
PL-CON-2025-00084 DOMINION PARK DEVELOPMENTS CORP

Ward: 6 PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 133, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3086 and 3082 Manon Street, Valley East, [By-law 2010-100Z, R2-2]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS PL-MV-2025-00096 AND PL-MV-2025-00097

PL-CON-2025-00085 DOMINION PARK DEVELOPMENTS CORP

Ward: 6 PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 134, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3094 and 3090 Manon Street, Valley East, [By-law 2010-100Z, R2-2]

Divide the subject property along the party wall of a proposed semi-detached dwelling.

Written submissions regarding these applications must be received no later than Friday, January 23, 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-2025-00081

APPLICATION SUMMARY

File Date: November 10, 2025
Application Type: Consent (Land Severance)
Address(es): 3026 / 3030 Manon Street, Valley East P3P 0E3
Applicant(s): BELMAR BUILDERS INC.
Owner(s): DOMINION PARK DEVELOPMENTS CORP

**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

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

3030 Vanier Avenue

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

May 22, 2014

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?

1

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

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

CONSENT

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

Ronald Belanger

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

Yes

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

Sanitary, storm and water easement (rear of the 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?

Yes

Please indicate the file number and status of the application

Registered M-1114

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

Semi – detached dwelling is permitted within living area and lot creation in living area is permitted in accordance with minimum lot sizes set out in the zoning by law. The proposed severance adheres to the zone standard set out in the applicable zoning by law.

Explain how the application is consistent with the Provincial Policy Statements

The creation of the new lot is necessary – The creation of this new lot is necessary for the proper functioning of the subject semi detached dwelling on the subject property. Locating each dwelling on its own lot increases the provision of an ownership unit in the form of semi-detached dwelling in an area dominated by single detached dwelling. This type of development is supported by section 2.1 and 2.2 in PPS.

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

The provision of this type of housing is supported by Policy 3.4.3 of the GPNO and there is nothing in the growth plan that discourages the creation of a new lot to separate a semi-detached dwelling that shares a common wall.

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
350.1	33.35	10.5

Existing use of land

Semi detached dwelling

Proposed use of land

Semi detached dwelling

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

Semi detached dwelling

Proposed use of land

Semi detached dwelling

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

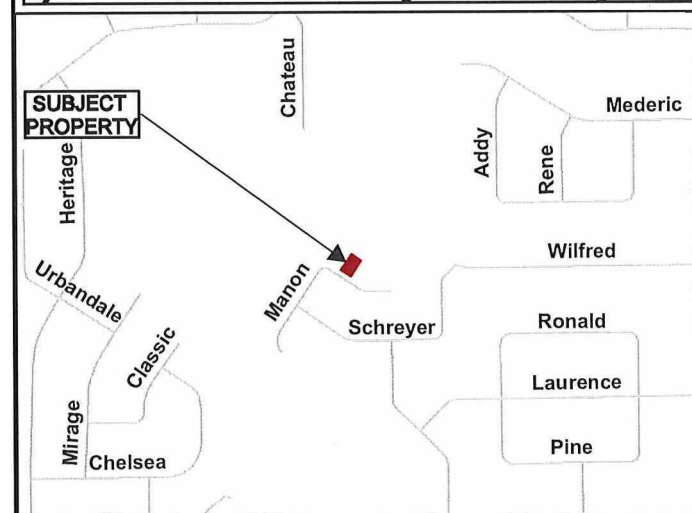
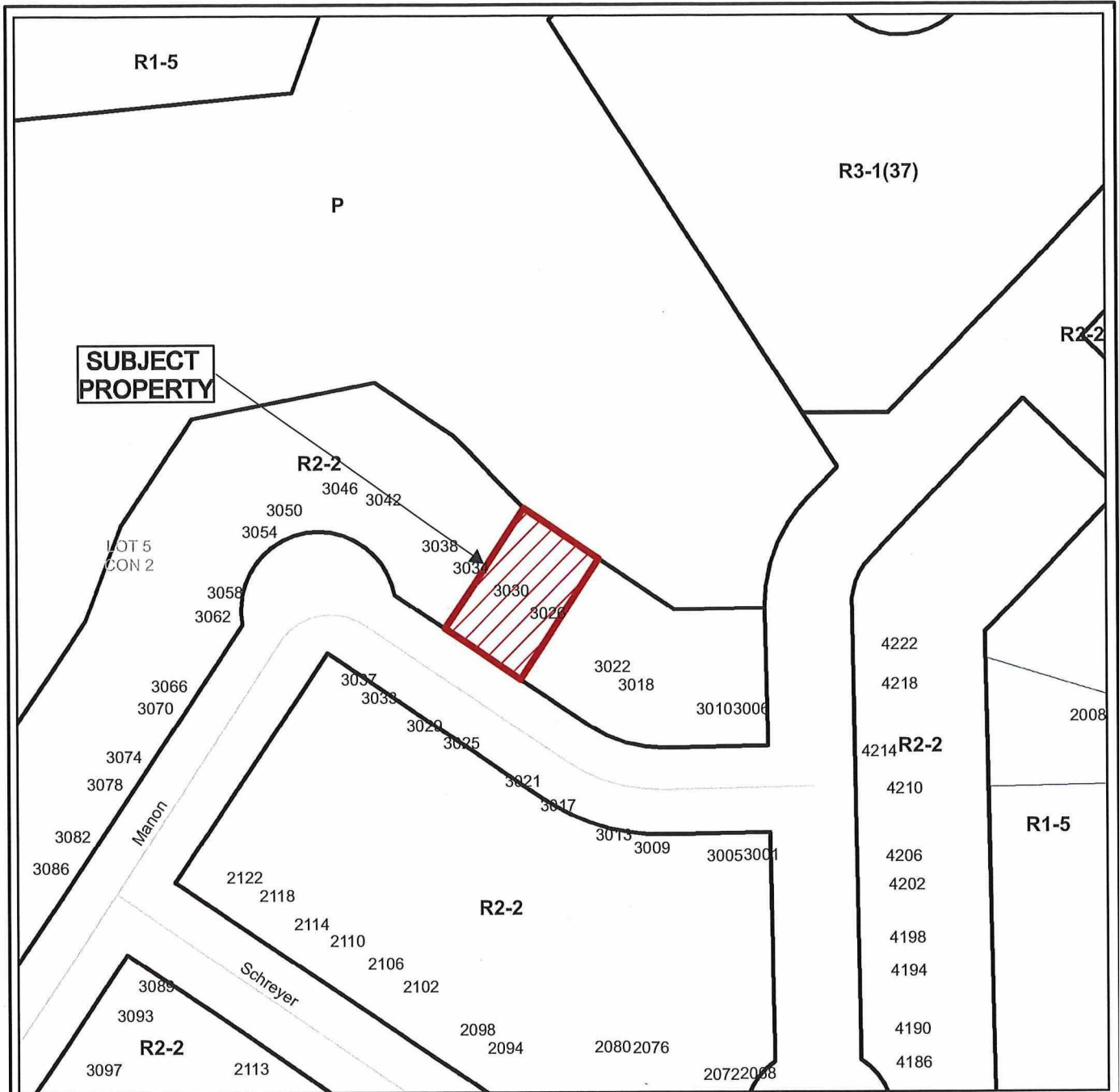
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
----------------------	----------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Semi detached dwelling Unit - Side A	Retained Land	No	165.0	165.0	1	9.13	18.5	5	6.1	8.75	1.37	0.0
Semi detached dwelling Unit - Side B	Severed Land	No	165.0	165.0	1	9.19	18.5	5	6.1	8.75	0.0	1.31



