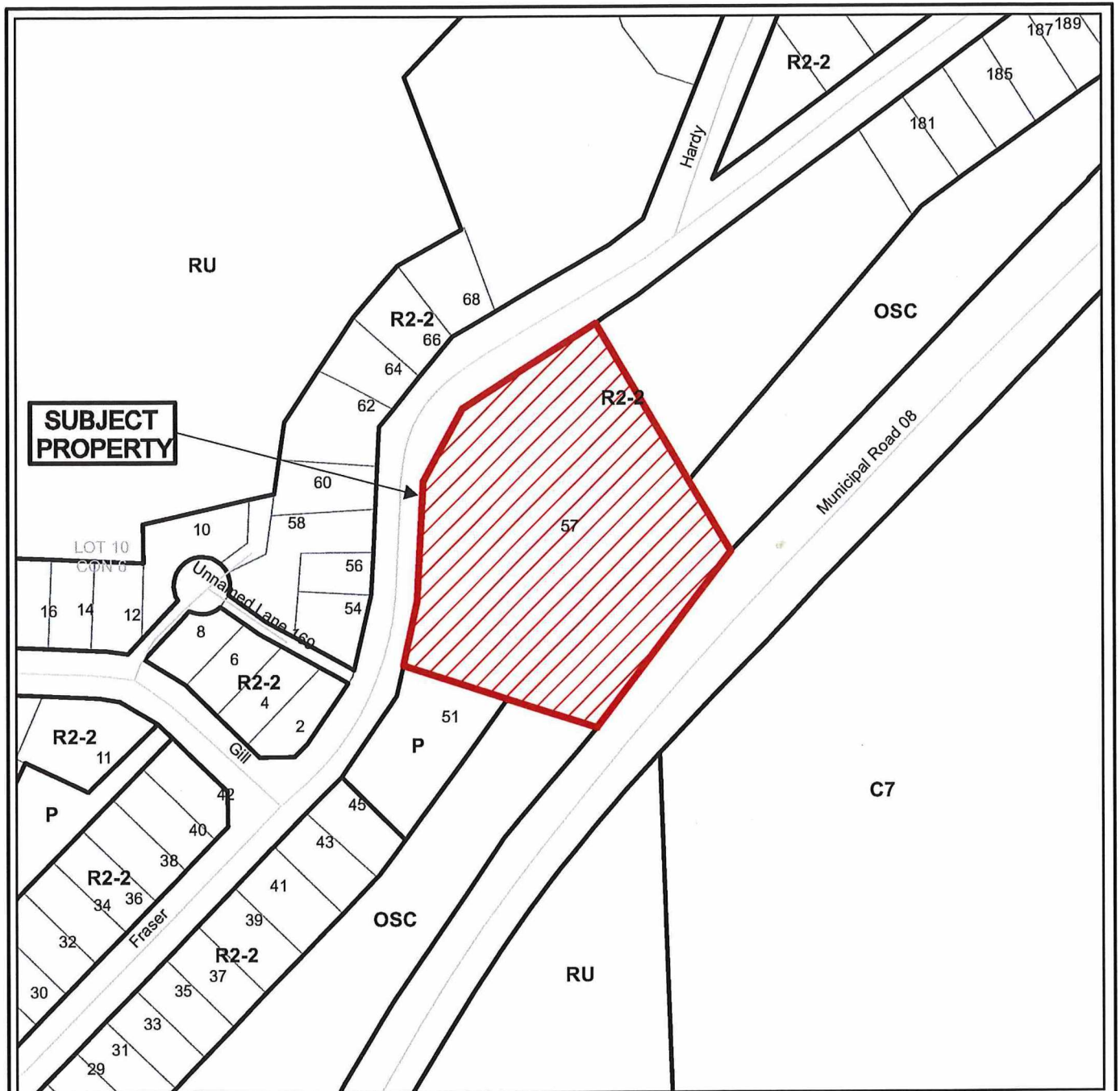
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Zoning: R2-2

