Greater Grand Sudbury

APPLICATIONS FOR CONSENT

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

February 23, 2026

PL-CON-2025-00091 **SUSAN CHISHOLM**
ALFRED CHISHOLM

Ward: 2

PIN(s) 733740292, Part Lot 5, Concession 1, being Part 15, Plan 53R-20054, Township of Waters, 220 Makada Drive, Lively, [By-law 2010-100Z, RU]

To create a new lot on the north vacant portion of the subject property, identified as Severed Lot 1 on the plan, providing a lot frontage of approximately 101.0m, and a lot area of approximately 21900.0 sq. m.

CURRENTLY SUBJECT TO CONSENT APPLICATIONS PL-CON-2025-00092 AND PL-CON-2025-00093. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0084/2022, B0085/2022 and B0086/2022 (SEP 26/22).

PL-CON-2025-00092 **SUSAN CHISHOLM**
ALFRED CHISHOLM

Ward: 2

PIN(s) 733740292, Part Lot 5, Concession 1, being Part 15, Plan 53R-20054, Township of Waters, 220 Makada Drive, Lively, [By-law 2010-100Z, RU]

To create a new lot on the north middle vacant portion of the subject property, identified as Severed Lot 2 on the plan, providing a lot frontage of approximately 90.0m, and a lot area of approximately 23900.0 sq. m.

CURRENTLY SUBJECT TO CONSENT APPLICATIONS PL-CON-2025-00091 AND PL-CON-2025-00093. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0084/2022, B0085/2022 and B0086/2022 (SEP 26/22).

PL-CON-2025-00093 **SUSAN CHISHOLM**
ALFRED CHISHOLM

Ward: 2

PIN(s) 733740292, Part Lot 5, Concession 1, being Part 15, Plan 53R-20054, Township of Waters, 220 Makada Drive, Lively, [By-law 2010-100Z, RU]

Consolidate an approximate 0.40ha northeast portion of the subject property with abutting PIN 73374-0251 (LT), together with an approximate 10.0m wide easement/right-of-way over approximately 2261.0m2 area for utility purposes.

CURRENTLY SUBJECT TO CONSENT APPLICATIONS PL-CON-2025-00091 AND PL-CON-2025-00092. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0084/2022, B0085/2022 and B0086/2022 (SEP 26/22).

Greater Grand Sudbury

APPLICATIONS FOR CONSENT

PL-CON-2025-00094 **TIM SMITH**
FAY SMITH

Ward: 9

PIN(s) 734780421, Parcel 39756 SEC SES, Lot 20, Plan M-265, Part Lot 1, Concession 5, Township of Broder, 2745 Henri Street, Sudbury, [By-law 2010-100Z, R1-2]

To create a new lot on the north vacant portion of the subject property providing a lot frontage of approximately 26.0m, a lot depth of approximately 165.0m, and a lot area of approximately 6393.0 sq. m.

CURRENTLY SUBJECT TO MINOR VARIANCE APPLICATIONS PL-MV-2025-00170 AND PL-MV-2025-00171

PL-CON-2025-00095 **CARY CLEMENT**

Ward: 11

PIN(s) 735780278; 735780232, Parcels 14168 and 17714 SEC SES, Part Lot 12, Concession 3, Part Lots 68 and 69, Plan M-201, Township of Neelon, 2009 Randolph Street, Sudbury, 2013 Randolph Street, Sudbury, [By-law 2010-100Z, R1-5]

To establish the lot boundaries of 2013 Randolph Street providing an approximate 15.2m lot frontage, an approximate 39.6m lot depth and an approximate 605 sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0100/2021 (EXPIRED), B0080/2023 (NOV 27/23) AND MINOR VARIANCE APPLICATION A124/2023 (NOV 22)

Written submissions regarding these applications must be received no later than Wednesday, February 18, 2026 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-2025-00091

APPLICATION SUMMARY

File Date: December 3, 2025

Application Type: Consent (Land Severance)

Address(es): 220 Makada Drive, Lively P3Y 1H8, 220 Makada Drive, Lively P3Y 1H8

Applicant(s): TULLOCH

Owner(s): SUSAN CHISHOLM AND ALFRED CHISHOLM

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
21900

Depth
222.03

Frontage
101.71

☐ **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

Depth

Frontage

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

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

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?
May 8, 2017

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
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
Part 2 & 5 of 53R-21808

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
OP pemits rural lot creation with a number of requirments, as set out in Policy 5.2.2. The proposed application conforms to Policy 5.2.2.

Explain how the application is consistent with the Provincial Policy Statements
Policy 2.6.1(c) permits residential development on rural lands, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
No applicable policies.

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
45600	268.61	426.27

Existing use of land
Rural residential

Proposed use of land
Same as existing

Proposed use of land

Will a certificate be required for the retained land?
No

WATER/SEWAGE - RETAINED

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

Explain Other

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

Rural 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	☐

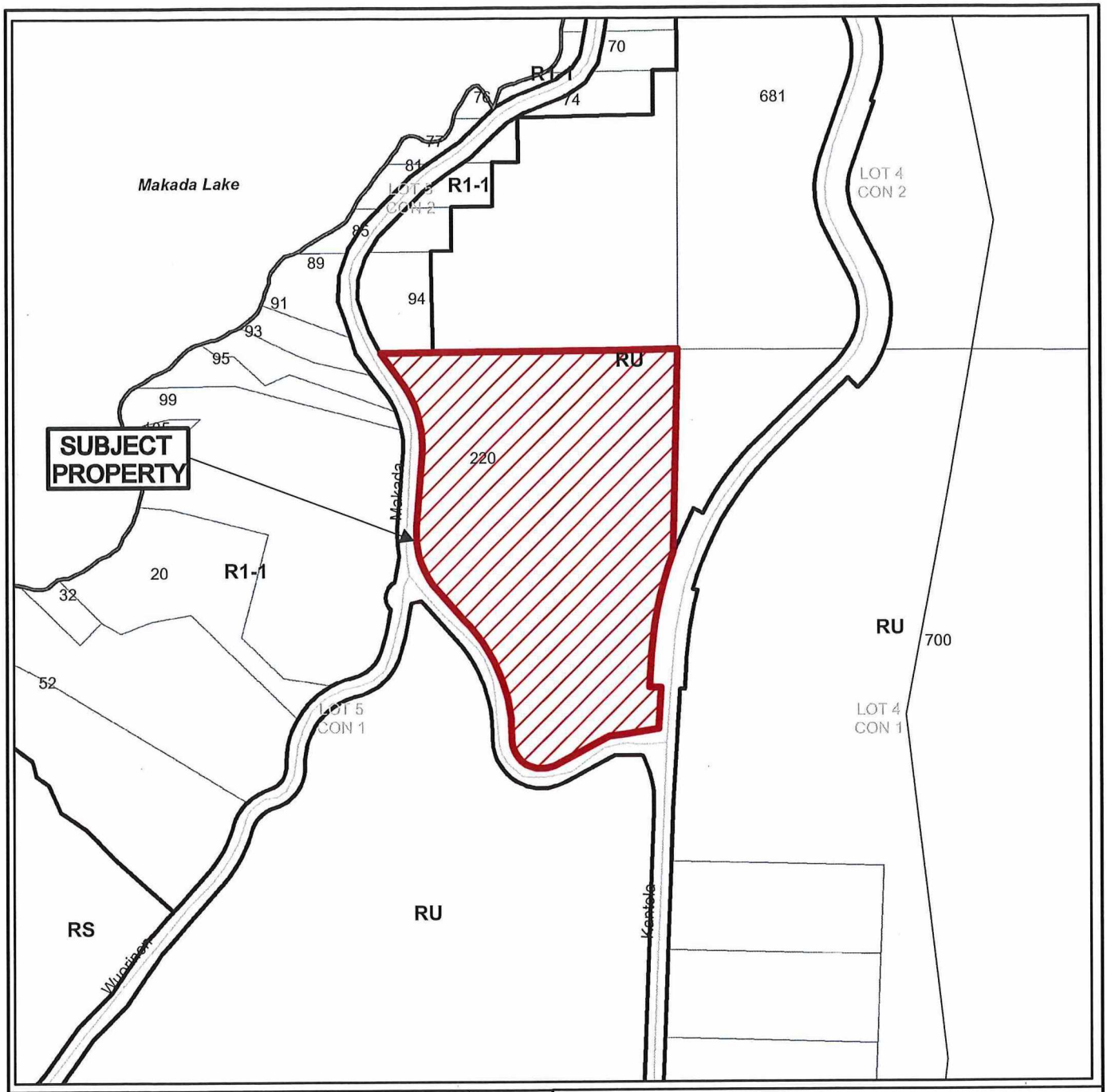
Explain Other

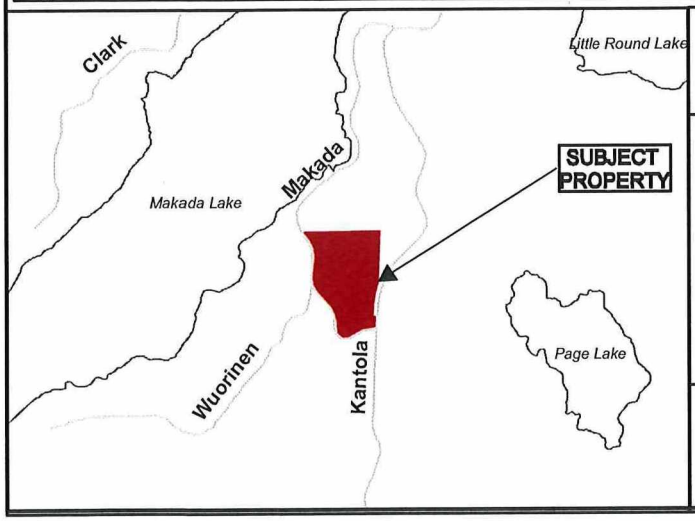
PROPERTY ACCESS - SEVERED

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





N

Application for Consent

Subject Property being PIN 73374-0292,
Part Lot 5, Concession 1,
being Part 15, Plan 53R-20054,
Township of Waters,
220 Makada Drive, Lively,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00091, PL-CON-2025-00092, and PL-CON-2025-00093

Date: 2025 12 12

SKETCH FOR CONSENT APPLICATION
MAKADA DRIVE
TULLOCH ENGINEERING INC.
2022

10m 0 10 50m

SCALE 1 : 1000

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

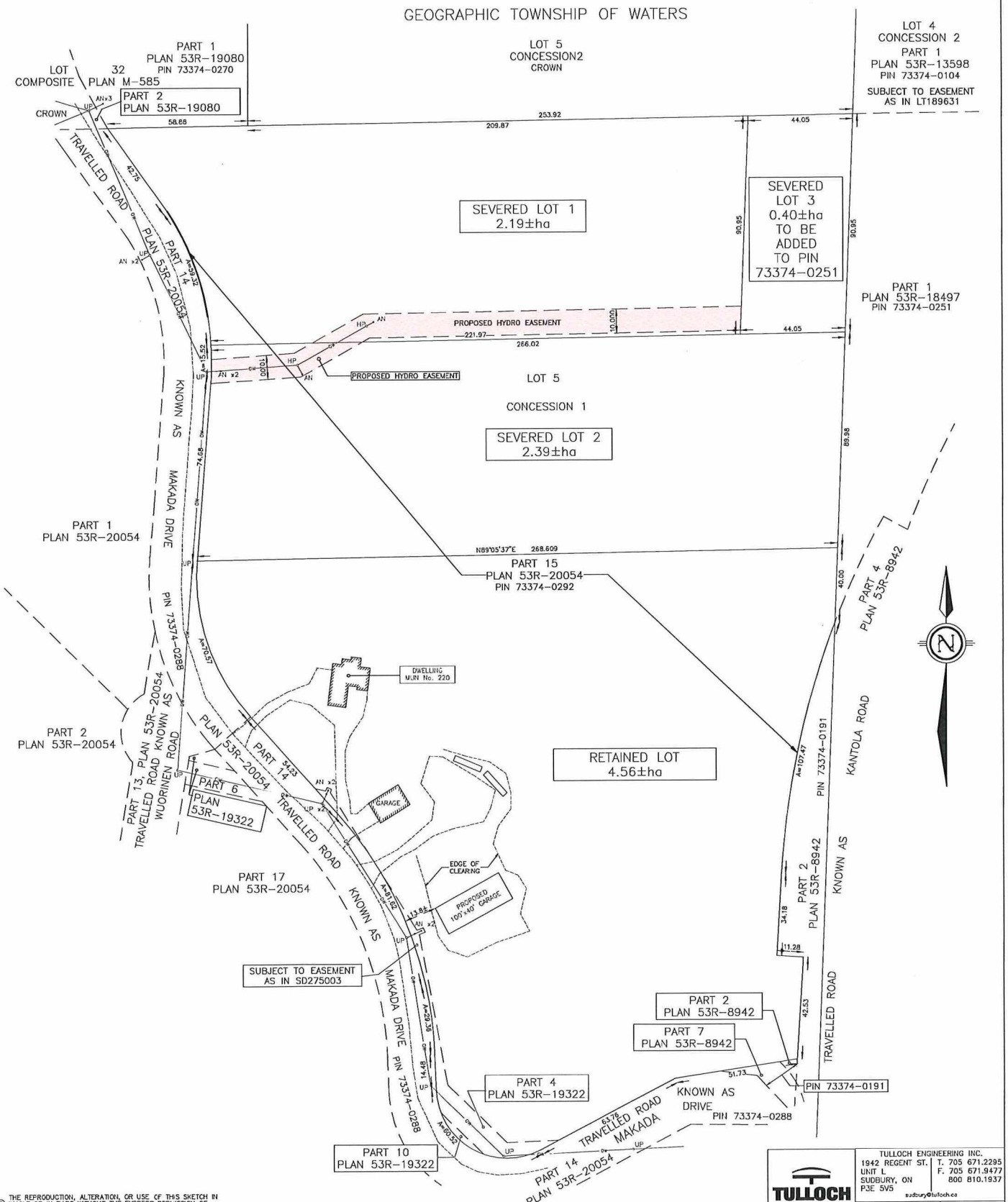
METRIC:

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

NOTE:

THE BOUNDARIES AND DIMENSIONS SHOWN HAVE BEEN COMPILED FROM REGISTRY OFFICE DOCUMENTATION AND TULLOCH GEOMATICS INC., SURVEY RECORD FILE No. 192387 AND HAVE NOT BEEN VERIFIED BY ACTUAL SURVEY.

DRAFT

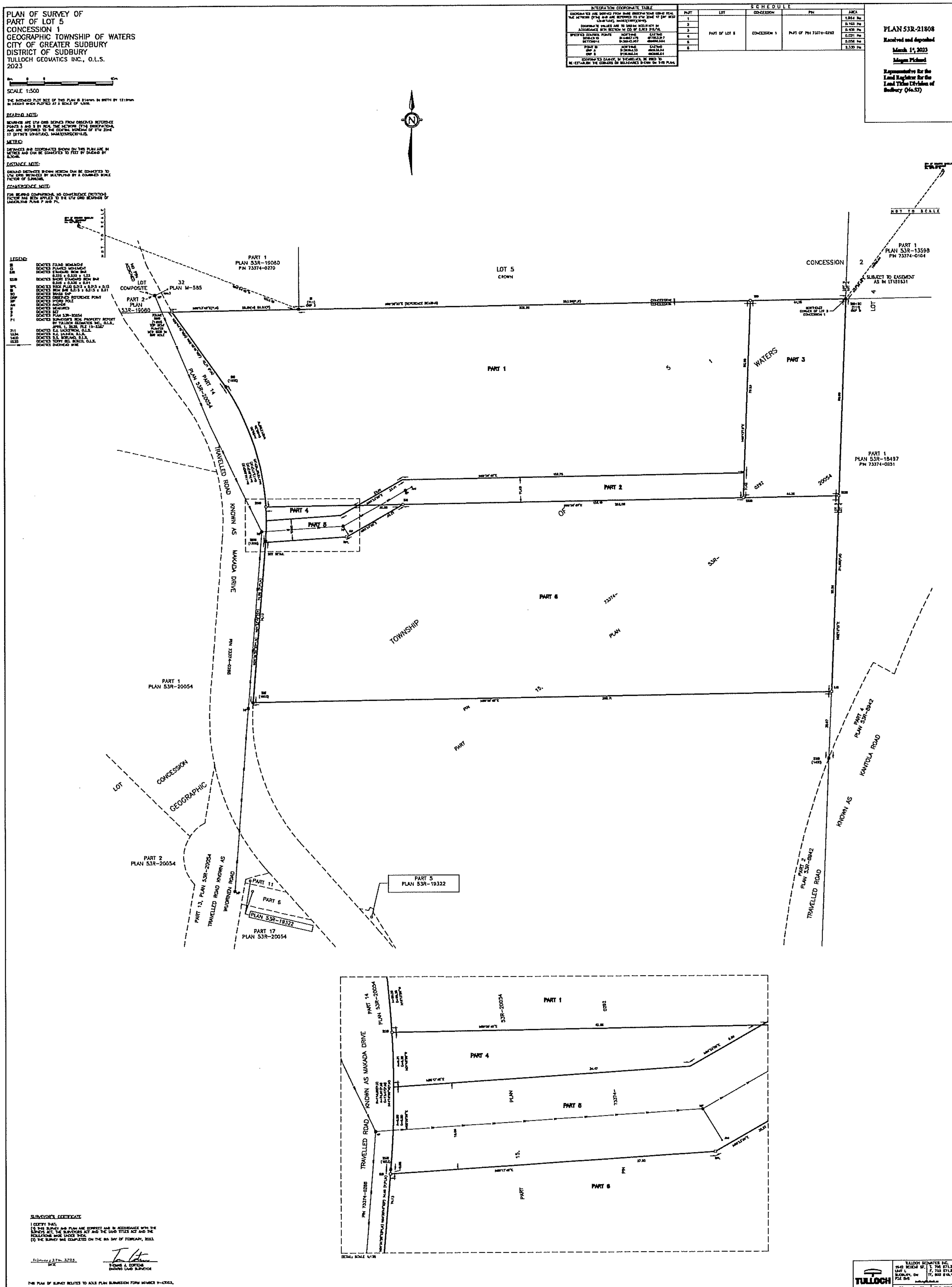


TULLOCH
TULLOCH ENGINEERING INC.
1942 REGENT ST. UNIT L
SUDBURY, ON P3E 5V5
T. 705 671.2295
F. 705 671.9477
800 810.1937
sudbury@tulloch.ca

DRAWN BY: JC | FILE: 22-0640

ACAD FILE:\\SUDBURY\2022 Projects\Engineering\220640 Makada CONs

PL-CON-2025-00091
PL-CON-2025-00092
PL-CON-2025-00093
Sketch 2



PL-CON-2025-00091, PL-CON-2025-00092, PL-CON-2025-00093 Sketch 3

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-2025-00092

APPLICATION SUMMARY

File Date: December 3, 2025

Application Type: Consent (Land Severance)

Address(es): 220 Makada Drive, Lively P3Y 1H8, 220 Makada Drive, Lively P3Y 1H8

Applicant(s): TULLOCH

Owner(s): SUSAN CHISHOLM AND ALFRED CHISHOLM

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
23900

Depth
268.71

Frontage
90.49

☐ **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?
May 8, 2017

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
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
OP permits rural lot creation with a number of requirements, as set out in Policy 5.2.2. The proposed application conforms to Policy 5.2.2.