Application for Consent



Subject Property being PIN 73504-1108,
 Parcel M1114-124-1 SES SRO,
 Lot 126, Plan M-1114,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 3026 and 3030 Manon Street, Valley East,
 City of Greater Sudbury

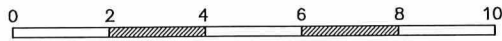
NTS
 Sketch 1

PL-CON-2025-00081
 Date: 2026 01 06

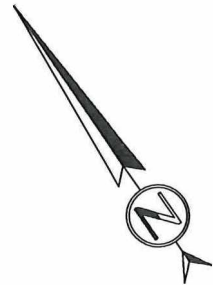
SKETCH FOR SEVERANCE
LOT 126
REGISTERED PLAN M-1114
 CITY OF GREATER SUDBURY

DISTRICT OF SUDBURY

SCALE : 1 : 200 metric



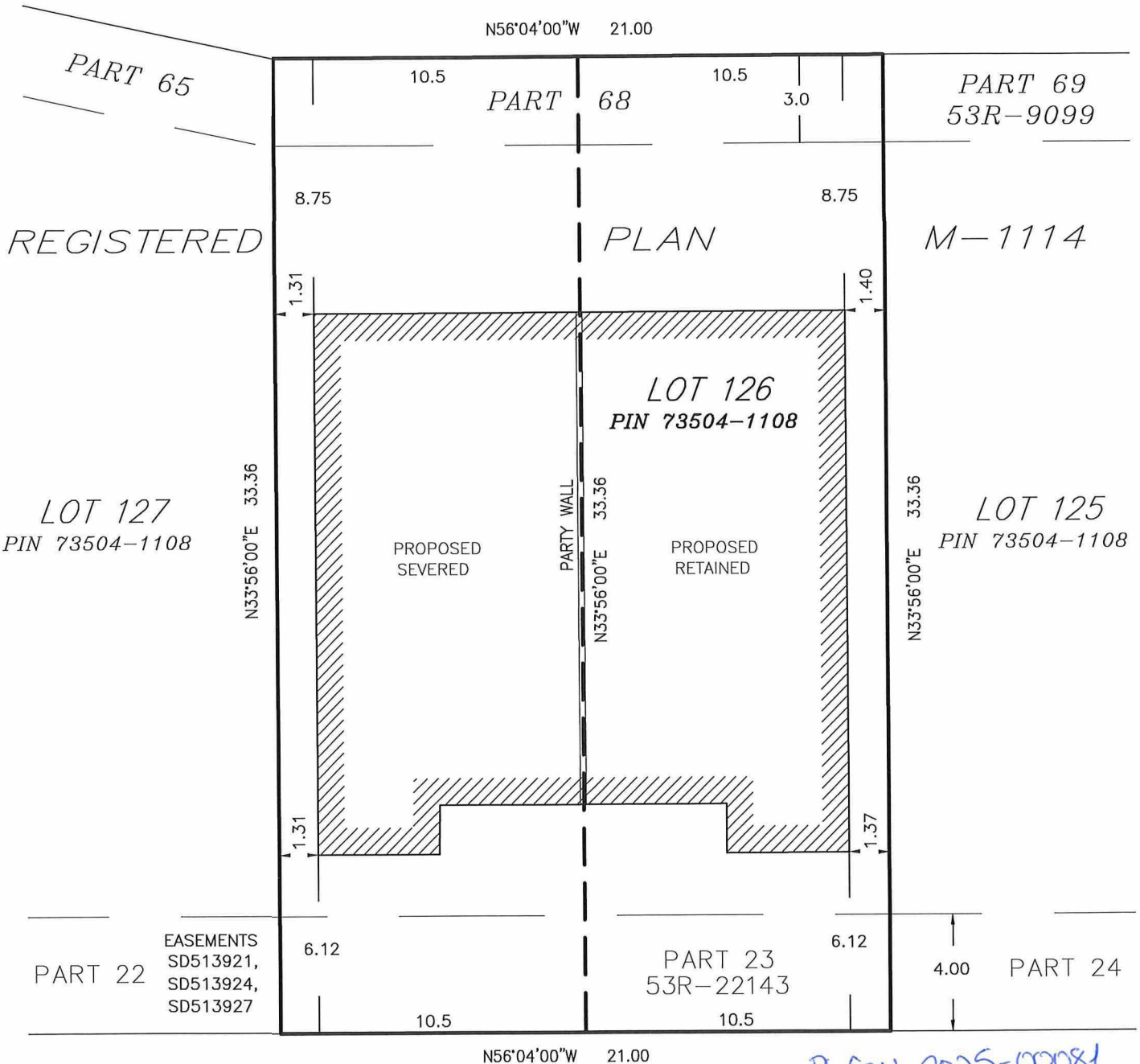
2025



PART 62 53R-22143

PIN 73504-2400

N56°04'00"W 21.00

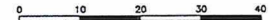


*PL-CON-2025-00081
 sketch 2*

MANON STREET
 PIN 73572-2403

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY
LOT 126
REGISTERED PLAN M-1114
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE : 1 INCH = 20 FEET



2025

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

BEARING NOTE:

BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 126, REGISTERED PLAN M-1114 HAVING A BEARING OF N33°56'05"E

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 SEPTEMBER 26, 2025.

A. Bortolussi
A BORTOLUSSI, OLS

NOVEMBER 3, 2025

THIS PLAN RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-115149

REPORT (PART 2)

THIS PLAN & REPORT IS PREPARED FOR: BELMAR BUILDERS

DESCRIPTION:

PART OF PIN 73504-1108, BEING LOT 126, REGISTERED PLAN M-1114

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

EASEMENT SD513921 - PART 23, 53R-22143 - BELL CANADA
EASEMENT SD513924 - PART 23, 53R-22143 HYDRO ONE
EASEMENT SD513927 - PART 23, 53R-22143 - PERSONA
SMOKE EASEMENT LT119692 - WHOLE PARCEL - INCO

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE FOUNDATION

LEGEND:

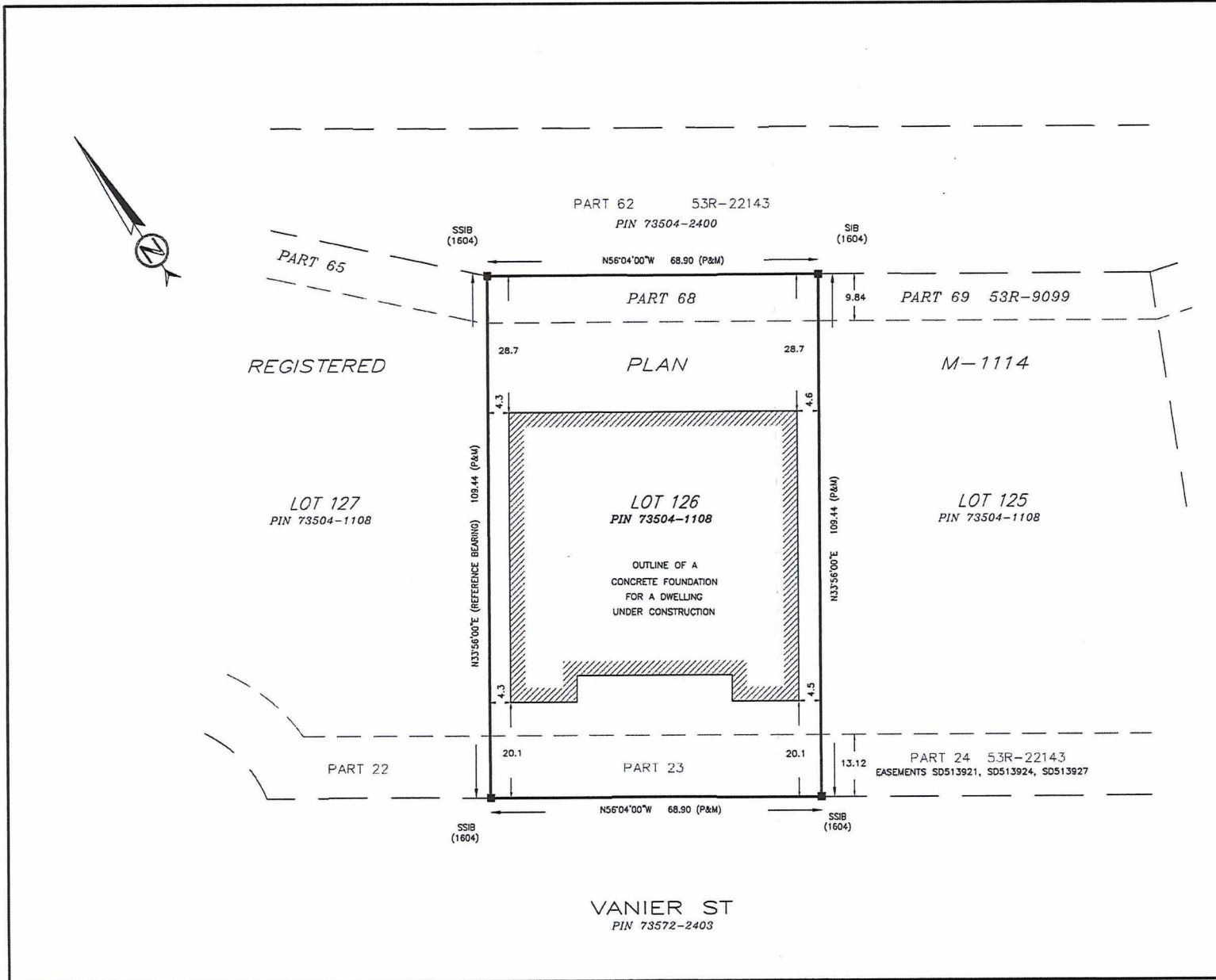
■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
P	REGISTERED PLAN M-1114
M	MEASURED
S	SET
1604	TULLOCH GEOMATICS INC., OLS

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF BORTOLUSSI SURVEYING LTD. IS STRICTLY PROHIBITED.

BORTOLUSSI
SURVEYING LTD.

FILE: 4030

PL-CON-2025-00081
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-2025-00082

APPLICATION SUMMARY

File Date: November 11, 2025
Application Type: Consent (Land Severance)
Address(es): 3070 / 3066 Manon Street, Valley East P3P 0E3
Applicant(s): BELMAR BUILDERS INC.
Owner(s): DOMINION PARK DEVELOPMENT CORP

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

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

3066 Vanier avenue

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

May 22, 2014

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?

1

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

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

CONSENT

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

n/a

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

Yes

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

Sanitary, storm and water easement (rear of the 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?

Yes

Please indicate the file number and status of the application

Registered M-1114

What is the current designation of the subject land in the applicable Official Plan?

Living area I

Explain how the application conforms with the Official Plan

Semi – detached dwelling is permitted within living area and lot creation in living area is permitted in accordance with minimum lot sizes set out in the zoning by law. The proposed severance adheres to the zone standard set out in the applicable zoning by law.

Explain how the application is consistent with the Provincial Policy Statements

The creation of the new lot is necessary – The creation of this new lot is necessary for the proper functioning of the subject semi detached dwelling on the subject property. Locating each dwelling on its own lot increases the provision of an ownership unit in the form of semi-detached dwelling in an area dominated by single detached dwelling. This type of development is supported by section 2.1 and 2.2 in PPS.

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

The provision of this type of housing is supported by Policy 3.4.3 of the GPNO and there is nothing in the growth plan that discourages the creation of a new lot to separate a semi-detached dwelling that shares a common wall.

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
325.5	31	10.5

Existing use of land

semi detached dwelling

Proposed use of land

semi detached dwelling

Proposed use of land

Will a certificate be required for the retained land?

Yes

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

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

LAND SEVERED

Existing use of land

semi detached dwelling

Proposed use of land

semi detached dwelling

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

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

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
----------------------	----------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Semi-detached Dwelling	Retained Land	No	165.0	329.0	1	9.14	18.5	5	6	6.49	1.3	0.0
Semi-detached Dwelling	Severed Land	No	165.0	329.0	1	9.14	18.5	5	6	6.49	0.0	1.3

R3-1(37)

SUBJECT PROPERTY

P

LOT 5
CON 2

R2-2

R1-5

LOT 6
CON 2

FD

FD

R2-2

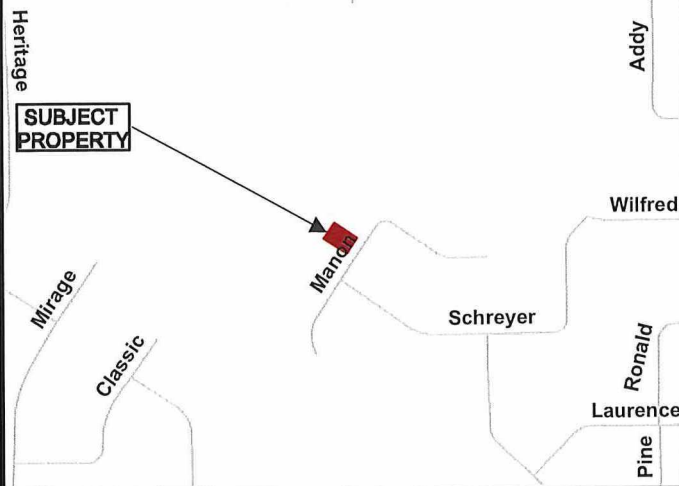
Manon

Schreyer

R2-2

R2-2

R2-2



SUBJECT PROPERTY

Application for Consent



Subject Property being PIN 73504-1108,
 Parcel M1114-124-1 SES SRO,
 Lot 131, Plan M-1114,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 3066 and 3070 Manon Street, Valley East,
 City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00082