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Application for Consent



Subject Property being PIN 73354-0562,
Parcel 25057 SEC SWS SRO,
Lot 2, Plan M-1030,
Part Lot 10, Concession 6,
Township of Dowling,
57 Fraser Avenue, Onaping,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00042
PL-CON-2026-00043
PL-CON-2026-00044

Date: 2026 06 17

P:\0021 Projects\Engineering\21081 Fraser Ave (Grouping) Due Diligence\Three Lot Sketch.dwg



PLAN
SCALE: 1:750

0 7.5 15 22.5 30 37.5
Scale: 1:750

No.	DATE	BY	ISSUES / REVISIONS



DRAWING:
CONCEPTUAL LAYOUT
PLAN

CLIENT:
-
-
PROJECT
ONAPING
CONCEPTUAL LAYOUT

DRAWN BY: V.SMITH	CHECKED BY: K. JARUS	DESIGNED BY: V.SMITH
APPROVED BY: K. JARUS	SCALE: AS NOTED	DATE: 2021-11-19
DRAWING No. 21-1081-C-01		REVISION No. A

PL-CON-2026-00042, PL-CON-2026-00043 and PL-CON-2026-00044

Sketch 2

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

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:

TIMESTONE CORPORATION

The Owner(s) of: PIN(s) 735760573, Lot 7, Plan 53M-1456, Part Lot 10, Concession 3, Township of Neelon, 143 /145 Westport Street, Sudbury

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

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 4376 or 4346, by email to 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, August 7, 2026

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Zoning: R2-2

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.

PLAN OF SURVEY OF
LOT 7,
REGISTERED PLAN 53M-1456
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC.
2026
SCALE 1:200

2m 0 2 10m

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH
BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

METRIC:

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

DISTANCE NOTE:

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM
GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999585.

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL
TIME NETWORK (RTN) GNSS OBSERVATIONS USING THE SMARTNET SERVICE AND ARE REFERRED TO
THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

ROTATION NOTE:

NO ROTATION WAS APPLIED TO THE GRID BEARINGS OF UNDERLYING PLANS P AND P1.

LEGEND:

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SSIB DENOTES STANDARD IRON BAR 0.025 X 0.025 X 1.22
- SSIB DENOTES SHORT STANDARD IRON BAR 0.025 X 0.025 X 0.61
- IB DENOTES IRON BAR 0.015 X 0.015 X 0.61
- RPL DENOTES ROCK PLUG 0.015 X 0.015 X 0.15
- ORP DENOTES OBSERVED REFERENCE POINT
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- NEF DENOTES NO EVIDENCE FOUND
- WIT DENOTES WITNESS
- NSM DENOTES NOT SUITABLE FOR MONUMENTATION
- M DENOTES MEASURED
- S DENOTES SET
- P DENOTES REGISTERED PLAN 53M-1456
- P1 DENOTES PLAN 53R-22270
- 1604 DENOTES TULLOCH GEOMATICS INC., O.L.S.

INTEGRATION COORDINATE TABLE

COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS BY REAL TIME
NETWORK (RTN) USING THE SMARTNET SERVICE AND ARE REFERRED TO
UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 218/10.

ORP	NORTHING	EASTING
A	5148484.45	506320.96
B	5148536.23	506395.76
C	5148484.57	506368.03

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND
THE REGULATIONS MADE UNDER THEM.
- (2) THE SURVEY WAS COMPLETED ON THE 1st DAY OF JUNE, 2026.

DATE

JACK F. CAVANAGH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-131956.