Explain how the application is consistent with the Provincial Policy Statements
Policy 2.6.1(c) states that residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services is permitted on rural lands.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
No applicable policies.

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
45600	268.61	426.27

Existing use of land
Rural Residential

Proposed use of land
Same as existing

Proposed use of land

Will a certificate be required for the retained land?
No

WATER/SEWAGE - RETAINED

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

Explain Other

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

Rural 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	☐

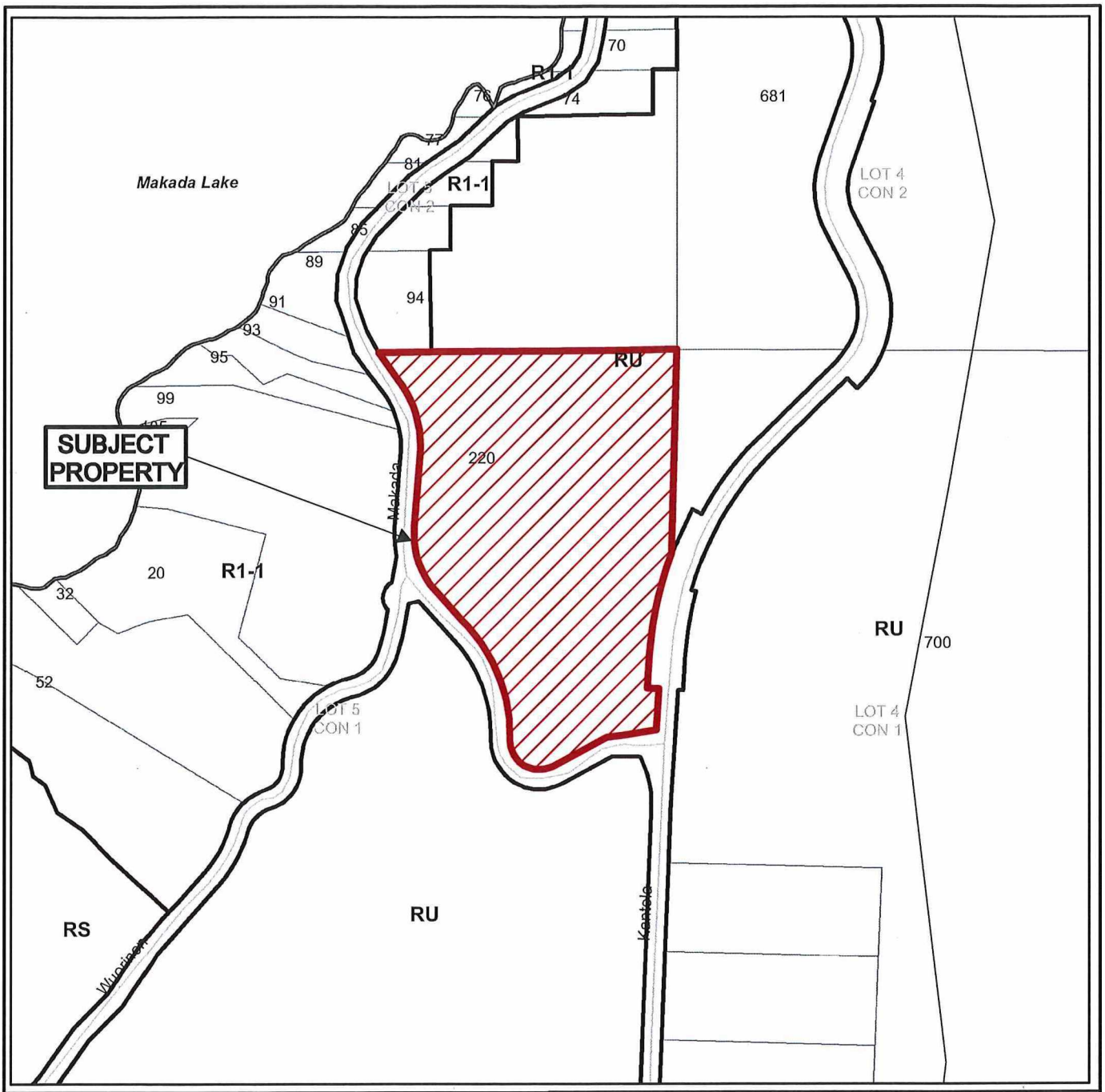
Explain Other

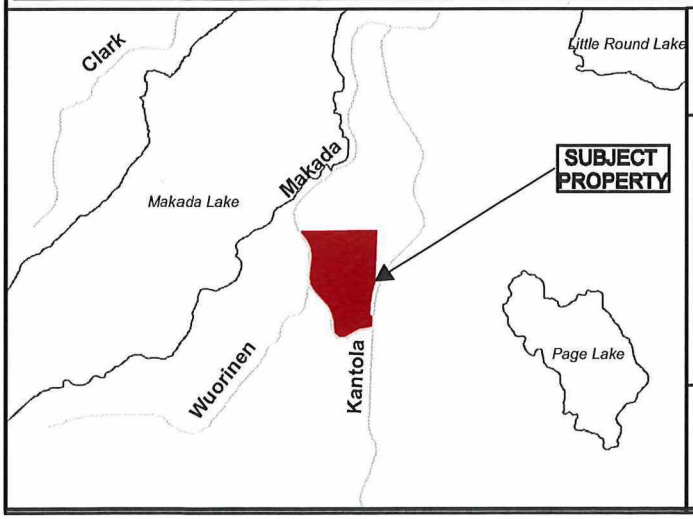
PROPERTY ACCESS - SEVERED

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





Application for Consent

N

Subject Property being PIN 73374-0292,
Part Lot 5, Concession 1,
being Part 15, Plan 53R-20054,
Township of Waters,
220 Makada Drive, Lively,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00091, PL-CON-2025-00092, and PL-CON-2025-00093

Date: 2025 12 12

SKETCH FOR CONSENT APPLICATION
MAKADA DRIVE
TULLOCH ENGINEERING INC.
2022

10m 0 10 50m

SCALE 1 : 1000

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

METRIC:

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

NOTE:

THE BOUNDARIES AND DIMENSIONS SHOWN HAVE BEEN COMPILED FROM REGISTRY OFFICE DOCUMENTATION AND TULLOCH GEOMATICS INC., SURVEY RECORD FILE No. 192387 AND HAVE NOT BEEN VERIFIED BY ACTUAL SURVEY.

DRAFT

GEOGRAPHIC TOWNSHIP OF WATERS

LOT COMPOSITE 32 PLAN M-585

PART 1 PLAN 53R-19080 PIN 73374-0270

PART 2 PLAN 53R-19080

LOT 5 CONCESSION2 CROWN

LOT 4 CONCESSION 2

PART 1 PLAN 53R-13598 PIN 73374-0104

SUBJECT TO EASEMENT AS IN LT189631

SEVERED LOT 1 2.19±ha

SEVERED LOT 3 0.40±ha TO BE ADDED TO PIN 73374-0251

PART 1 PLAN 53R-18497 PIN 73374-0251

PROPOSED HYDRO EASEMENT

PROPOSED HYDRO EASEMENT

LOT 5 CONCESSION 1

SEVERED LOT 2 2.39±ha

PART 1 PLAN 53R-20054

PART 15 PLAN 53R-20054 PIN 73374-0292

PART 4 PLAN 53R-8942

KANTOLA ROAD PIN 73374-0191

KNOWN AS MAKADA DRIVE PIN 73374-0288

TRAVELLED ROAD

PART 14 PLAN 53R-20054

PART 13, PLAN 53R-20054 TRAVELLED ROAD KNOWN AS WUORINEN ROAD

PART 2 PLAN 53R-20054

PART 6 PLAN 53R-19322

DWELLING MUN No. 220

GARAGE

RETAINED LOT 4.56±ha

PART 17 PLAN 53R-20054

EDGE OF CLEARING

PROPOSED 100'x40' GARAGE

SUBJECT TO EASEMENT AS IN SD275003

PART 2 PLAN 53R-8942

PART 7 PLAN 53R-8942

PART 4 PLAN 53R-19322

PART 10 PLAN 53R-19322

PART 14 PLAN 53R-20054

TULLOCH
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sudbury@tulloch.ca

DRAWN BY: JC FILE: 22-0640

ACAD FILE:\\SUDBURY\2022 Projects\Engineering\220640 Makada CONs

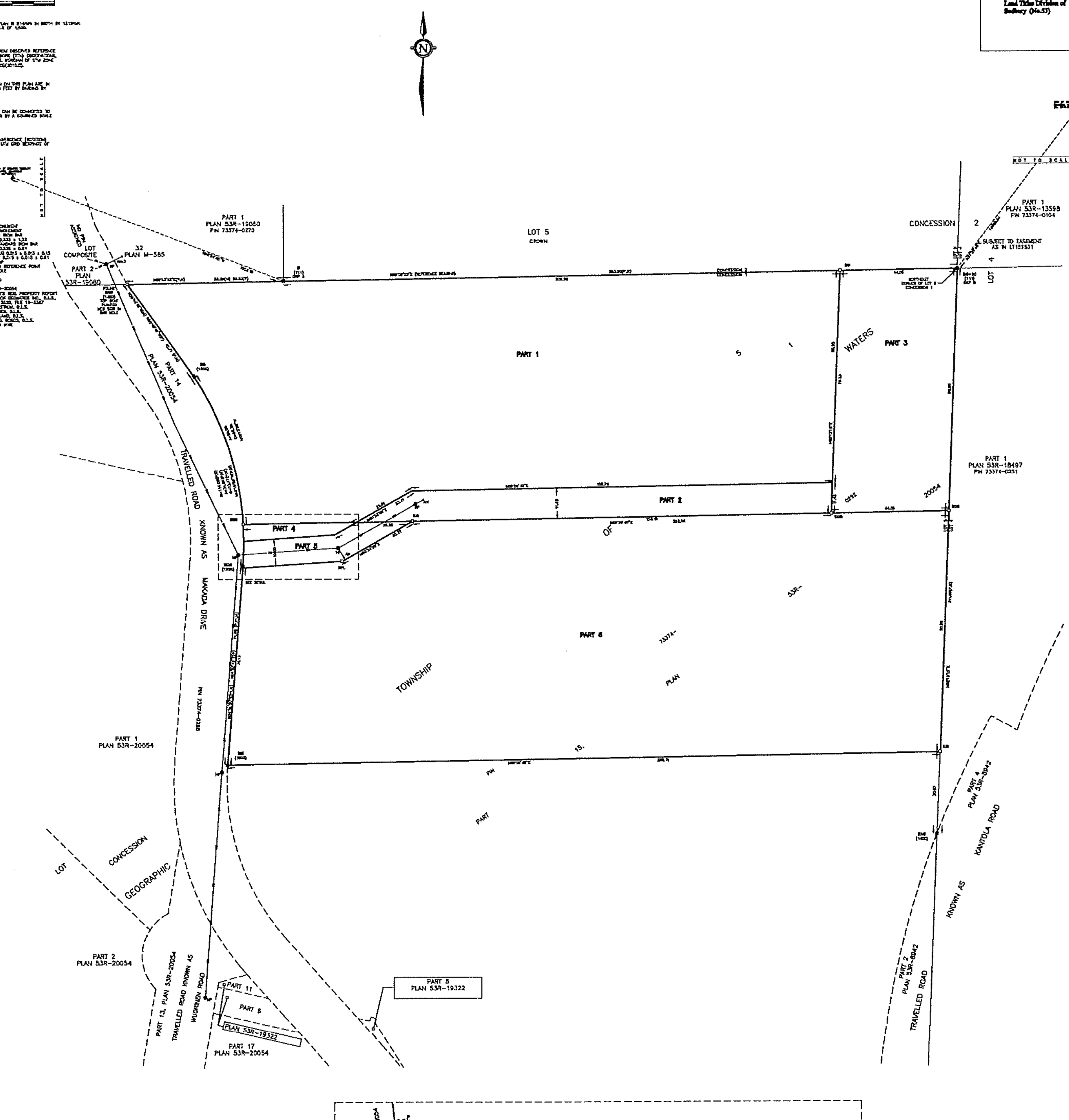
PL-CON-2025-00091
PL-CON-2025-00092
PL-CON-2025-00093
Sketch 2

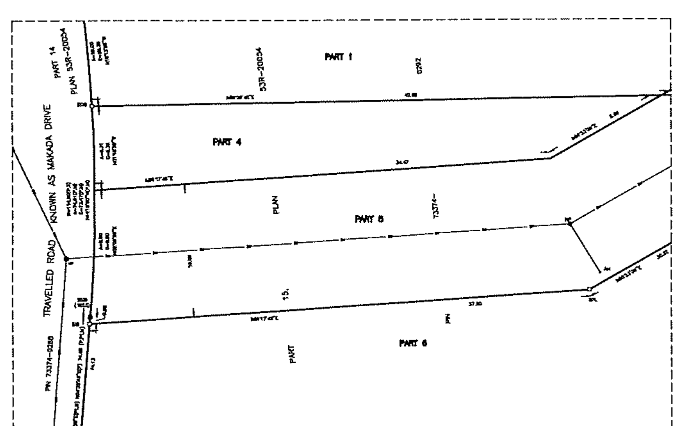
PLAN OF SURVEY OF
PART OF LOT 5
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WATERS
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC., O.L.S.
2023

SCALE 1:500

PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 5	CONCESSION 1	PART OF PIN 73374-0292	1.944 Ha
2				5.953 Ha
3				0.409 Ha
4				0.021 Ha
5				0.056 Ha
6				2.530 Ha

PLAN 53R-21808
Received and deposited
March 1st, 2023
Megan Pickard
Representative for the Land Registrar for the Land Titles Division of Sudbury (No.53)





TULLOCH

PL-CON-2025-00091, PL-CON-2025-00092, PL-CON-2025-00093 Sketch 3

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-2025-00093

APPLICATION SUMMARY

File Date: December 3, 2025

Application Type: Consent (Land Severance)

Address(es): 220 Makada Drive, Lively P3Y 1H8, 220 Makada Drive, Lively P3Y 1H8

Applicant(s): TULLOCH

Owner(s): SUSAN CHISHOLM AND ALFRED CHISHOLM

PLANNING APPLICATION
PURPOSE OF TRANSACTION

☒ **Addition to Lot**

Area 4000	**Area (Second Additional Lot if Applicable)**
Depth 44.05	**Depth (Second Additional Lot if Applicable)**
Frontage 0	**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

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
2490

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

Depth
0

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

Frontage
10

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
Proposed lot addition from the subject property to PIN 73374-0251. This application and the others submitted concurrently are the resubmission of CGS Applications for Consent B0084/2022, B0085/2022 & B0086/2022 which were conditionally approved in 2022.

Are you the registered owner or an authorized agent?
Authorized Agent

What is the date of acquisition of subject land?
May 8, 2017

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
Owners of PIN 73374-0251.

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
OP permits lot adjustments, as per Policy 6.2.3. Additionally, this application meets all OP and zoning requirements.

Explain how the application is consistent with the Provincial Policy Statements
Policy 2.6.1(g) permits other rural uses on rural lands in municipalities.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
No applicable policies.