Date: 2026 01 06

SKETCH FOR SEVERANCE

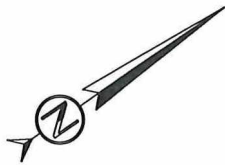
LOT 131

REGISTERED PLAN M-1114

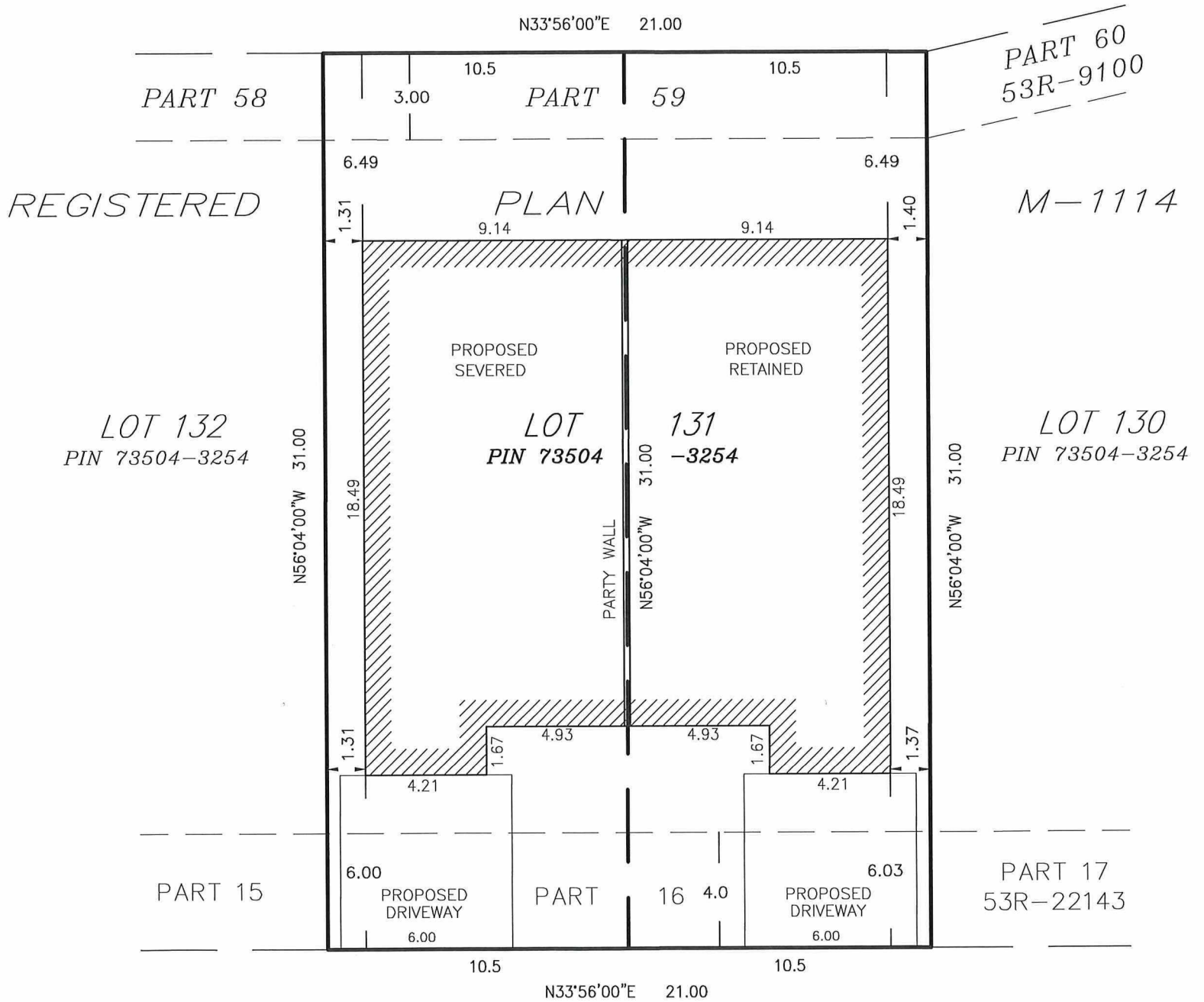
CITY OF GREATER SUDBURY

DISTRICT OF SUDBURY

SCALE : 1 : 200 metric



2025



PART 60
53R-9100

M-1114

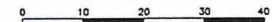
REGISTERED

PL-M-2025-00082
Sketch 2

MANAN STREET
PIN 73572-2403

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 131
REGISTERED PLAN M-1114
CITY OF GREATER SUDBURY

DISTRICT OF SUDBURY
SCALE : 1 INCH = 20 FEET



2025

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

BEARING NOTE:

BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 131, REGISTERED PLAN M-1114, SHOWN ON PLAN 53R-22143, HAVING A BEARING OF N56°04'00"W

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 NOVEMBER 4, 2025.

A. Bortolussi
A BORTOLUSSI, OLS

NOVEMBER 6, 2025

THIS PLAN RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-115150

(PART 2) REPORT

THIS PLAN & REPORT IS PREPARED FOR: BELMAR BUILDERS

DESCRIPTION:

PART OF PIN 73504-3254, BEING LOT 131, REGISTERED PLAN M-1114

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

EASEMENT SD513921 - PART 16, 53R-22143 - BELL CANADA
EASEMENT SD513924 - PART 16, 53R-22143 - HYDRO ONE
EASEMENT SD513927 - PART 16, 53R-22143 - PERSONA
SMOKE EASEMENT LT119692 - WHOLE PARCEL - INCO

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE FOUNDATION

LEGEND:

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
P	PLAN 53R-22143
M	MEASURED
S	SET
1604	TULLOCH GEOMATICS INC., OLS

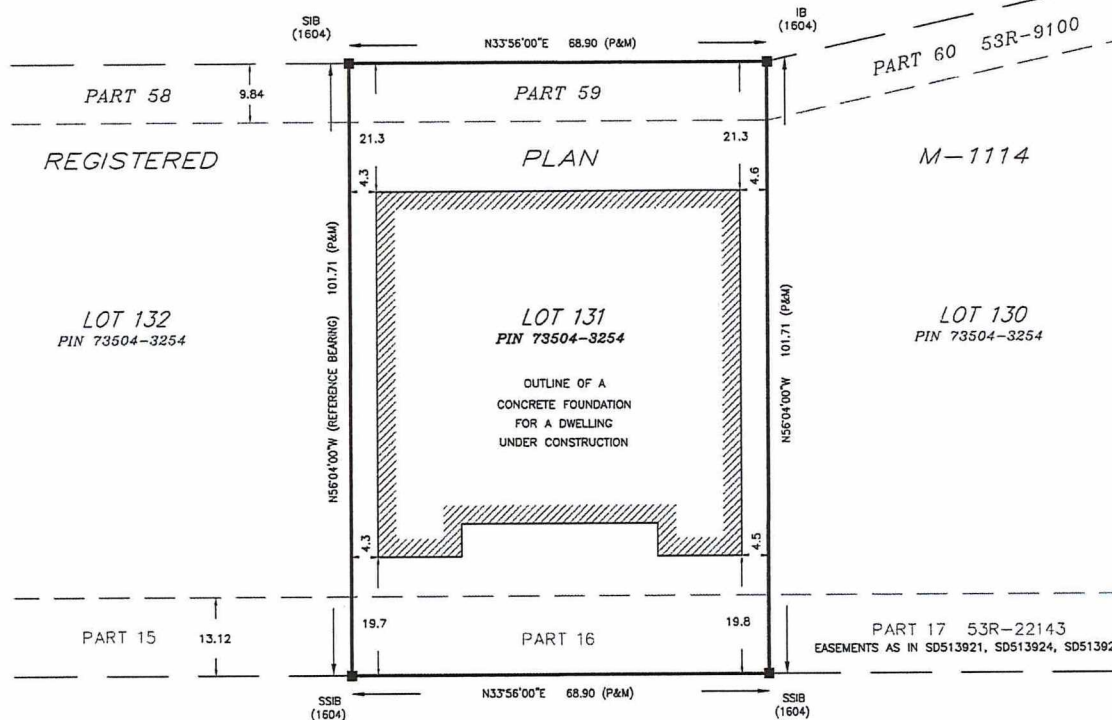
THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT
© IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION
OF BORTOLUSSI SURVEYING LTD. IS STRICTLY PROHIBITED.

BORTOLUSSI
SURVEYING LTD.

FILE: 4070

PL-COV-2025-00082
Sketch 3

BLOCK N
PIN 73504-2400



VANIER AVENUE
PIN 73572-2403





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-2025-00083

APPLICATION SUMMARY

File Date: November 11, 2025
Application Type: Consent (Land Severance)
Address(es): 3078 / 3074 Manon Street, Valley East P3P 0E3
Applicant(s): BELMAR BUILDERS INC.
Owner(s): DOMINION PARK DEVELOPMENTS CORP

**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

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

3074 Manon Street

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

May 22, 2014

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?

1

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

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

CONSENT

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

n/a

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

Yes

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

Sanitary, storm and water easement (rear of the 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?

Yes

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?

Registered M-1114

Explain how the application conforms with the Official Plan

Semi – detached dwelling is permitted within living area and lot creation in living area is permitted in accordance with minimum lot sizes set out in the zoning by law. The proposed severance adheres to the zone standard set out in the applicable zoning by law.