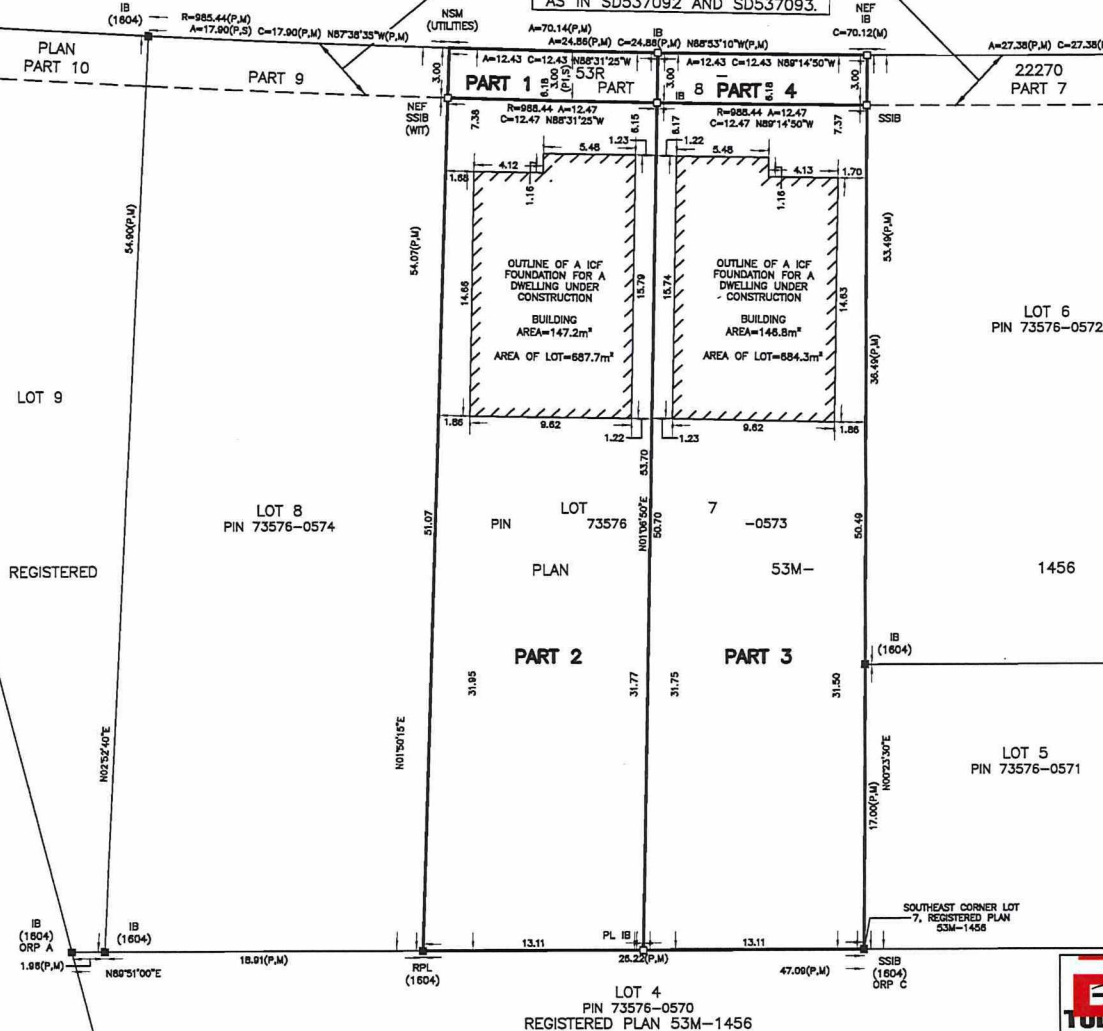
SCHEDULE

PART	LOT	PLAN	PIN	AREA
1				37.3m²
2	LOT 7	REGISTERED PLAN 53M-1456	ALL OF PIN 73576-0573	0.065ha
3				0.065ha
4				37.3m²

PARTS 1 AND 4 SUBJECT TO EASEMENTS AS IN SD537092 AND SD537093.
SUBJECT TO EASEMENTS IN GROSS AS IN SD537091, SD537094 AND SD537095

WESTPORT STREET
REGISTERED PLAN 53M-1456
PIN 73576-0590

SUBJECT TO EASEMENTS IN GROSS
AS IN SD537091, SD537094, AND
SD537095. SUBJECT TO EASEMENTS
AS IN SD537092 AND SD537093.



TULLOCH
TULLOCH GEOMATICS INC.
13111 BILDING RD. SUITE 101
SUDBURY, ONTARIO N3H 5Y5
TEL: 705 671.2295
FAX: 705 671.8477
800 810.1937
surbury@tulloch.on
DRAWN BY: SL FILE: 252837-112

PL-CON-2026-00047 Sketch 2