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
45600	268.61	426.27

Existing use of land
Rural Residential

Proposed use of land
Same as existing

Proposed use of land

Will a certificate be required for the retained land?
No

WATER/SEWAGE - RETAINED

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

Explain Other

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

Rural

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

PIN 73374-0251

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	☐

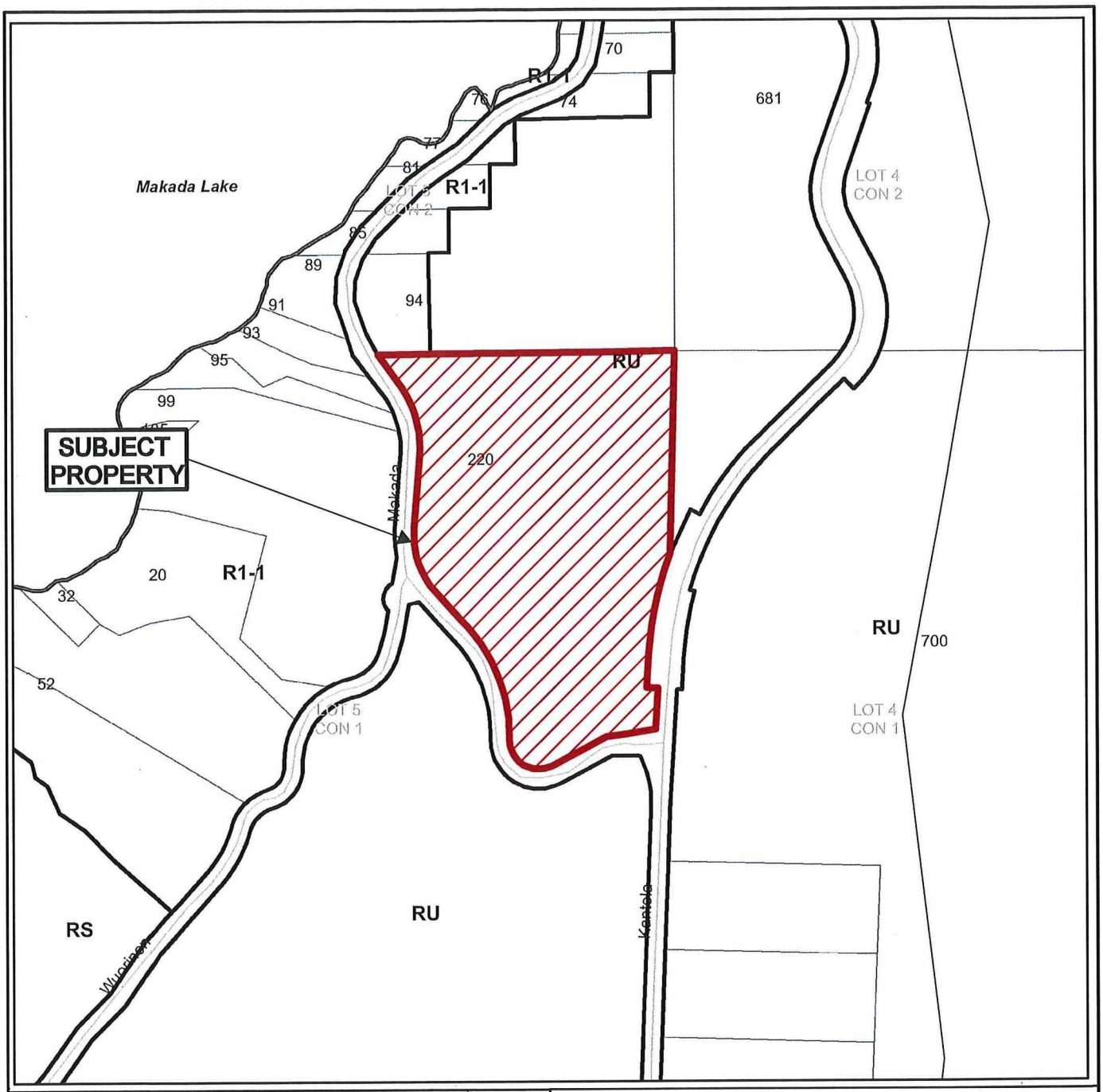
Explain Other

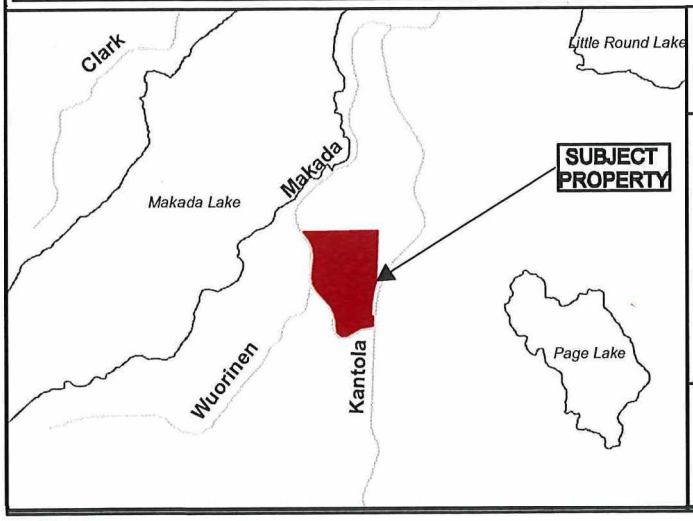
PROPERTY ACCESS - SEVERED

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

N

Subject Property being PIN 73374-0292,
Part Lot 5, Concession 1,
being Part 15, Plan 53R-20054,
Township of Waters,
220 Makada Drive, Lively,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00091, PL-CON-2025-00092, and PL-CON-2025-00093

Date: 2025 12 12

SKETCH FOR CONSENT APPLICATION
MAKADA DRIVE
TULLOCH ENGINEERING INC.
2022

10m 0 10 50m

SCALE 1 : 1000

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

METRIC:

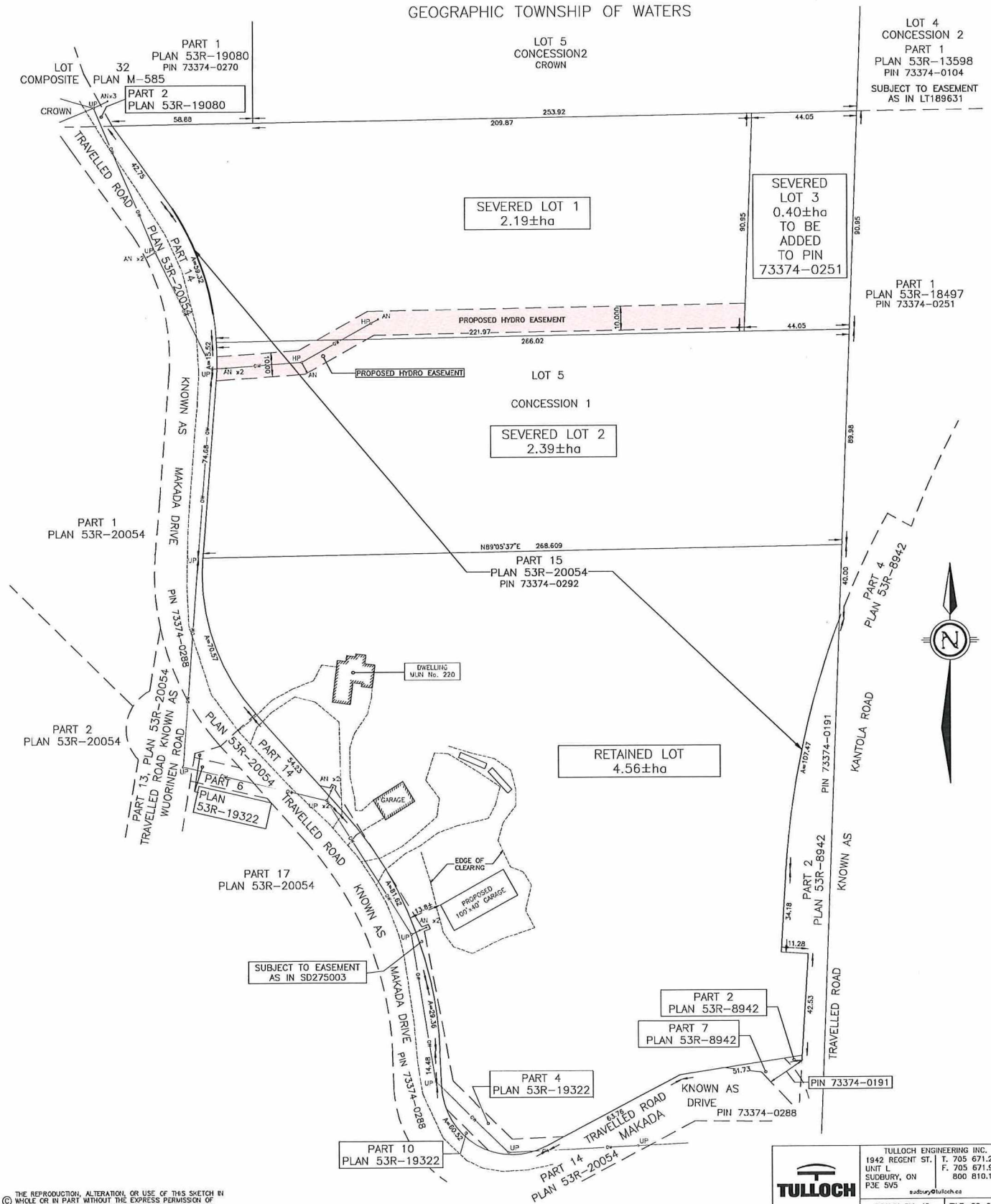
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:

THE BOUNDARIES AND DIMENSIONS SHOWN HAVE BEEN COMPILED FROM REGISTRY OFFICE DOCUVENTATION AND TULLOCH GEOMATICS INC., SURVEY RECORD FILE No. 192387 AND HAVE NOT BEEN VERIFIED BY ACTUAL SURVEY.

DRAFT

GEOGRAPHIC TOWNSHIP OF WATERS



TULLOCH ENGINEERING INC.
1942 REGENT ST. UNIT L
SUDBURY, ON P3E 5V5
T. 705 671.2295
F. 705 671.9477
800 810.1937
sudbury@tulloch.ca

DRAWN BY: JC FILE: 22-0640

ACAD FILE:\\SUDBURY\2022 Projects\Engineering\220640 Makada CONs

PL-CON-2025-00091
PL-CON-2025-00092
PL-CON-2025-00093
Sketch 2

PLAN OF SURVEY OF
PART OF LOT 5
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WATERS
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC., O.L.S.
2023

SCALE 1:500

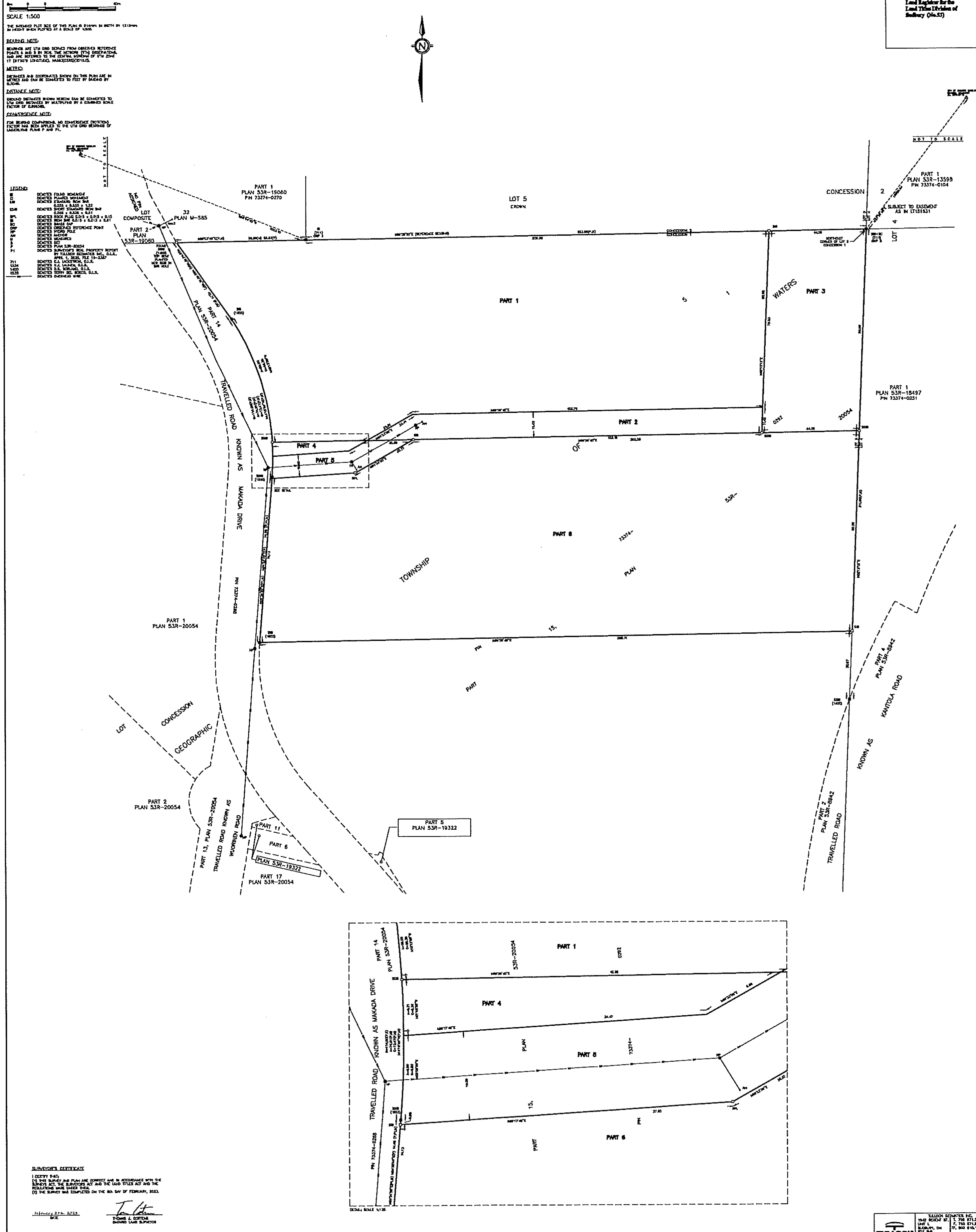
PLAN 53R-21808

Received and deposited

March 1st, 2023

Megan Pickard

Representative for the Land Registrar for the Land Titles Division of Sudbury (No.53)



PL-CON-2025-00091, PL-CON-2025-00092, PL-CON-2025-00093 Sketch 3

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-2025-00094

APPLICATION SUMMARY

File Date: December 5, 2025

Application Type: Consent (Land Severance)

Address(es): 2745 Henri Street, Sudbury P3G 1C2

Applicant(s): TIM SMITH

Owner(s): TIM SMITH AND FAY SMITH

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
6393

Depth
165.20

Frontage
26.32

☐ **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?
August 15, 2025

What is the number of dwelling units on the property?
2

What is the number of proposed new buildings/structures on the property?
0

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

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?

Yes

Please indicate the file number and status of the application
M-265 - registered

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
creating new lots.
need more affordable building lot

Explain how the application is consistent with the Provincial Policy Statements
creating new lots.
need more affordable building lot

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
creating new lots.
need more affordable building lot

CONCURRENT APPLICATIONS

☒ **Minor Variance**

File Number(s) - Minor Variance	Status - Minor Variance
PL-MV-2025-00170 and PL-MV-2025-00171	Approved

☐ **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
1687	74.71	22.58

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	[X]
Municipally owned and operated sanitary sewage system	[ ]
Lake	[ ]
Pit Privy	[ ]
Individual Well	[ ]
Communal Well	[ ]
Individual Septic System	[X]
Communal Septic System	[ ]
Other	[ ]

Explain Other

PROPERTY ACCESS - RETAINED

Provincial highway	[ ]
Road maintained by the municipality	[X]
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	[X]
Municipally owned and operated sanitary sewage system	[ ]
Lake	[ ]
Pit Privy	[ ]
Individual Well	[ ]
Communal Well	[ ]
Individual Septic System	[X]
Communal Septic System	[ ]
Other	[ ]

Explain Other

PROPERTY ACCESS - SEVERED

Provincial highway	[ ]
Road maintained by the municipality	[X]
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)

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)
shed	Retained Land	Yes	14.9	14.9	1	3.04	4.88	4.26	90	70	3.2	40.8
Dwelling	Severed Land	No	229	229	1	16.5	14.45	5	25	35.24	3.65	2.45

Hydrogeological Assessment for Proposed Individual Residential Wastewater System, 2745 Henri Street, City of Greater Sudbury, ON

ECO Septic

Type of Document:
Hydrogeological Assessment

Project Name:
Hydrogeological Assessment for Proposed Individual Residential Wastewater System, 2745 Henri Street, City of Greater Sudbury, ON

Project Number:
SUD-25015409-A0

Prepared By:
EXP Services Inc.
885 Regent Street
Sudbury, Ontario, P3E 5M4
t: +1.705.674.9681
f: +1.705.674.5583

Date Submitted:
2025-11-18

Table of Contents

List of Figures

1. Introduction

EXP Services Inc. (EXP) was retained by Mr. Tim Smith of ECO Septic Solutions ("the Client") to complete a Hydrogeological Assessment for a proposed individual residential wastewater system to be constructed at 2745 Henri Street, City of Greater Sudbury, Ontario ("the Site").