Explain how the application is consistent with the Provincial Policy Statements

The creation of the new lot is necessary – The creation of this new lot is necessary for the proper functioning of the subject semi detached dwelling on the subject property. Locating each dwelling on its own lot increases the provision of an ownership unit in the form of semi-detached dwelling in an area dominated by single detached dwelling. This type of development is supported by section 2.1 and 2.2 in PPS.

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

The provision of this type of housing is supported by Policy 3.4.3 of the GPNO and there is nothing in the growth plan that discourages the creation of a new lot to separate a semi-detached dwelling that shares a common wall.

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
325.5	31	10.5

Existing use of land

semi detached dwelling

Proposed use of land

Semi detached dwelling

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

semi detached dwelling

Proposed use of land

Semi detached dwelling

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

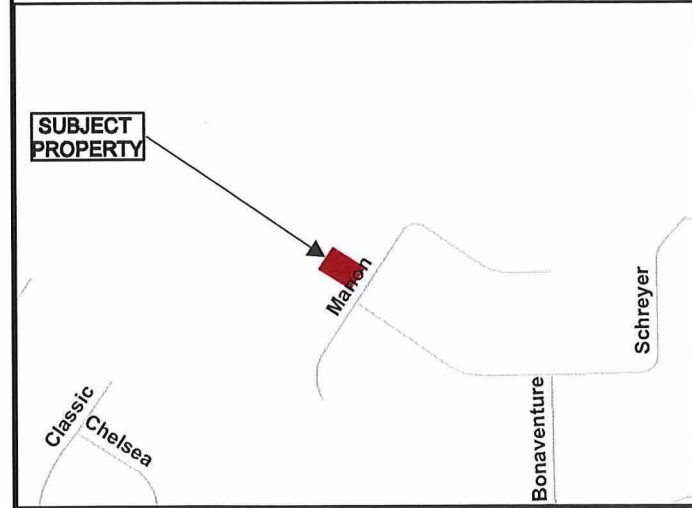
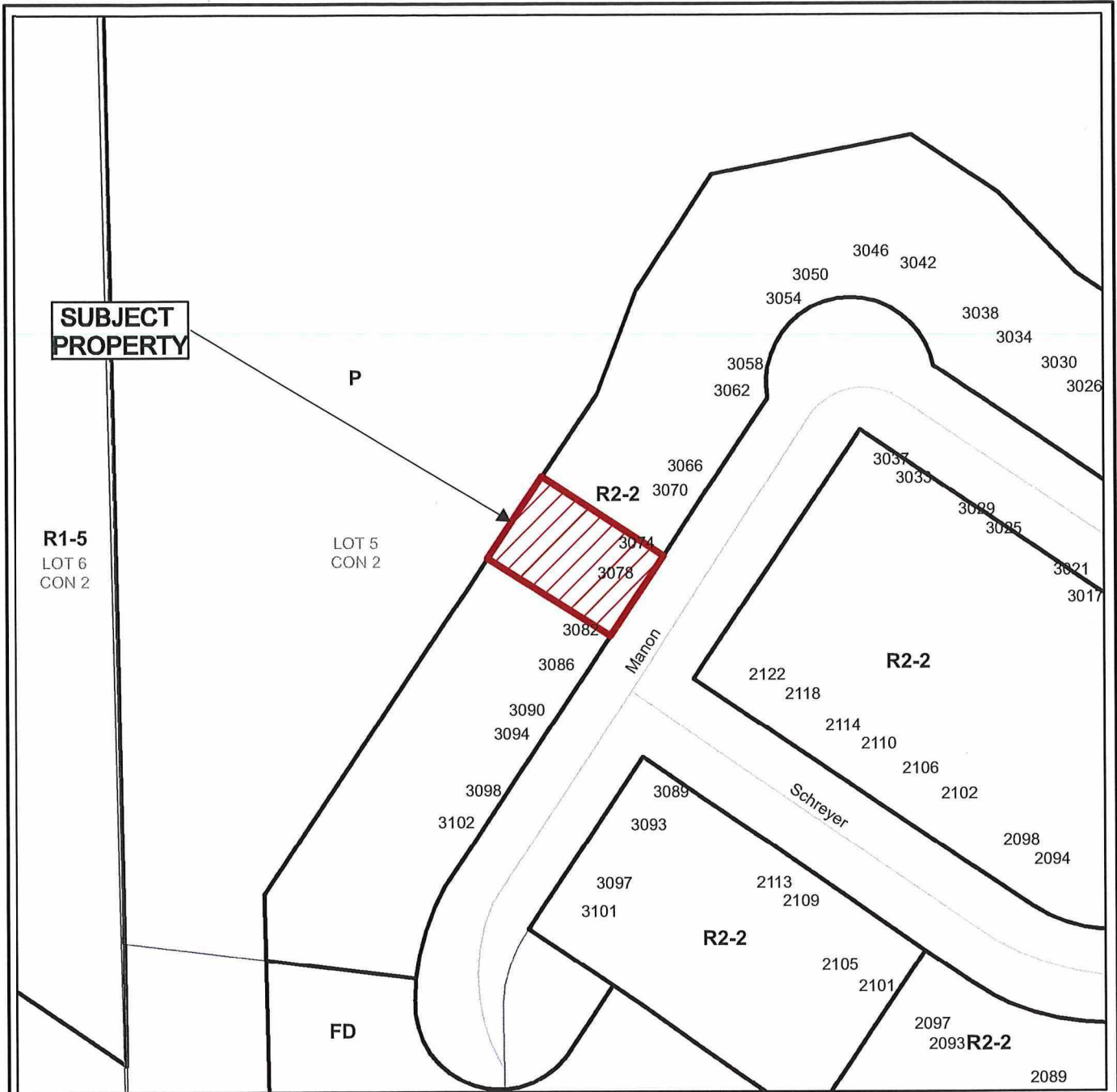
Estimate the distance of these facilities from the severed land and nearest public road by water


PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
----------------------	----------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Semi-detached Dwelling - Retained	Retained Land	No	165	329	1	9.14	18.5	5	6	6.49	1.37	0
Semi-detached Dwelling - Severed	Severed Land	No	165	329	1	9.14	18.5	5	6	6.49	0	1.31



Application for Consent		
<p>Subject Property being PIN 73504-1108, Parcel M1114-124-1 SES SRO, Lot 132, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3074 and 3078 Manon Street, Valley East, City of Greater Sudbury</p>		
NTS Sketch 1	PL-CON-2025-00083 Date: 2026 01 06	

SKETCH FOR SEVERANCE
LOT 132
REGISTERED PLAN M-1114

CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

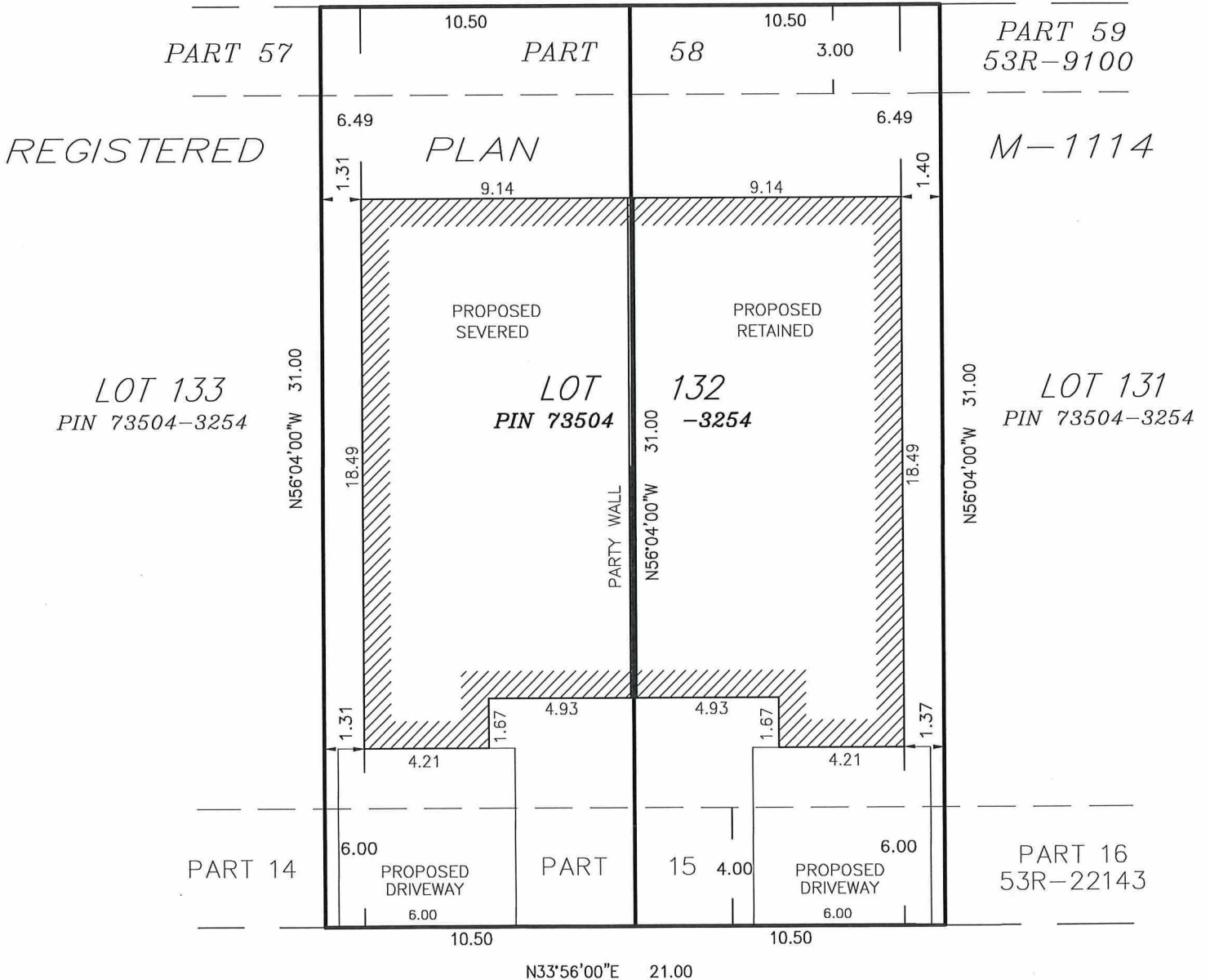
SCALE : 1 : 200 metric



2025



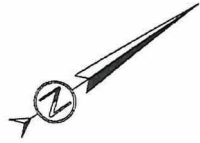
N33°56'00"E 21.00



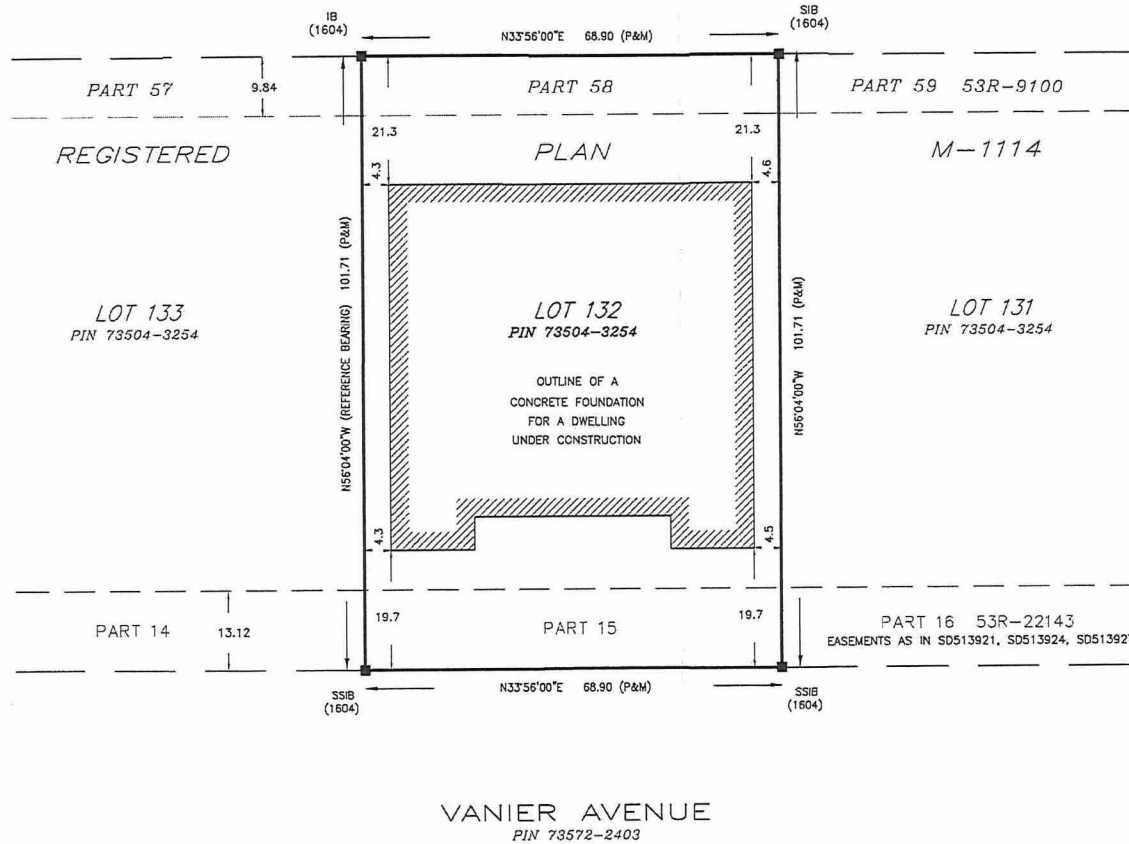
MANAN STREET

PIN 73572-2403

PL-CON-2025-00083
Sketch 2



BLOCK N
PIN 73504-2400



SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 132
REGISTERED PLAN M-1114
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE : 1 INCH = 20 FEET
0 10 20 30 40
2025

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

BEARING NOTE:
BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 132, REGISTERED PLAN M-1114, SHOWN ON PLAN 53R-22143, HAVING A BEARING OF N56°04'00"W

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 NOVEMBER 4, 2025.

A. Bortolussi
A BORTOLUSSI, OLS

NOVEMBER 6, 2025
THIS PLAN RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-150151

REPORT

THIS PLAN & REPORT IS PREPARED FOR: BELMAR BUILDERS

DESCRIPTION:
PART OF PIN 73504-3254, BEING LOT 132, REGISTERED PLAN M-1114

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
EASEMENT SD513921 - PART 15, 53R-22143 - BELL CANADA
EASEMENT SD513924 - PART 15, 53R-22143 - HYDRO ONE
EASEMENT SD513927 - PART 15, 53R-22143 - PERSONA
SMOKE EASEMENT LT119692 - WHOLE PARCEL - INCO

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
NOT CERTIFIED BY THIS REPORT

NOTES:
TIES TAKEN TO THE FOUNDATION

LEGEND:

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- P PLAN 53R-22143
- M MEASURED
- S SET
- 1604 TULLOCH GEOMATICS INC., OLS

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT © IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF BORTOLUSSI SURVEYING LTD. IS STRICTLY PROHIBITED.