2. Background

It is proposed to subdivide an existing residential lot located at 2745 Henri Street, City of Greater Sudbury (CGS), Ontario. The proposed lot to be subdivided is approximately 0.4 hectares (Ha) in size. The lot is proposed to be serviced by the municipal water supply system (no groundwater well required for the proposed lot). The property is not proposed to be serviced by the municipal sanitary sewer. The Client has consulted with the CGS. The CGS has requested that the Client complete a hydrogeological assessment in accordance with the City of Greater Sudbury Official Plan, Section 12.2.3.1 – Individual Systems. Based on the City of Greater Sudbury Official Plan, Section 12.2.3.1 – Individual Systems, where development is outside fully serviced areas, the proponent must prove that the soil conditions of the proposed site are suitable for a waste sewage disposal system and that there is a proven source of potable water available. A hydrogeological assessment is required where the minimum lot size is less than 0.8 hectare (2 acres).

3. Methodology

3.1 Field Work

EXP supervised the excavation of one (1) test pit to a depth of 2.8 m below ground surface at the Site in the general area of the proposed septic field bed, located within the proposed area to be subdivided (north half of the lot. 2745 Henri Street). The GPS coordinates for TP-01 are 5142161.5 N, 503959.0 E. The test pit was excavated at the Site on November 6, 2025 by the client's sub-contractor. Representative soil samples were collected from the test pit for geotechnical materials laboratory testing (moisture content and gradation analyses). The test pit was backfilled at the end of day.

A level survey was conducted during the Site investigative activities, with the purpose of obtaining relative vertical control of the test pit location. The ground surface level of the test pit was surveyed in reference to a non-geodetic temporary benchmark (TBM) and identified as being "top of concrete patio slab at 2745 Henri St.", (GPS coordinates 5142146.3 N, 503974 E) and provided with a non-geodetic level of 100.0 m. The locations of the test pit and temporary benchmark are shown on Drawing A-1.

3.2 Laboratory Testing

Representative soil samples from the excavated test pit were submitted to EXP's materials testing laboratory in Sudbury for testing. Grain-size analysis was completed from soil obtained below the topsoil (fill soil material) at approximately 0.08 m – 0.5m below ground surface and 0.75 m – 1.5 m below ground surface. Based on soil gradation results, estimated hydraulic conductivity and percolation time of the soil samples were determined.

4. Subsurface Conditions

A test pit log of the subsurface condition encountered at the Site is provided in Appendix A of this report and summarized below.

4.1 Geological, Soil and Topographical Mapping

The following geological maps were reviewed:

Ontario Geological Survey OGS Earth https://www.geologyontario.mndm.gov.on.ca/ogsearth.html#quaternary-geology and https://www.geologyontario.mndm.gov.on.ca/ogsearth.html#bedrock-geology.

A review of quaternary geology mapping suggests that undifferentiated igneous and metamorphic rock, exposed at surface or covered by a discontinuous, thin layer of drift exists at the Site. Bedrock geology mapping suggests that quarts-feldspar sandstone, argillite and conglomerate, Huronian Supergroup, Hough Lake Gorup and Mississage Formation underly the Site.

Topographic mapping provided by the Ministry of Natural Resources was available for the completion of this report. Based on the mapping, the area of the Site is generally sloping from north to south, toward McFarlane Lake. The noted elevations range from +/- 240.0 m in the area of the Site toward McFarlane Lake at +/- 227.0 m (+/- 13 m grade change). As such, shallow local groundwater flow in the area of the site is expected to flow (generally) south towards McFarlane Lake. Surface water flow in the area of the Site flows in a southerly direction from Richard Lake to McFarlane Lake. The Site is approximately 700m north of McFarlane Lake.

The *actual* groundwater flow direction can only be determined by a long-term groundwater elevation investigation in the area.

See Drawings A-2 to A-4 for geological, quaternary and topographical mapping information.

4.2 Soil Conditions

A total of one (1) test pit was excavated at the Site. Test pit TP-01 was advanced to a depth of 2.8 meters below ground surface (mbgs). The following section summarizes the soil conditions encountered at the TP-01 location.

Surficial Topsoil

Surficial topsoil was encountered at the TP-01 location. The topsoil layer was approximately 75 mm in thickness.

Fill

A layer of brown, silty sand, trace gravel fill was identified below the surficial topsoil layer. The insitu fill material extended to a depth of 0.6 mbgs. The moisture content of the insitu fill material was found to be 15.0% by weight (moist condition).

A buried organic layer (organic material mixed with sandy silt soil) identified as possible fill material was identified below the upper level insitu fill. This mixed soil material extended to a depth of 0.75 mbgs. The moisture content of the mixed insitu fill material was found to be 18.0% by weight (moist condition).

Native Silt

A deposit of native brown silt, some clay, trace sand in a moist state was identified below the fill soils. The native silt deposit extended from the base of the fill material to the termination depth of the test pit (2.8 mbgs). The moisture content of the native sandy silt deposit was found to range from 18% to 23% (at 1.5 mbgs) by weight (moist condition).

4.3 Groundwater

The groundwater level (or groundwater ingress) was not encountered at the TP-01 location between surface and the test pit termination depth at 2.8 mbgs. The brown silt soil was found to be dilatant below 1.5 mbgs.

4.4 Hydraulic Conductivity

Two (2) representative samples were gathered from TP-01 for submission into EXP's materials laboratory in Sudbury for testing. Based on grain-size analysis, the percolation time (T-time) and hydraulic conductivity (K) was estimated for each submitted sample. Hydraulic conductivity was estimated using the Hazen method, which is dependent on the D_{10} effective grain size of the soil sample. Table 4.1 summarizes the estimated T-times and K for the soil samples, (see Appendix A for grainsize distribution).

Table 4.1. Estimated Hydraulic Conductivity (K) of Soil Samples from Site.

Soil Sample Location	Sample Depth (m)	Design T-Time (min/cm)	Estimated K (cm/sec)	Soil Classification
TP-01, Sample 1	0 - 0.5	20	5.3×10^{-4}	SM
TP-01, Sample 3	0.75 – 1.5	>50	1.4×10^{-6}	ML

The grain-size estimates confirm that the Site appears to be underlain by sandy fill soils with a native silt deposit below the upper soil levels. Fill soil at the TP-1 location, within the upper +/- 0.5 m soil zone was found to have K estimation of 5.3×10^{-4} cm/sec (5.3×10^{-6} m/sec), SM classified soil. The design T-Time of the identified fill soil was found to be 20 min/cm (medium permeability).

Based on grain-size estimates of deeper level native silt soils, K estimation of 1.4×10^{-6} cm/sec (1.4×10^{-8} m/sec), ML classified soil was determined. The design T-Time of the identified silt soil was found to be >50 min/cm (low permeability).

An overall geometric average K of 2.7×10^{-5} cm/sec (2.7×10^{-7} m/sec), ML and SM classified soil was calculated for the soils encountered at the Site, indicating low permeability soils.

The soil properties indicated above and within the soil gradation results (Septic Soil Testing) attached in Appendix A are representative only of the sample delivered to our facilities. It must be noted that the permeability and percolation rates have been estimated based on an approximate relationship of soil types as determined by the grain size distribution test conducted. Variability of soil types and actual performance of in-situ soils may vary across the Site.

4.5 Water Well Records

A MOECP Well Records database search was completed for the adjacent properties to the north, south, east and west of 2745 Henri Street. Based on the MOECP Well Records database, no water well records exist for the adjacent properties to the north, east and south. A total of eleven (11) water well records were identified for the adjacent property to the west. Of the eleven (11) water well records, ten (10) water well records are for test holes/monitoring wells and one (1) water well record (Record No. 5900448, approximately 150 m southwest) is for domestic water supply (fresh water, Static Level 10', drill depth 132' or 40

m). The groundwater well records indicate that a sand to sand and gravel deposit exists from near surface to the well termination depth. These monitoring wells and domestic water supply well are considered to be cross gradient from the Site.

Well record 5904282 located approximately 125 m southeast of the Site (down gradient and cross gradient) was advanced to 145' (44 m) depth. A clay deposit with boulders was noted to exist from surface to 120' (36.6 m) below surface. The well was abandoned and unfinished due to low groundwater quantity.

Well record 5908060 located approximately 225 m southeast of the Site (down gradient and cross gradient) was advanced to 142' (43.3 m) depth. A clay deposit with boulders was noted to exist from surface to 113' (34.4 m) below surface. The well was terminated in bedrock. Groundwater (fresh) was encountered at 120 ' (36.6 m) with a static level of 3.0 m.

Well record 5906078 located approximately 150 m northeast of the Site (up gradient and cross gradient) was advanced to 132' (40.2 m) depth. A clay deposit with boulders was noted to exist from surface to 15' (4.6 m) below surface. The well was terminated in a sand and gravel deposit (4.6 m to 40.2 m). Groundwater (fresh) was encountered at 132 ' (40.2 m) with a static level of 3.7 m.

Well records from the WWIS database suggest that the local aquifer exhibits upward gradient, the clay and silt soils overlying the lower soil deposits and bedrock near (and at) the Site may likely provide a confined or semi-confined condition (i.e., hydraulic separation between the aquifer and the proposed septic system). In particular, this may likely provide protection from potential elevated nitrate levels originating from on-site septic beds. The locations of local MOECP Well Records are included in Drawing A-5, the noted well records are included in Appendix B.

5. Groundwater Quality Impacts

5.1 General

MECP Procedures D-5-4 describes a three-step procedure to assess the impacts of individual on-site sewage systems to groundwater:

- Step 1: Assess whether average lot size is greater than 1 hectare (ha).
- Step 2: Demonstrate whether on-site individual sewage systems are hydraulically isolated from existing or potential water supply aquifers.
- Step 3: Examine potential contaminant loadings to groundwater from the proposed on-site sewage systems.

MECP Procedure D-5-4 stipulates that if lot sizes are greater than 1 ha, or if the average lot size is 1 ha with no lot less than 0.8 ha, a hydrogeological assessment may not be required. The current proposed sub-divided lot is proposed to be 0.4 hectares in size. Since the proposed subdivision plan does not allow the establishment of average lot sizes of 1 ha, the scope of work for this undertaking involved the completion of Step 2 and Step 3.

MECP Procedures D-5-4 stipulates that individual on-site sewage systems may be deemed acceptable if it can be demonstrated that effluent from on-site sewage systems are hydraulically isolated from existing or potential supply aquifers in the vicinity.

A review of quaternary geology mapping suggests that undifferentiated igneous and metamorphic rock, exposed at surface or covered by a discontinuous, thin layer of drift exists at the Site. Bedrock geology mapping suggests that quarts-feldspar sandstone, argillite and conglomerate, Huronian Supergroup, Hough Lake Gorup and Mississage Formation underly the Site. Local MOECP groundwater well records indicate that an upper-level clayey deposit, overlying a sand to sand and gravel deposit extends to bedrock level (bedrock level near +/- 36 m depth).

An overall geometric average K of 2.7 x 10^{-5} cm/sec (2.7 x 10^{-7} m/sec), ML and SM classified soil was calculated for the soils encountered at the Site, indicating low permeability soils. The low permeability soils extended to the test pit excavation depth of 2.8 mbgs. Groundwater ingress was not encountered during test pit excavation. These conditions are generally amenable to hydraulic isolation between surface infrastructure and lower-level aquifers. As such, it is concluded that hydraulic isolation exists between potential on-site sewage system and the existing or potential groundwater supply aquifers. The site is not considered to be a sensitive site.

EXP completed a predictive assessment of potential combined impacts from the on-site sewage systems to water supply sources at the Site boundaries based on MECP Procedures D-5-4. A predictive assessment of potential combined impacts from the on-site sewage systems to water supply aquifers at the Site boundaries was completed.

The contaminant attenuation model for the Site was based on the following assumptions:

- Dilution from infiltrating precipitation as the only mechanism for attenuation of contaminants (nitrate-nitrogen);
- Estimation of infiltration based on site-specific conditions, including soils, topography, geology and impermeable surfaces (such as paved areas), Infiltration factor applied (0.6);
- Proposed attenuation area per Lot were adjusted to accommodate Site topography;
- It is assumed that proposed development and placement of septic systems will not be located at the property boundary and local groundwater flow is expected toward the south;
- Nitrate-nitrogen is the critical contaminant with an initial concentration of 40 mg/L;
- A nitrate-nitrogen concentration of 0.5 mg/L has been designated for the infiltrating precipitation. This is considered conservative for precipitation in Northern Ontario;
- The estimated daily effluent flow rate for the Site is 1,000 L/lot/day.
- Environment Canada Climate Normal precipitation data for the Sudbury, Ontario Climate Station (Climate ID: 6068150, 46°37'32.000" N, 80°47'52.000" W) between the years 1991 and 2020 indicates an average annual precipitation rate of approximately 912 mm/yr. Using the Thornthwaite Mathar Water Balance Model (1963), a water surplus was calculated to be 425 mm/yr, which is the difference between the mean annual precipitation and the annual evapotranspiration.

The MECP Design Guideline for Sewage Works, 2008 (Table 22-2) provides concentrations of contaminants in typical residential wastewater. Nitrates are listed as being <1mg/L. However, the Guideline states, "It should be assumed that all nitrite and ammonia will convert to nitrate." Total nitrogen is listed as ranging from 26 mg/L to 75 mg/L. A nitrate concentration of 40 mg/L is to be used for predictive assessments.

The predictive assessment assumes that the critical point is where effluent-impacted groundwater migrates across the Site or Lot property boundary of the proposed subdivision. Groundwater flow direction has been established to follow local topography, flowing in a southerly direction.

The contaminant concentrations at the Site boundaries (C_T) were derived from the total mass loading of nitrate-nitrogen in input waters (M_T) divided by the total volume of the input waters (V_T):

$$C_T = M_T / V_T$$

V_T is equal to the total volume of infiltrating precipitation (V_i) and the total volume of discharge from all on-site sewage systems (V_e). M_T is equal to the total mass of contaminant contained in both the infiltration precipitation (M_i) and the sewage effluent (M_e):

$$M_i = C_i \times V_i$$

$$M_e = C_e \times V_e$$

Where C_i and C_e are the nitrate-nitrogen concentrations in infiltrating precipitation and sewage effluent, respectively.

5.2 Groundwater Impact Findings

Based on the above assumptions, the predicted total nitrates concentration at the Site boundary are summarized in Table 5.1.

Table 5.1. Predicted Nitrates Concentrations at Site Boundary

Average Annual Precipitation 912.0 mm, Per Lot Assessment Area					
Lot Number	**Total Infiltration Area (m^2)**	**Infiltration Available for Dilution (L/day)**	**Average Effluent Discharge (L/day)**	**Nitrates Concentration in Effluent(mg/L)**	**Average Nitrates Concentration at Site Boundary (mg/L)**
New Lot	4,000	4,000	1,000	40	**9.5**

The total predicted nitrate-nitrogen loadings to groundwater from the proposed effluent sources at the Site are based on projected loadings from infiltrating precipitation, and from sewage effluent discharges per the formulae defined above in Section 5.1. The predicted loadings to groundwater indicate that nitrate-nitrogen at the Site boundary for the proposed new lot (north half of 2745 Henri Street) would be approximately 9.5 mg/L, and would be less than the allowable Ontario Drinking Water Objective (ODWO) of 10 mg/L. This result indicates that the soil conditions of the proposed new lot is considered to be suitable for a residential waste sewage disposal system.

If Lot owners choose to install potable groundwater wells on their property, nitrate levels in the groundwater may be a concern. Ontario regulations, including Ontario Regulation 903 and the Ontario Building Code, have rules concerning separation distances between septic beds and potable groundwater wells. Nonetheless, proximity to larger septic beds – especially during peak occupancy periods may lead to high nitrate levels in source groundwater. If owners are considering water well installation, they should also consider nitrate treatment for their sewage system.

There are a number of available nitrate treatment systems, including the POINTTM system, the Waterloo Biofilter and the Premier Tech Environment Ecoflow Biofilter, for example. Many of the readily available nitrate treatment systems are capable of removing 40% of nitrogen compounds consistently from the effluent. Typically, these systems require smaller field bed areas compared to conventional systems.

Available information, including case studies, suggests that Waterloo Biofilters systems can remove the following total nitrogen compounds consistently:

- Single-Pass Waterloo System – 25 to 35% total nitrogen removal;
- Double-Pass Waterloo System – 50 – 65% total nitrogen removal.

6. Summary and Recommendations

It is proposed to subdivide an existing residential lot located at 2745 Henri Street, City of Greater Sudbury (CGS), Ontario. The proposed lot to be subdivided is approximately 0.4 hectares (Ha) in size. The lot is proposed to be serviced by the municipal water supply system (no groundwater well required for the proposed lot). The property is not proposed to be serviced by the

municipal sanitary sewer. The Client has consulted with the CGS. The CGS has requested that the Client complete a hydrogeological assessment in accordance with the City of Greater Sudbury Official Plan, Section 12.2.3.1 – Individual Systems. Based on the City of Greater Sudbury Official Plan, Section 12.2.3.1 – Individual Systems, where development is outside fully serviced areas, the proponent must prove that the soil conditions of the proposed site are suitable for a waste sewage disposal system and that there is a proven source of potable water available. A hydrogeological assessment is required where the minimum lot size is less than 0.8 hectare (2 acres).

The assessment provided the following findings:

- One (1) test pit was unexcavated in the area of the proposed septic, within the area of the Lot to be sub-divided.
- Overburden soils at the Site comprises of a thin surficial organic deposit (75 mm in thickness), an upper-level fill or disturbed soil layer of silty sand, trace gravel in moist state. The mixed fill or disturbed upper soil layer contained varied amounts a of organics. The mixed fill or disturbed upper soil layer extended to an approximate depth of 0.75 mbgs. A native deposit of silt, some clay, trace sand was identified below the topsoil and mixed fill, extending to the test pit termination depth of 2.8 mbgs. Groundwater was not encountered at the test pit location.
- Based on the MOECP Well Records database, adjacent groundwater wells and local surrounding groundwater wells indicate a thick deposit of upper-level clay and bounder soil material over native sand to sand deposits at depth. Bedrock was identified near a depth of 35 m below ground surface. Groundwater was identified at a depth near 35.0 m – 40.0 m below ground surface with static levels near 3.0 – 4.0 m below ground surface (upward gradient).
- Topographic mapping provided by the Ministry of Natural Resources was available for the completion of this report. Based on the mapping, the area of the Site is generally sloping from north to south, toward McFarlane Lake (+/- 700 m south of Site). The noted elevations range from +/- 240.0 m in the area of the Site toward McFarlane Lake at +/- 227.0 m (+/- 13 m grade change). As such, shallow local groundwater flow in the area of the site is expected to flow (generally) south towards McFarlane Lake
- An overall geometric average K of 2.7 x 10^{-5} cm/sec (2.7 x 10^{-7} m/sec), ML and SM classified soil was calculated for the soils encountered at the Site, indicating low permeability soils. The low permeability soils extended to the test pit excavation depth of 2.8 mbgs. Groundwater ingress was not encountered during test pit excavation. These conditions are generally amenable to hydraulic isolation between surface infrastructure and lower-level aquifers. As such, it is concluded that hydraulic isolation exists between potential on-site sewage system and the existing or potential groundwater supply aquifers. The site is not considered to be a sensitive site.
- The predicted loadings to groundwater indicate that nitrate-nitrogen at the Site boundary for the proposed new lot (north half of 2745 Henri Street) would be approximately 9.5 mg/L, and would be less than the allowable Ontario Drinking Water Objective (ODWO) of 10 mg/L. This result indicates that the soil conditions of the proposed new lot is considered to be suitable for a residential waste sewage disposal system.

The following recommendations are provided:

1. Consult a sewage system expert for the design of the septic system based on anticipated site sewage loading volume.
2. Due to the presence of medium permeable insitu fill materials over to low permeable native silt soils as encountered at the Site (a percolation time of 20 to greater than 50 minutes) raised area beds and associated mantles is recommended.

7. Qualifications of Assessor

Sean O'Mara, P. Geo., is a Professional Geoscientist at EXP with over 25 years of experience in Geo-Environmental assessment. He has conducted numerous geotechnical investigations, construction materials inspection and testing projects, environmental site assessments, site remediation, landfill surface water and groundwater monitoring projects, and hydrogeological studies for residential, commercial, and industrial properties.

Yves Beauparlant, P.Eng. is a Professional Engineer with EXP and has broad experience in a wide range of engineering projects, including numerous Phase I and II ESA's, remediations and abatement projects. Mr. Beauparlant is currently the Manager of Earth and Environmental Services for Northern Ontario.

8. Limitations

The information presented in this report is based on a limited investigation designed to provide baseline information to support an assessment of the hydrogeological conditions and wastewater servicing options within the subject property. The conclusions and recommendations presented in this report reflect Site conditions existing at the time of the investigation. More specific information with respect to the conditions may become apparent during site development operations.

The environmental investigation was carried out to address the intent of applicable provincial and municipal Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of Environment, the 2020 Provincial Policy Statement under the Planning Act and City of Greater Sudbury Official Plan, Section 12.2.3.1 – Individual Systems. It should also be noted that current Regulations, Guidelines, Policies, Standards, Protocols and Objectives are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report. Achieving the study objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking at EXP, therefore, is to perform our work within limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assist in reducing the client's risk associated with environmental impairment. Our work should not be considered 'risk mitigation'. No other warranty or representation, either expressed or implied, is included or intended in this report.

This report was prepared for the exclusive use of the Client and may not be reproduced in whole or in part, without the prior written consent of EXP, or used or relied upon in whole or in part by other parties for any purposes whatsoever. Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

9. Closure

We thank you for the opportunity of working for you on this project. If you have any questions regarding the content of this report or related issues, please contact the undersigned directly.

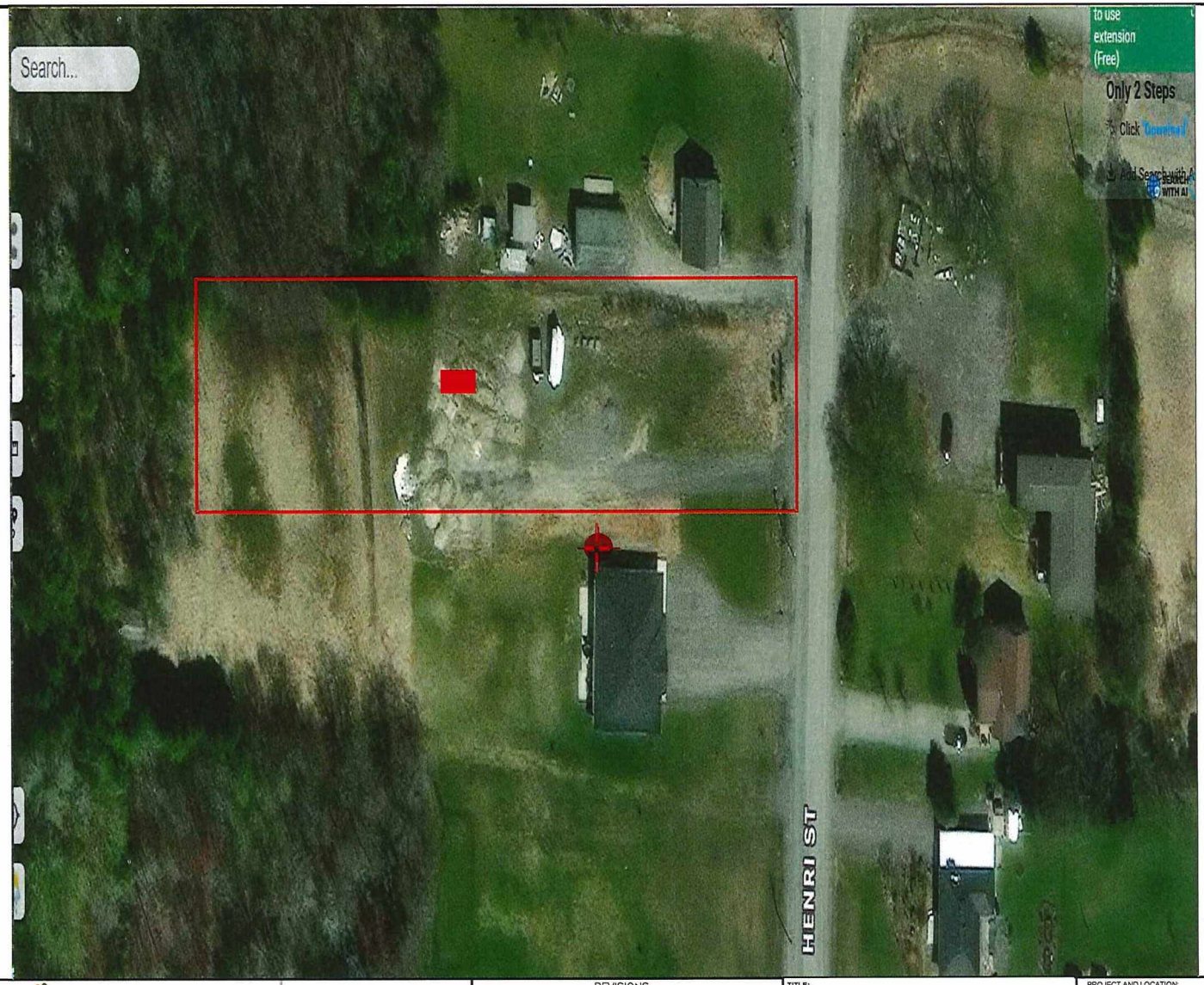
Yours truly,

EXP Services Inc.

Sean O'Mara, P.Geo.
Project Manager, Earth & Environmental
Northeastern Ontario

Yves Beauparlant, P.Eng.
Manager, Earth & Environmental
Northeastern Ontario

Drawings



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Sudbury, ON P3E 5M4
Canada
www.exp.com

exp.

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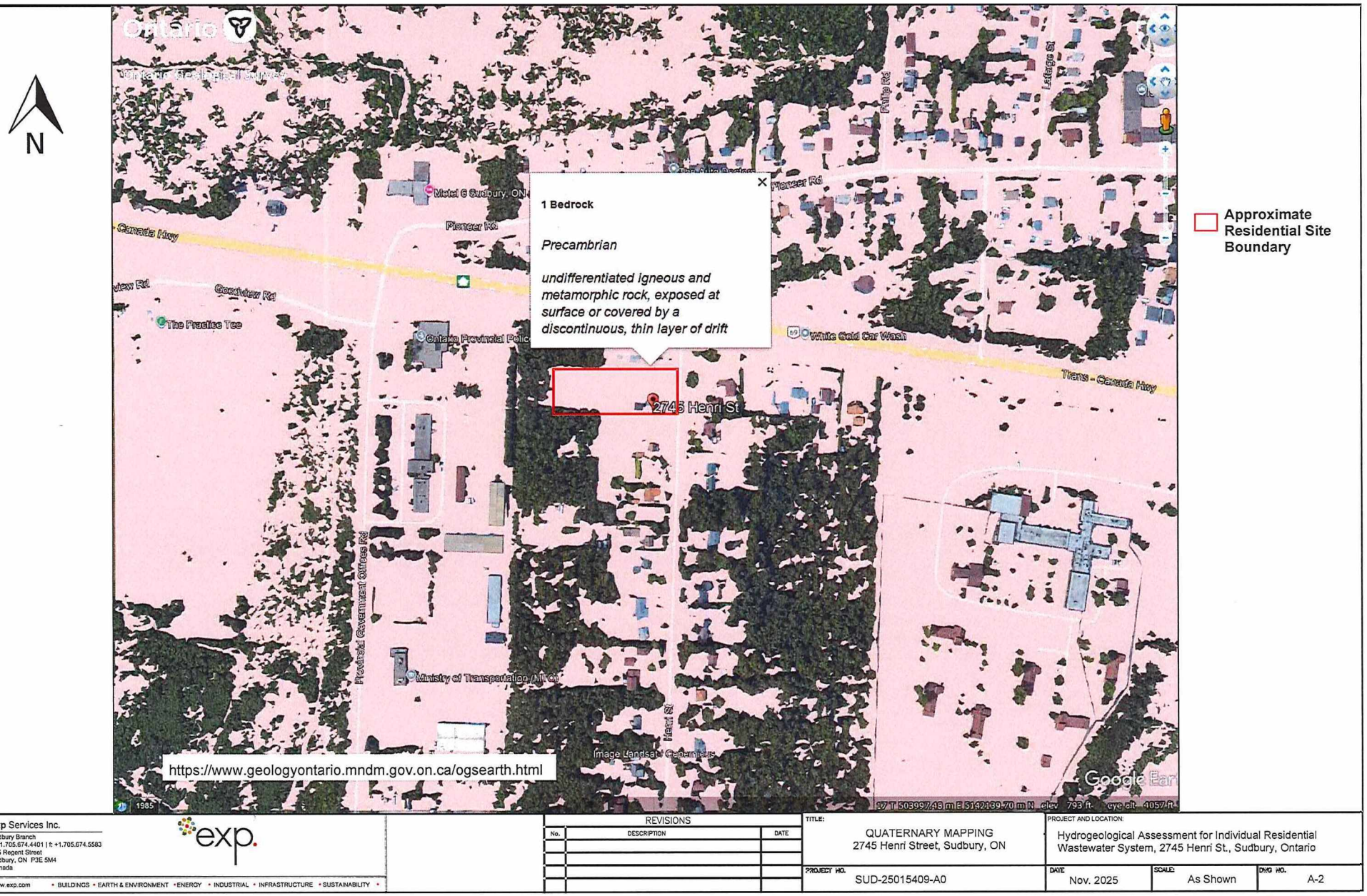
REVISIONS		
No.	DESCRIPTION	DATE

TITLE: Test Pit Location Plan & Groundwater Flow Plan 2745 Henri St., Sudbury, Ontario	PROJECT AND LOCATION: Hydrogeological Assessment for Individual Residential Wastewater System, 2745 Henri St., Sudbury, Ontario		
PROJECT NO. SUD-25015409-A0	DATE November 2025	SCALE: NTS	DWG NO. A-1

PL-CON-2025-00094



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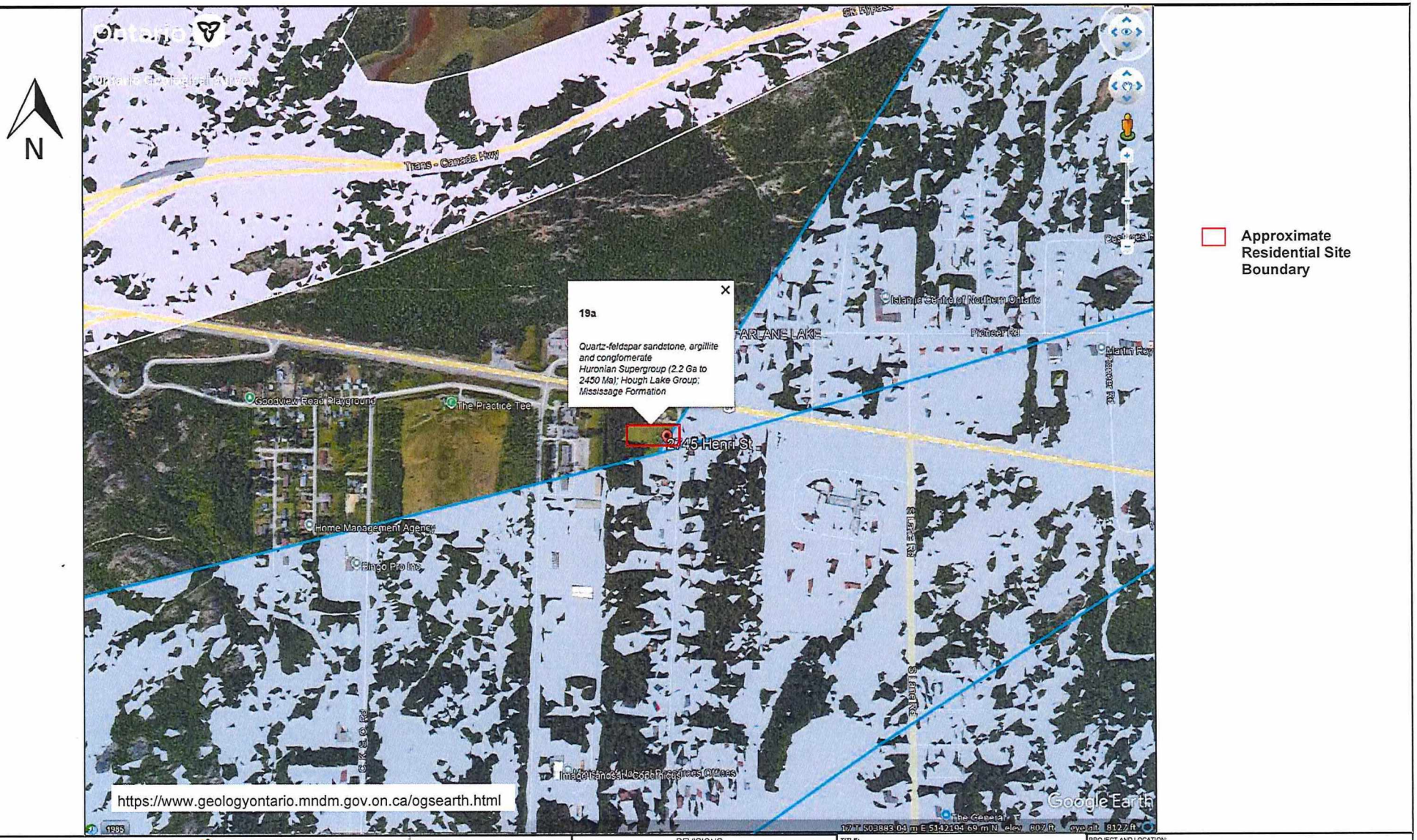
REVISIONS		
No.	DESCRIPTION	DATE

TITLE:	QUATERNARY MAPPING 2745 Henri Street, Sudbury, ON
PROJECT AND LOCATION:	Hydrogeological Assessment for Individual Residential Wastewater System, 2745 Henri St., Sudbury, Ontario
PROJECT NO.	SUD-25015409-A0
DATE	Nov. 2025
SCALE:	As Shown
DWG NO.	A-2

PL-CON-2025-00094



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REVISIONS		
No.	DESCRIPTION	DATE

TITLE: BEDROCK GEOLOGY MAPPING
2745 Henri Street, Sudbury, ON

PROJECT AND LOCATION: Hydrogeological Assessment for Individual Residential Wastewater System, 2745 Henri St., Sudbury, Ontario