BORTOLUSSI
SURVEYING LTD. FILE: 4071

PL-000-2025-00083
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-2025-00084

APPLICATION SUMMARY

File Date: November 11, 2025
Application Type: Consent (Land Severance)
Address(es): 3086 / 3082 Manon Street, Valley East P3P 0E3
Applicant(s): BELMAR BUILDERS INC.
Owner(s): DOMINION PARK DEVELOPMENTS CORP

**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

325.5

Depth

31

Frontage

10.5

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

n/a

Area

0

Depth

0

Frontage

0

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

3082 Manon Street

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

May 22, 2014

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?

1

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

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

CONSENT

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

n/a

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

Yes

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

Sanitary, storm and water easement (rear of the 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?

Yes

Please indicate the file number and status of the application

Registered M-1114

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

Semi – detached dwelling is permitted within living area and lot creation in living area is permitted in accordance with minimum lot sizes set out in the zoning by law. The proposed severance adheres to the zone standard set out in the applicable zoning by law.

Explain how the application is consistent with the Provincial Policy Statements

The creation of the new lot is necessary – The creation of this new lot is necessary for the proper functioning of the subject semi detached dwelling on the subject property. Locating each dwelling on its own lot increases the provision of an ownership unit in the form of semi-detached dwelling in an area dominated by single detached dwelling. This type of development is supported by section 2.1 and 2.2 in PPS.

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

The provision of this type of housing is supported by Policy 3.4.3 of the GPNO and there is nothing in the growth plan that discourages the creation of a new lot to separate a semi-detached dwelling that shares a common wall.

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
325.5	31	10.5

Existing use of land

semi detached dwelling

Proposed use of land

semi detached dwelling

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

Semi detached dwelling

Proposed use of land

semi detached dwelling

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

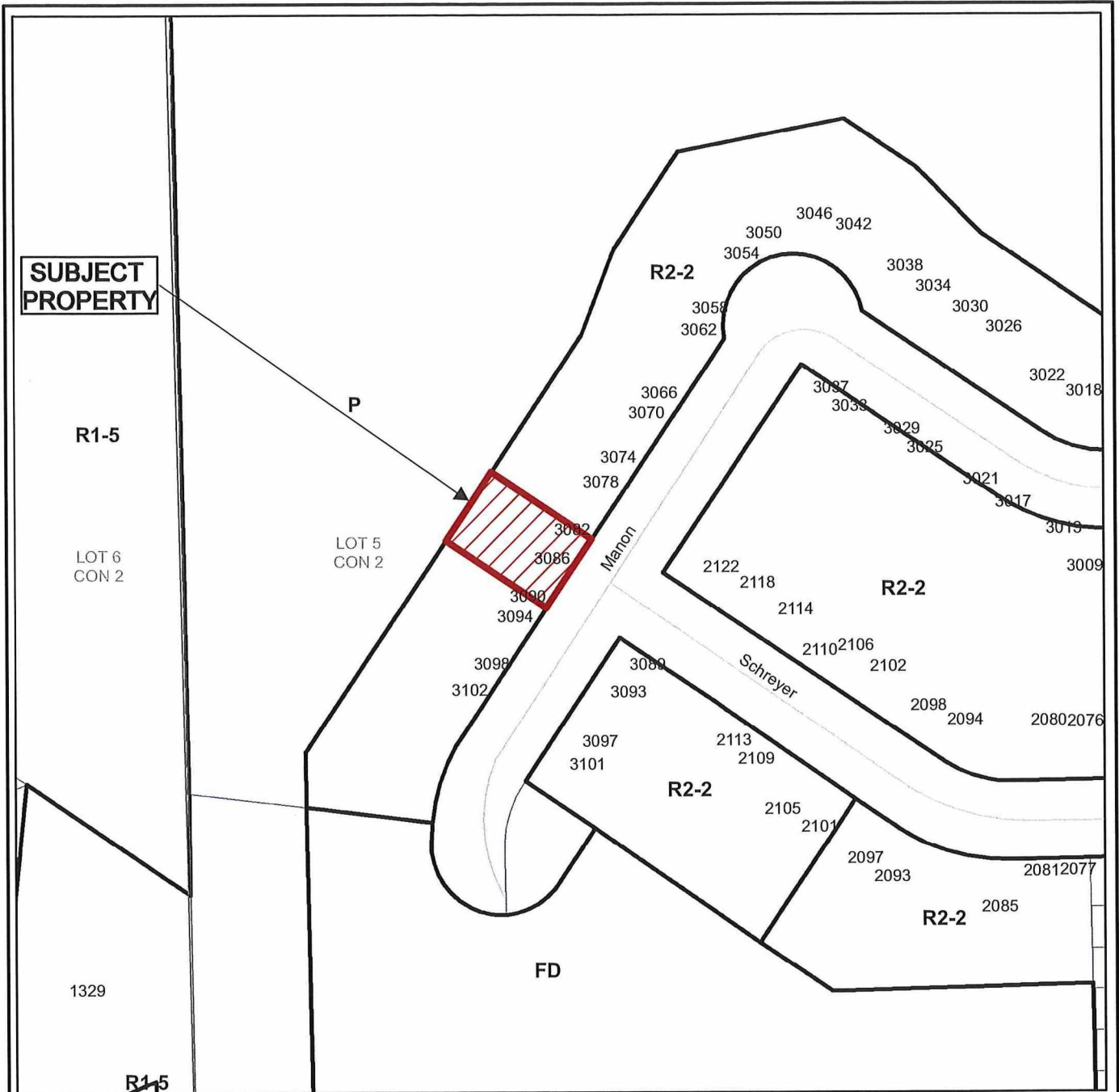
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
----------------------	----------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Semi-detached Dwelling - Retained	Retained Land	No	165	329	1	9.14	18.5	5	6	6.49	1.40	0
Semi-detached Dwelling - Severed	Severed Land	No	165	329	1	9.14	18.5	5	6	6.49	0	1.34



SUBJECT PROPERTY

R1-5

LOT 6
CON 2

LOT 5
CON 2

R2-2

R2-2

R2-2

R2-2

FD

1329

R1-5

P

Manon

Schreyer



Application for Consent

Subject Property being PIN 73504-1108,
Parcel M1114-124-1 SES SRO,
Lot 133, Plan M-1114,
Part Lot 5, Concession 2,
Township of Hanmer,
3082 and 3086 Manon Street, Valley East,
City of Greater Sudbury