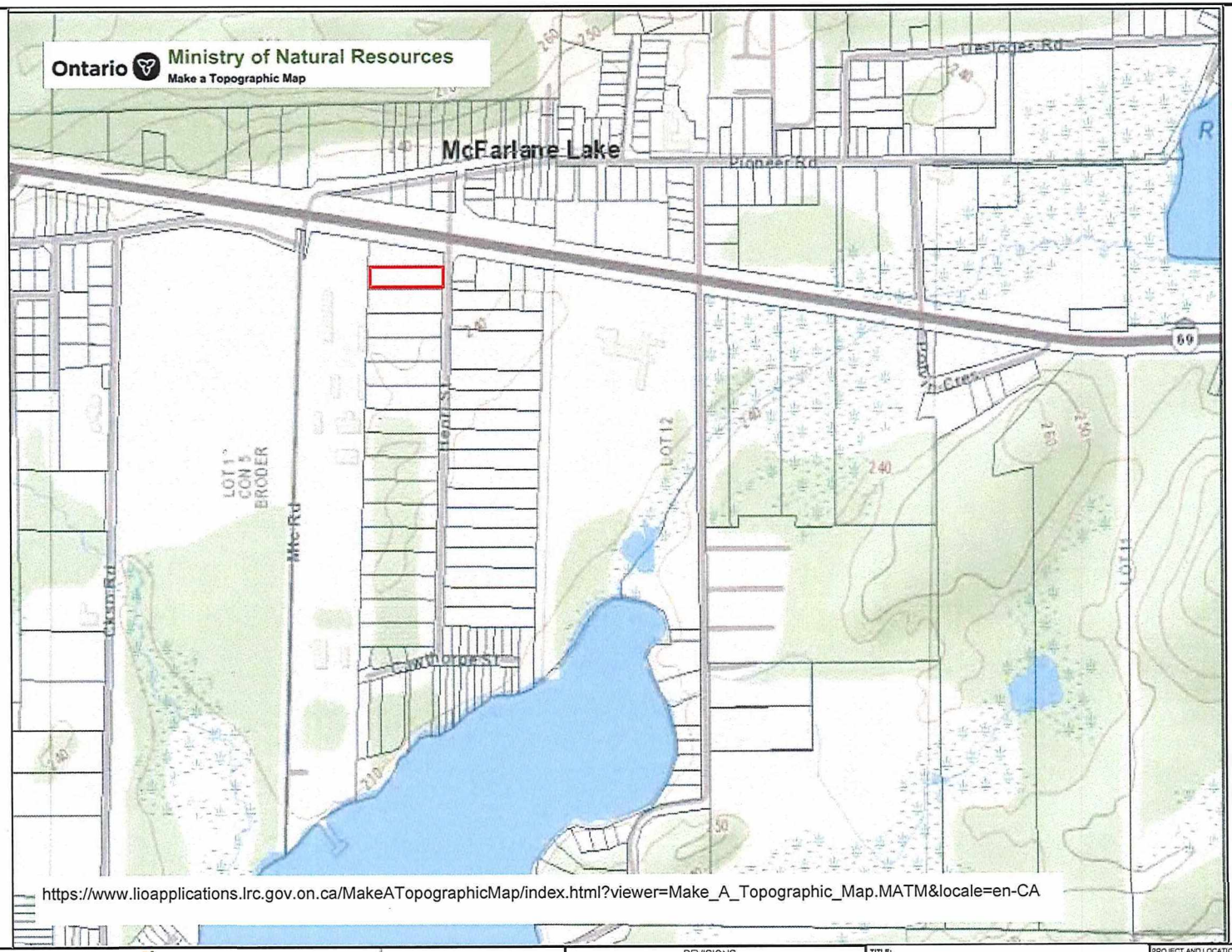
PROJECT NO.: SUD-25015409-A0

DATE: Nov. 2025

SCALE: As Shown

DWG NO.: A-3

PL-CON-2025-00094



N

Approximate Site Boundary

Legend

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885 Regent Street
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REVISIONS		
No.	DESCRIPTION	DATE

TITLE: TOPOGRAPHICAL MAPPING
2745 Henri Street, Sudbury, ON

PROJECT AND LOCATION: Hydrogeological Assessment for Individual Residential Wastewater System, 2745 Henri St., Sudbury, Ontario

PROJECT NO.: SUD-25015409-A0

DATE: Nov. 2025

SCALE: As Shown

DWG NO.: A-4

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REVISIONS		
No.	DESCRIPTION	DATE

TITLE: MOECP WELL RECORD MAPPING
2745 Henri Street, Sudbury, ON

PROJECT AND LOCATION: Hydrogeological Assessment for Individual Residential Wastewater System, 2745 Henri St., Sudbury, Ontario

PROJECT NO. SUD-25015409-A0

DATE Nov. 2025

SCALE: As Shown

DWG NO. A-5

PL-CON-2025-00094

Appendix A: Test Pit Log & Gradation Analyses

Log of Test Pit TP-1

Project No. SUD-25015409-A0

Figure No. B-2

Project: Hydrogeological Assessment For Wastewater

Sheet No. 1 of 1

Location: 2745 Henri Street, Sudbury, Ontario

503959E;5142161N

Date Excavated: November 6, 2025

Excavator Type: Excavator

Datum: Non-Geodetic

Grab Sample

Penetrometer

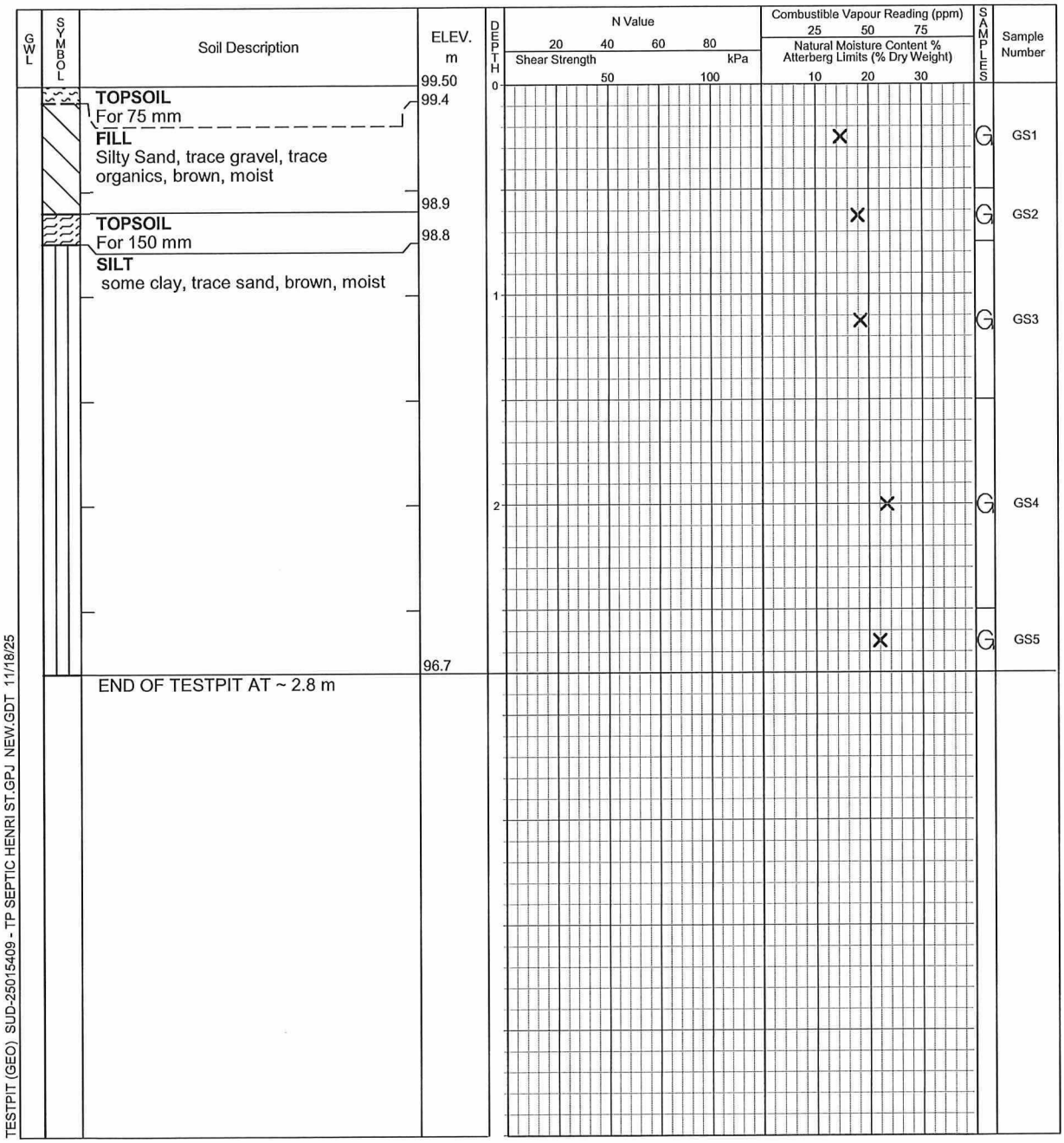
Field Vane Test (S)

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure



TESTPIT (GEO) SUD-25015409 - TP SEPTIC HENRI ST.GPJ NEW.GDT 11/18/25

EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	N/A

PL-CON-2025-00094

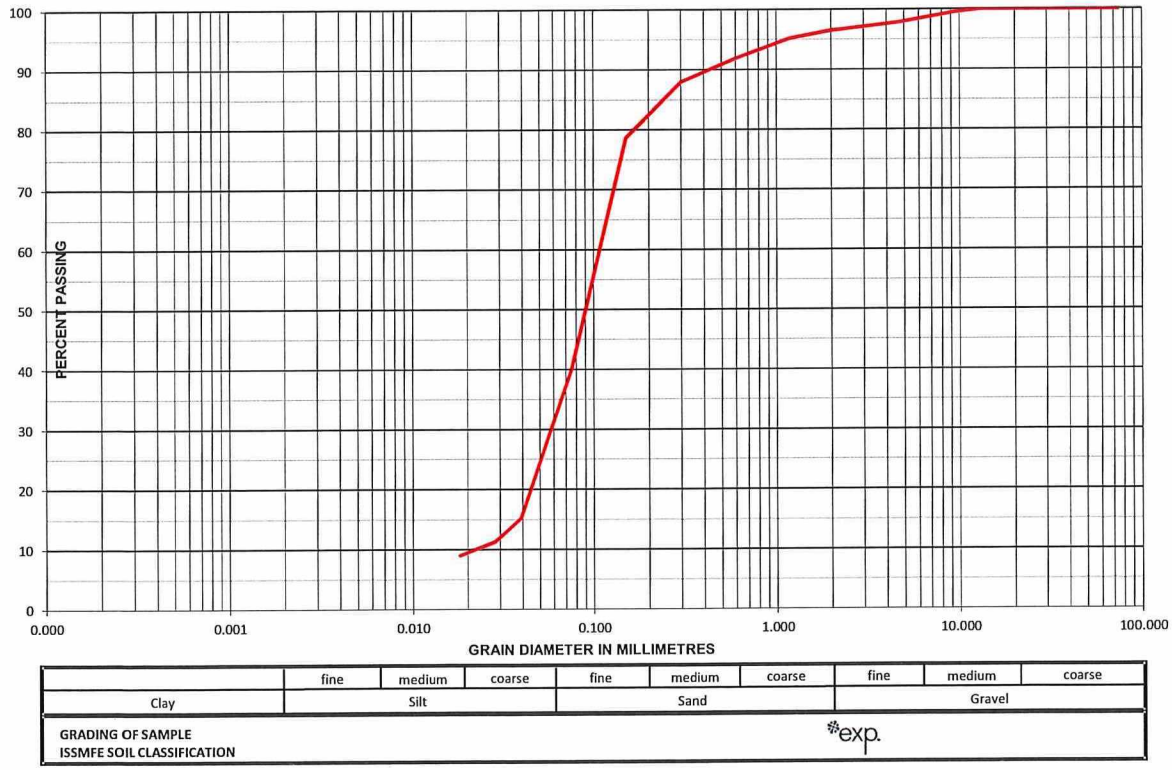
SEPTIC SOIL TESTING

Project # SUD-25015409-A0
Ticket # 21856

Client: Eco Septic Solutions (1754364) Ontario Ltd.
65 Makynen Road
Sudbury, ON, P3E 4N1
[redacted]

RE: TP1 - GS1

GRADATION OF SAMPLE SUBMITTED TO BE USED AS NATIVE MATERIAL FOR CLASS 4 SEWAGE SYSTEM



UNIFIED SOIL CLASSIFICATION		UNIFIED SOIL CLASSIFICATION:	SM
D_{10} =	0.023	Estimated Hyd. Cond. (K) =	5.29E-04 cm/sec
D_{60} =	0.114	Estimated Perc. Time (T) =	15-20 min/cm
C_u =	5.0	Recommended Perc. Time (T) =	**20** min/cm

PL-CON-2025-00094

SEPTIC SOIL TESTING

Project # SUD-25015409-A0
Ticket # 21858

Client: Eco Septic Solutions (1754364) Ontario Ltd.
65 Makynen Road
Sudbury, ON, P3E 4N1
[redacted]

RE: TP1 - GS3

GRADATION OF SAMPLE SUBMITTED TO BE USED AS NATIVE MATERIAL FOR CLASS 4 SEWAGE SYSTEM

	fine	medium	coarse	fine	medium	coarse	fine	medium	coarse
Clay	Silt			Sand			Gravel		

GRADING OF SAMPLE
ISSMFE SOIL CLASSIFICATION

exp.

UNIFIED SOIL CLASSIFICATION		UNIFIED SOIL CLASSIFICATION:	ML
D_{10} =	0.0012	Estimated Hyd. Cond. (K) =	1.44E-06 cm/sec
D_{60} =	0.0217	Estimated Perc. Time (T) =	35-50 min/cm
C_u =	18.1	Recommended Perc. Time (T) =	**50** min/cm

Appendix B: MOECP Well Records

AI I 7 p

UTM 1 7 Z 5 0 3 7 6 0 E
1 9 R 5 1 4 1 8 8 0 N
Elev. 9 R 1 0 7 8 0
Basin 1 2 V

59 No. 448

RECEIVED
AUG 22 1949
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

ONTARIO

The Well Drillers Act
Department of Mines, Province of Ontario

Water Well Record

BRODER (& DILL)

[redacted] ....Con. 5 Lot 1 ......Pt. Lot ....
[redacted] udbury... Ontario .Acres 80 ....
[redacted] cluding pump) .. $931.17 ....

Pipe and Casing Record		Pumping Test	
Casing diameter(s)	6"	Date	
Length(s) of casing(s)	132' 8"	Developed Capacity	
Length of screen		Duration of Test	
Type of screen		Pumping Rate	
Type of pump		Drawdown	
Capacity of pump		Static level of completed well	±10' ?
Depth of pump setting		Is well a gravel-wall type?	

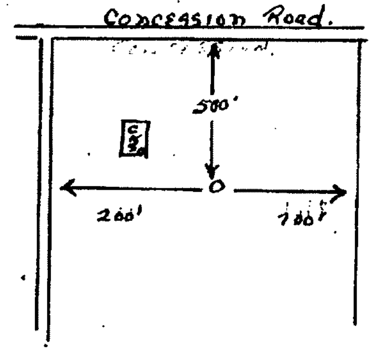
Water Record

		Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Kind (fresh or mineral)	Fresh			
Quality (hard, soft, contains iron, sulphur etc.)	Soft	?		?
Appearance (clear, cloudy, coloured)	clear	~~140~~	good	122'
For what purpose(s) is the water to be used?	DOMESTIC	132		
How far is well from possible source of contamination?				
What is source of contamination?	none			
Enclose a copy of any mineral analysis that has been made of water				

Well Log — Drift and Bedrock Record	From	To
(??)	0 ft.	......ft.
Quicksand	'	130'
Coarse - SAND Gravel	130'	132'

Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside? ....
Drilling Firm ..... McRae Well Drilling ....
Address .... 204 King Street, Sudbury ....
Recorded by ...... B. Scagnetti .... Address ....
Date .... July 15, 1949 .... Licence Number ....

PL-CON-2025-00094

MINISTRY OF THE ENVIRONMENT
The Ontario Water Resources Act

WATER WELL RECORD

Ontario

411/7e.

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 5904282 MUNICIP 59051 CON CON 05

COUNTY OR DISTRICT	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE	CON., BLOCK, TRACT, SURVEY, ETC.	LOT	DATE COMPLETED
SUDBURY	BRODER Site 32 Rte #3 Sudbury	T ?	07	DAY 01 MO 05 YR 80

[redacted]

UTM ZONE	EASTING	NORTHING	RC	ELEVATION	DRILLING METHOD	WATER USE
	41840		14	0775	5	22

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET FROM	DEPTH - FEET TO
GREY	CLAY	BOULDERS	HARD CLAY 0-120	0	120'
		BROKEN LAI	BOULDERS	120	145'

31 01 20 05 13 73 01 45 13

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
10-13	1 FRESH 3 SULPHUR 2 SALTY 4 MINERAL
15-18	1 FRESH 3 SULPHUR 2 SALTY 4 MINERAL
20-23	1 FRESH 3 SULPHUR 2 SALTY 4 MINERAL
25-28	1 FRESH 3 SULPHUR 2 SALTY 4 MINERAL
30-33	1 FRESH 3 SULPHUR 2 SALTY 4 MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	DEPTH - FEET TO
10-11	1 STEEL 2 GALVANIZED 3 CONCRETE 4 OPEN HOLE	12 13-16		
02"	4	1/4	0	0120'
02"	1 STEEL 2 GALVANIZED 3 CONCRETE 4 OPEN HOLE	17-18 19 20-23	120	0145'
24-25	1 STEEL 2 GALVANIZED 3 CONCRETE 4 OPEN HOLE	26 27-30		

SCREEN

SIZE(S) OF OPENING (SLOT NO.) 31-33	DIAMETER 34-38 INCHES	LENGTH 39-40 FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN 41-44 FEET	80

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET FROM	TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
10-13	14-17	
18-21	22-25	
26-29	30-33 80	

71 PUMPING TEST

PUMPING TEST METHOD 10 (1 PUMP 2 BAILER) | PUMPING RATE 11-14 GPM | DURATION OF PUMPING 15-16 HOURS 17-18 MINS

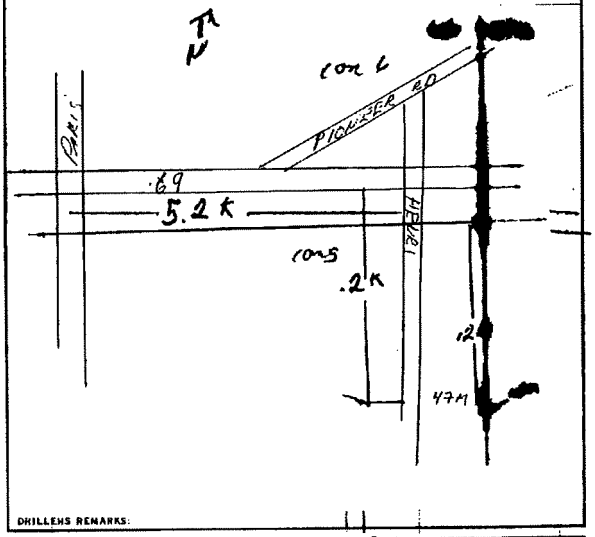
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING (25: 1 PUMPING 2 RECOVERY)	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
19-21 FEET	22-24 FEET		26-28 FEET	29-31 FEET	32-34 FEET	35-37 FEET

IF FLOWING, GIVE RATE 38-41 GPM | PUMP INTAKE SET AT FEET | WATER AT END OF TEST 42 (1 CLEAR 2 CLOUDY)

RECOMMENDED PUMP TYPE (SHALLOW DEEP) | RECOMMENDED PUMP SETTING 43-45 FEET | RECOMMENDED PUMPING RATE 46-49 GPM

50-53 ___ GPM./FT. SPECIFIC CAPACITY

LOCATION OF WELL



DRILLERS REMARKS:

FINAL STATUS OF WELL 56	5	1 WATER SUPPLY 2 OBSERVATION WELL 3 TEST HOLE 4 RECHARGE WELL 5 ☑ ABANDONED, INSUFFICIENT SUPPLY 6 ABANDONED, POOR QUALITY 7 ☑ UNFINISHED
WATER USE 55-56	01	1 ☑ DOMESTIC 2 STOCK 3 IRRIGATION 4 INDUSTRIAL 5 COMMERCIAL 6 MUNICIPAL 7 PUBLIC SUPPLY 8 COOLING OR AIR CONDITIONING 9 NOT USED OTHER
METHOD OF DRILLING 57	7	1 CABLE TOOL 2 ROTARY (CONVENTIONAL) 3 ROTARY (REVERSE) 4 ROTARY (AIR) 5 AIR PERCUSSION 6 BORING 7 ☑ DIAMOND 8 JETTING 9 ☑ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: CHARLES KIRKEY | LICENCE NUMBER: 3137

ADDRESS: RR#2 CHELMSFORD ONTARIO

NAME OF DRILLER OR BORER: CHARLES KIRKEY | LICENCE NUMBER: 3137

SIGNATURE OF CONTRACTOR: C. Kirkey | SUBMISSION DATE: DAY 12 MO. 6 YR 80

OFFICE USE ONLY

DATA SOURCE 58: 1 | CONTRACTOR 59-62: 3137 | DATE RECEIVED: 180680 63-68 80

DATE OF INSPECTION: July 31/80 | INSPECTOR: HW

REMARKS:

P

WI

FORM 7 MOE 07-C91

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Ministry of the Environment
Ontario

The Ontario Water Resources Act
WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 | 5906078 | MUNICIP 59051 | CON.

COUNTY OR DISTRICT: [redacted]
TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: [redacted]
CON, BLOCK, TRACT, SURVEY, ETC.: A 373 CON 5 | LOT 35
2694 Henri St. [redacted] Sudbury
DATE COMPLETED: DAY 16 MO 10 YR 89
ELEVATION | RC. | BASIN CODE | II | III | IV

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET FROM	DEPTH - FEET TO
Grey	Clay			0	15
"	Quick	Sand		15	131
	SAND + GRAVEL			131	132

31
32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
132	☒ FRESH

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	DEPTH - FEET TO
	☒ STEEL	.188	0	132

SCREEN: SIZE(S) OF OPENING (SLOT NO.) | DIAMETER INCHES | LENGTH FEET | MATERIAL AND TYPE | DEPTH TO TOP OF SCREEN FEET

61 PLUGGING & SEALING RECORD

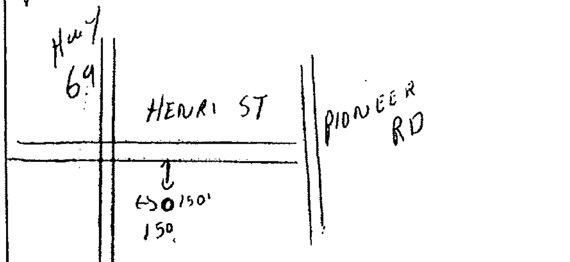
DEPTH SET AT - FEET FROM	TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)

71 PUMPING TEST

PUMPING TEST METHOD: ☒ PUMP ☐ BAILER
PUMPING RATE: 4 GPM
DURATION OF PUMPING: 1 HOURS
STATIC LEVEL: 12 FEET
WATER LEVELS DURING: ☐ PUMPING ☐ RECOVERY (15 MINUTES / 30 MINUTES / 45 MINUTES / 60 MINUTES)
IF FLOWING, GIVE RATE: GPM
PUMP INTAKE SET AT: FEET
WATER AT END OF TEST: ☒ CLEAR ☐ CLOUDY
RECOMMENDED PUMP TYPE: ☐ SHALLOW ☒ DEEP
RECOMMENDED PUMP SETTING: 120 FEET
RECOMMENDED PUMPING RATE: 4 GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW



58788

DRILLERS REMARKS

FINAL STATUS OF WELL

☒ WATER SUPPLY ☐ OBSERVATION WELL ☐ TEST HOLE ☐ RECHARGE WELL ☐ ABANDONED, INSUFFICIENT SUPPLY ☐ ABANDONED, POOR QUALITY ☐ UNFINISHED ☐ DEWATERING

WATER USE

☒ DOMESTIC ☐ STOCK ☐ IRRIGATION ☐ INDUSTRIAL ☐ OTHER ☐ COMMERCIAL ☐ MUNICIPAL ☐ PUBLIC SUPPLY ☐ COOLING OR AIR CONDITIONING ☐ NOT USED

METHOD OF CONSTRUCTION

☐ CABLE TOOL ☐ ROTARY (CONVENTIONAL) ☐ ROTARY (REVERSE) ☐ ROTARY (AIR) ☒ AIR PERCUSSION ☐ BORING ☐ DIAMOND ☐ JETTING ☐ DRIVING ☐ DIGGING ☐ OTHER

CONTRACTOR

NAME OF WELL CONTRACTOR: HOULE WELL DRILLING
WELL CONTRACTOR'S LICENCE NUMBER: 2612
ADDRESS: HOULE RD NOELVILLE ONT
NAME OF WELL TECHNICIAN: RICK HOULE
WELL TECHNICIAN'S LICENCE NUMBER: T0200
SIGNATURE OF TECHNICIAN/CONTRACTOR: D Houle
SUBMISSION DATE: DAY 16 MO 10 YR 89

OFFICE USE ONLY

DATA SOURCE | CONTRACTOR 2612 | DATE RECEIVED MAY 28 1990
DATE OF INSPECTION: 28/07/93 | INSPECTOR: Frank Ostrick
REMARKS: Underground

CSS.ES

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Ontario Ministry of the Environment

The Ontario Water Resources Act

WATER WELL RECORD

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Mark correct box with a checkmark, where applicable.

11 — 5908060 — Municipality 59051 — Con. CON 06

County or District	Township/Borough/City/Town/Village	Con	block	tract	survey, etc.	Lot
Sudbury	BRODER	6				12

Address: [redacted] 2555 Lorange Rd Sudbury ont.

Date completed: 19 day 10 month 01 year

Northing — RC — Elevation — RC — Basin Code — ii — iii — iv

21

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet From	Depth - feet To
SAND	& Clay	Boulders		0'	113'
GREY	Rock	Soft		113'	142'

31

32

41 WATER RECORD

Water found at - feet	Kind of water
120	1 ☒ Fresh 2 ☐ Salty 3 ☐ Sulphur 4 ☐ Minerals 5 ☐ Gas
	1 ☐ Fresh 2 ☐ Salty 3 ☐ Sulphur 4 ☐ Minerals 5 ☐ Gas
	1 ☐ Fresh 2 ☐ Salty 3 ☐ Sulphur 4 ☐ Minerals 5 ☐ Gas
	1 ☐ Fresh 2 ☐ Salty 3 ☐ Sulphur 4 ☐ Minerals 5 ☐ Gas
	1 ☐ Fresh 2 ☐ Salty 3 ☐ Sulphur 4 ☐ Minerals 5 ☐ Gas

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet From	Depth - feet To
6 1/4	1 ☒ Steel 2 ☐ Galvanized 3 ☐ Concrete 4 ☐ Open hole 5 ☐ Plastic	.188	0'	114'
6	1 ☐ Steel 2 ☐ Galvanized 3 ☐ Concrete 4 ☒ Open hole 5 ☐ Plastic		114'	142'
	1 ☐ Steel 2 ☐ Galvanized 3 ☐ Concrete 4 ☐ Open hole 5 ☐ Plastic			

SCREEN

Sizes of opening (Slot No.)	Diameter inches	Length feet
Material and type	Depth at top of screen feet	

61 PLUGGING & SEALING RECORD

☐ Annular space ☐ Abandonment

Depth set at - feet From	Depth set at - feet To	Material and type (Cement grout, bentonite, etc.)

71 PUMPING TEST

Pumping test method: 1 ☐ Pump 2 ☐ Bailer

Pumping rate: 15 GPM — Duration of pumping: 2 Hours ___ Mins

Static level	Water level end of pumping	Water levels during: 1 ☐ Pumping 2 ☐ Recovery			
10 feet	142 feet	15 minutes: 142 feet	30 minutes: 140 feet	45 minutes: 140 feet	60 minutes: 142 feet

If flowing give rate: ___ GPM

Pump intake set at: ___ feet

Water at end of test: ☐ Clear ☐ Cloudy

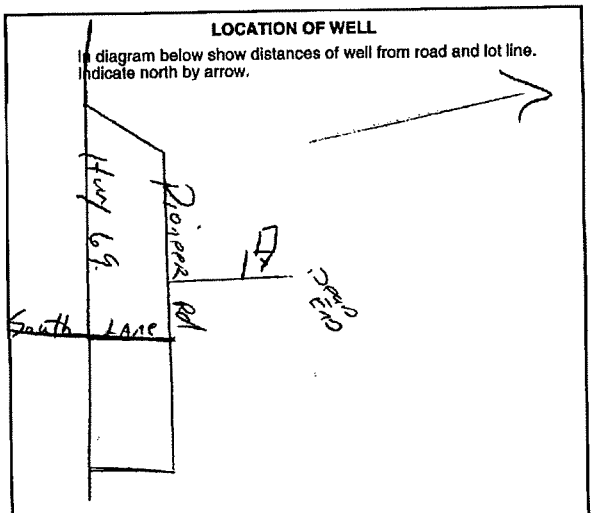
Recommended pump type: ☐ Shallow ☒ Deep

Recommended pump setting: 60' feet

Recommended pump rate: 15 GPM

LOCATION OF WELL

In diagram below show distances of well from road and lot line.
Indicate north by arrow.



231160

FINAL STATUS OF WELL

1 ☐ Water supply 2 ☐ Observation well 3 ☐ Test hole 4 ☐ Recharge well 5 ☐ Abandoned, insufficient supply 6 ☐ Abandoned, poor quality 7 ☐ Abandoned (Other) 8 ☐ Dewatering 9 ☐ Unfinished 10 ☐ Replacement well

WATER USE

1 ☒ Domestic 2 ☐ Stock 3 ☐ Irrigation 4 ☐ Industrial 5 ☐ Commercial 6 ☐ Municipal 7 ☐ Public supply 8 ☐ Cooling & air conditioning 9 ☐ Not use 10 ☐ Other

METHOD OF CONSTRUCTION

1 ☐ Cable tool 2 ☐ Rotary (conventional) 3 ☐ Rotary (reverse) 4 ☒ Rotary (air) 5 ☐ Air percussion 6 ☐ Boring 7 ☐ Diamond 8 ☐ Jetting 9 ☐ Driving 10 ☐ Digging 11 ☐ Other

Name of Well Contractor: Gilles Boutaro Drilling Ltd — Well Contractor's Licence No.: 1462

Address: Sturgeon Falls ont.

Name of Well Technician: Claude Boutaro — Well Technician's Licence No.: 1634

Signature of Technician/Contractor: [signature] — Submission date: 01 day 11 mo 01 yr

MINISTRY USE ONLY

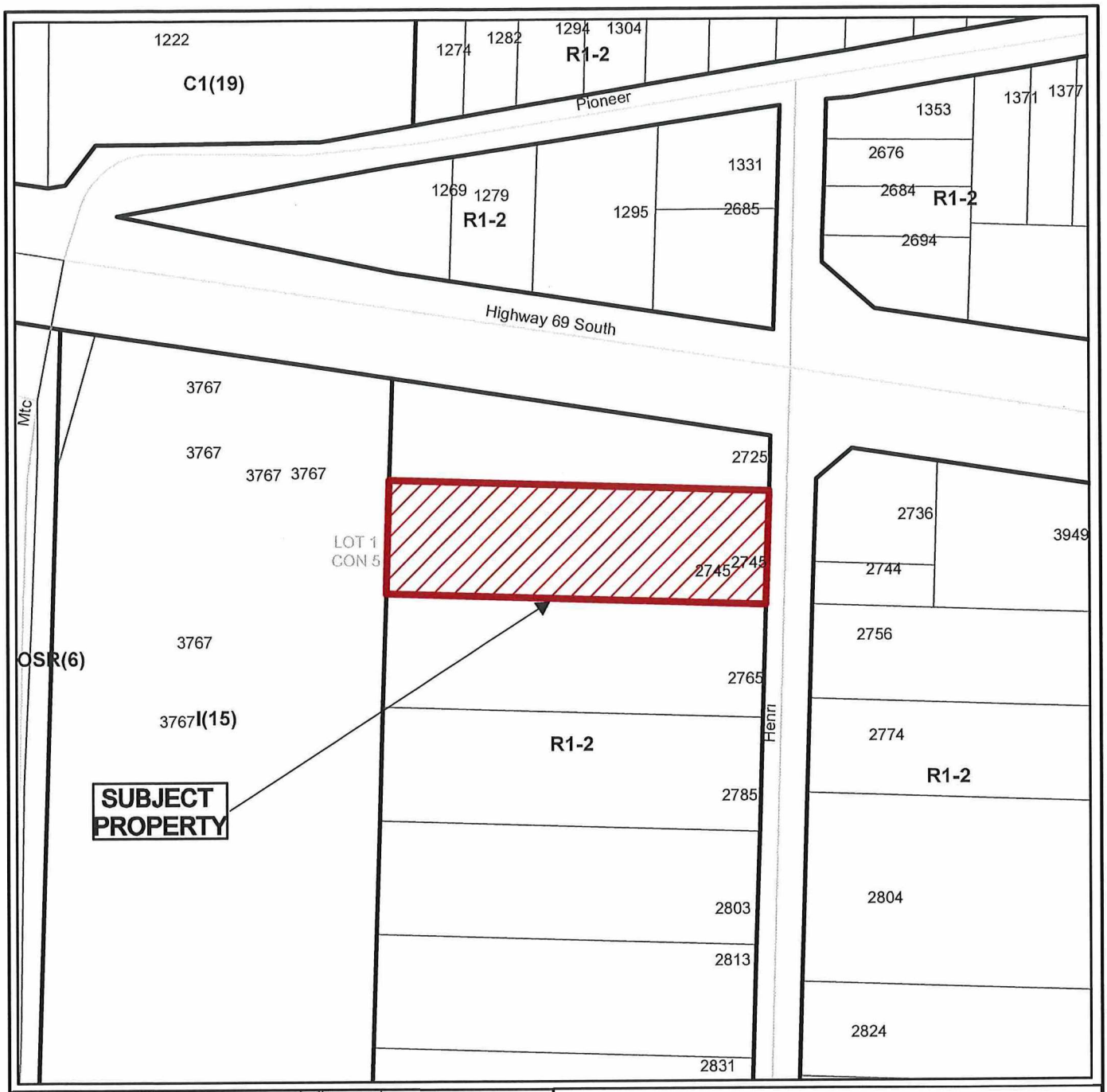
Data source: ___ — Contractor: 1462 — Date received: DEC 04 2001

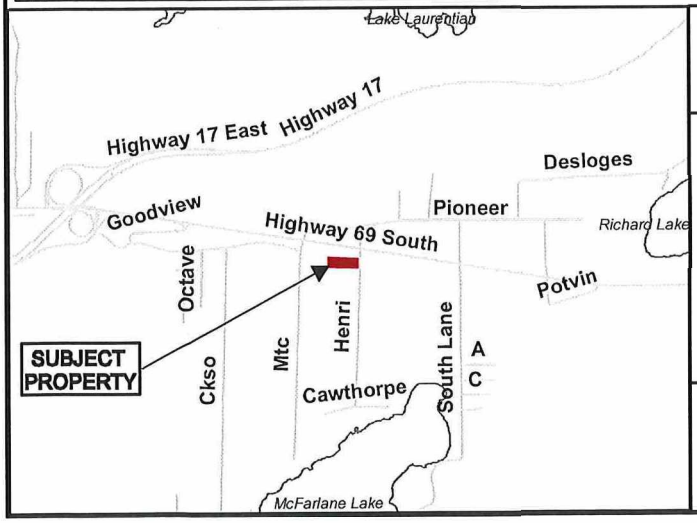
Date of inspection: ___ — Inspector: ___

Remarks: ___

0506 (07/00) Front Form 9

2 - MINISTRY OF THE ENVIRONMENT COPY





Application for Consent

N

Subject Property being PIN 73478-0421,
Parcel 39756 SEC SES,
Lot 20, Plan M-265,
Part Lot 1, Concession 5,
Township of Broder,
2745 Henri Street, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00094
Date: 2025 12 10

SKETCH SHOWING PROPOSED SEVERENCE

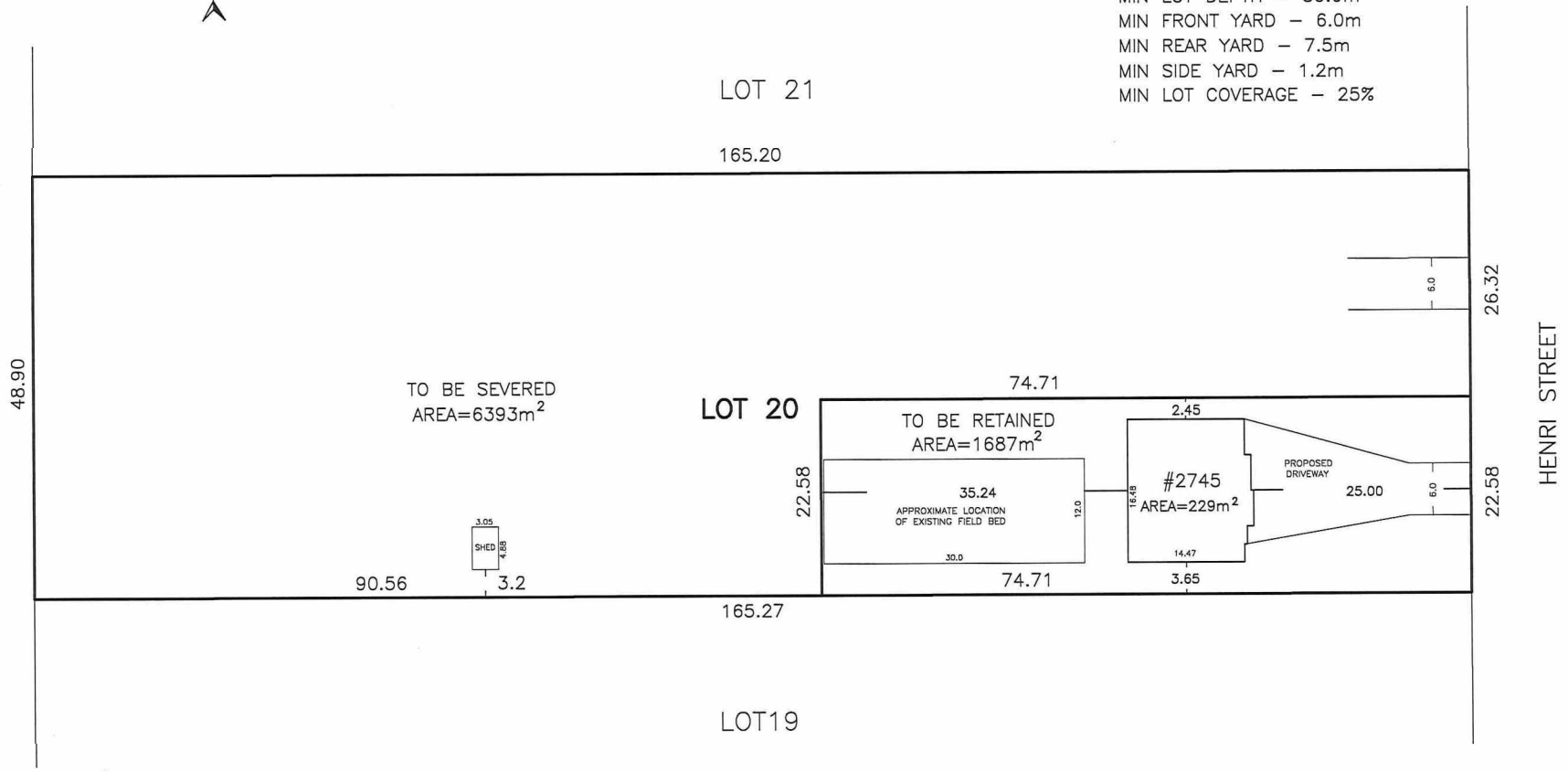
LOT 20
REGISTERED PLAN M-265

2745 HENRI STREET

SCALE: 1 : 500

0 10 20 30 40

ZONING – R1-2
MIN LOT AREA – 1302m²
MIN LOT FRONTAGE – 36.0m
MIN LOT DEPTH – 30.0m
MIN FRONT YARD – 6.0m
MIN REAR YARD – 7.5m
MIN SIDE YARD – 1.2m
MIN LOT COVERAGE – 25%



PL-CON-2025-00094

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-2025-00095

APPLICATION SUMMARY

File Date: December 10, 2025

Application Type: Consent (Land Severance)

Address(es): 2009 Randolph Street, Sudbury P3B 1X7, 2013 Randolph Street, Sudbury P3B 1X7

Applicant(s): DORLAND GEOMATICS

Owner(s): CARY CLEMENT

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**

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
Correction of inadvertent error by solicitor on transfer

Area
605

Depth
39.65

Frontage
15.24

GENERAL APPLICATION

Are there multiple properties associated with the application?
Yes

Please describe the additional properties associated with this application
PIN 73578-0232 (2013 Randolph Street)

Are you the registered owner or an authorized agent?
Authorized Agent

What is the date of acquisition of subject land?
October 18, 2005

What is the number of dwelling units on the property?
3

What is the number of proposed new buildings/structures on the property?
0

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?
Yes

Provide details on how the property is designated in the Source Protection Plan
Intake Protection Zone - 3
Highly Vulnerable Aquifer

CONSENT

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

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

Please indicate a description of each easement or covenant and its effect
Bell Canada Easement - rear of property

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 change

Explain how the application is consistent with the Provincial Policy Statements
N/A

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

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
574	39.65	14.48

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	[X]
Municipally owned and operated sanitary sewage system	[X]
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	[X]
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	[X]
Municipally owned and operated sanitary sewage system	[X]
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	[X]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained yearly	[ ]
Water	[ ]

Indicate the parking and docking facilities to be used via water

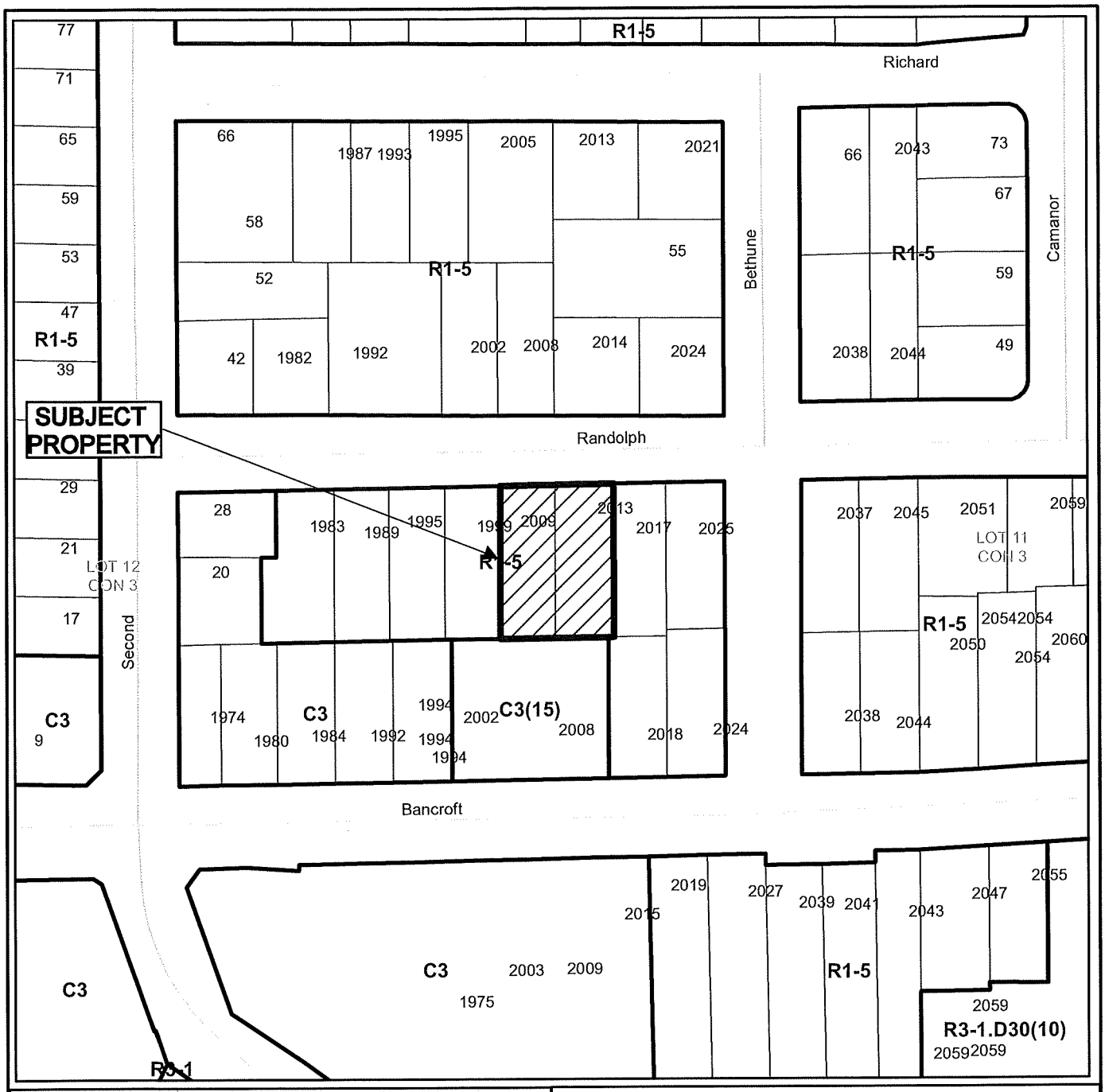
Estimate the distance of these facilities from the severed land and nearest public road by water

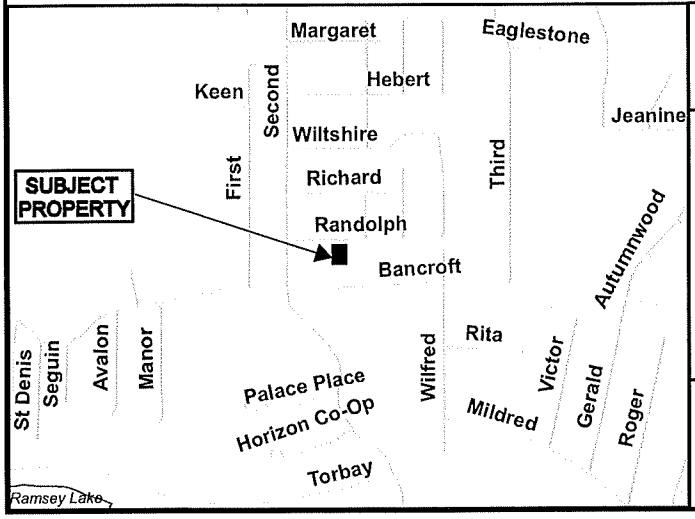
PROPOSED BUILDING/STRUCTURE

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)

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	Retained Land	No	96	192	1	10.6	10.8	5	7.65	21	1.1	2.85
Garage	Retained Land	No	48	48	1	5.6	8.6	5	20.17	10.8	1.2	7.6
Duplex	Severed Land	No	58	174	1.5	7.5	9.6	7	6.3	23.75	5.87	1.8
shed	Severed Land	No	9.5	9.5	1	3.7	2.5	2.5	20.1	16.8	1.25	9.8





Application for Consent

N

Subject Property being PINs 73578-0278 & 73578-0232,
Parcels 14168 and 17714 SEC SES,
Part Lot 12, Concession 3,
Part Lots 68 and 69, Plan M-201,
Township of Neelon,
2009 Randolph Street, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00095
Date: 2025 12 10

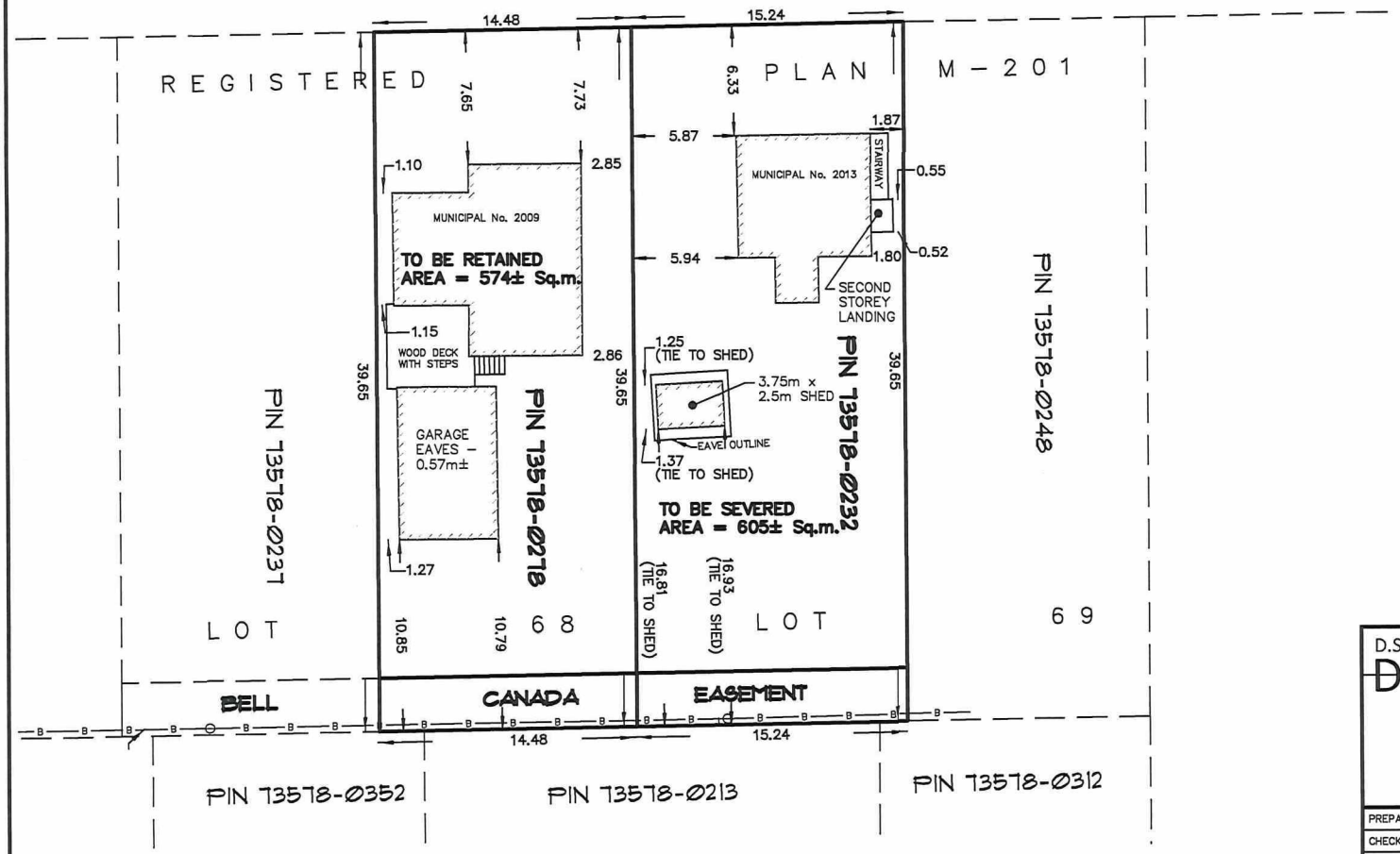
SKETCH FOR PLANNING ACT APPLICATION

ALL OF LOT 68
AND
PART OF LOT 69
REGISTERED PLAN M-201

GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

NOTE

THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSE STATED IN THE TITLE BLOCK.



SCALE 1:250

METRES 0 5 10 15

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 : WJM	SCALE : 1:250 METRIC
CHECKED : ****	CAD FILE : 18367 SKETCH.dwg
DATE : DECEMBER 10, 2025	P. SPACE TAB : CONSENT SKETCH

PL-CON-2025-00095
Sketch 2