SUBJECT PROPERTY

Classic
Chelsea

Manon

Schreyer

Bonaventure

NTS
Sketch 1

PL-CON-2025-00084

Date: 2026 01 07

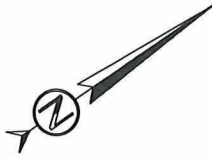
SKETCH FOR SEVERANCE
LOT 133
REGISTERED PLAN M-1114
 CITY OF GREATER SUDBURY

DISTRICT OF SUDBURY

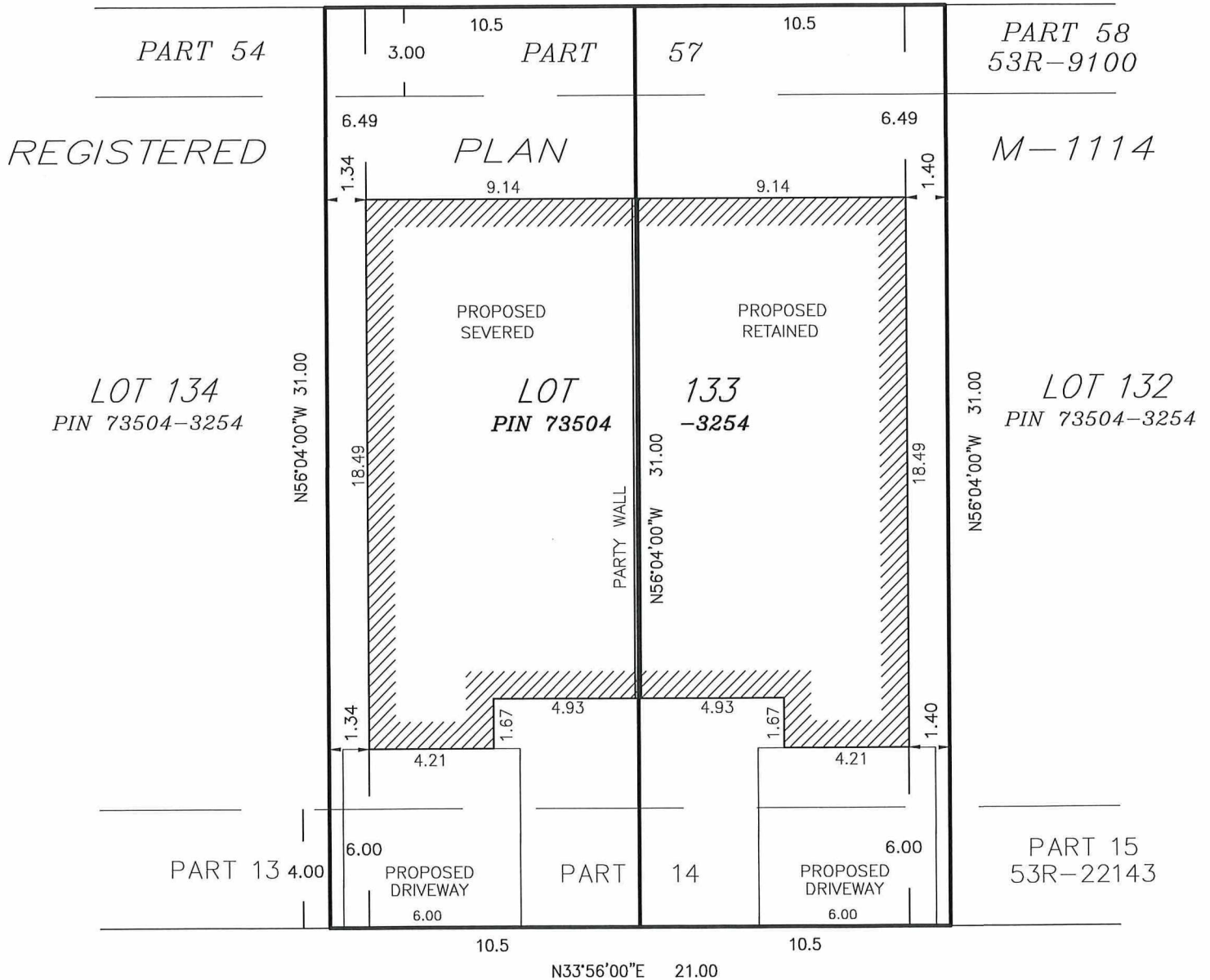
SCALE : 1 : 200 metric



2025



N33°56'00"E 21.00

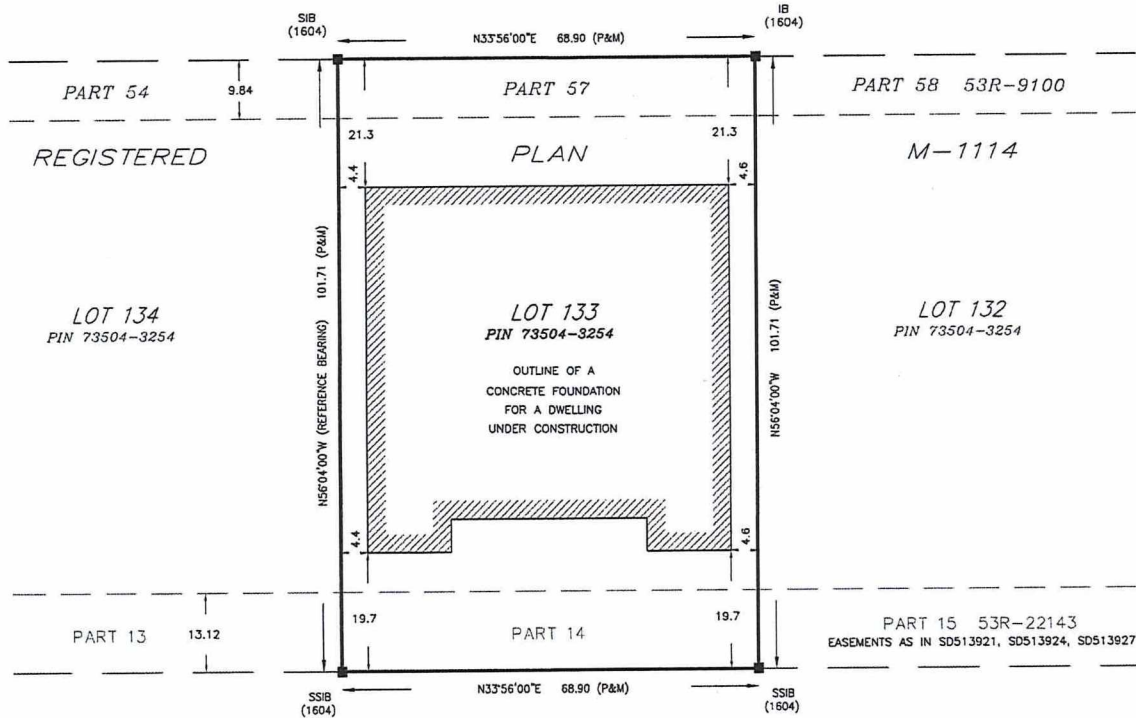


MANAN STREET
 PIN 73572-2403

PLCON-2025-00084
 sketch 2



BLOCK N
PIN 73504-2400



SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 133
REGISTERED PLAN M-1114
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE : 1 INCH = 20 FEET
0 10 20 30 40
2025

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

BEARING NOTE:

BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 133, REGISTERED PLAN M-1114, SHOWN ON PLAN 53R-22143, HAVING A BEARING OF N56°04'00"W

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 NOVEMBER 4, 2025.

[Signature]
A BORTOLUSSI, OLS

NOVEMBER 6, 2025
THIS PLAN RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-150152

REPORT

THIS PLAN & REPORT IS PREPARED FOR: BELMAR BUILDERS

DESCRIPTION:

PART OF PIN 73504-3254, BEING LOT 133, REGISTERED PLAN M-1114

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

- EASEMENT SD513921 - PART 14, 53R-22143 - BELL CANADA
- EASEMENT SD513924 - PART 14, 53R-22143 - HYDRO ONE
- EASEMENT SD513927 - PART 14, 53R-22143 - PERSONA
- SMOKE EASEMENT LT119692 - WHOLE PARCEL - INCO

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE FOUNDATION

LEGEND:

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- P PLAN 53R-22143
- M MEASURED
- S SET
- 1804 TULLOCH GEOMATICS INC., OLS

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT © IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF BORTOLUSSI SURVEYING LTD. IS STRICTLY PROHIBITED.

BORTOLUSSI
SURVEYING LTD.

FILE: 4072

PL-00W-2025-00084
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-2025-00085

APPLICATION SUMMARY

File Date: November 11, 2025
Application Type: Consent (Land Severance)
Address(es): 3094 / 3090 Manon Street, Valley East P3P 0E3
Applicant(s): BELMAR BUILDERS INC.
Owner(s): DOMINION PARK DEVELOPMENTS CORP

**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

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

3090 Manon Street

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

May 22, 2014

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?

1

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

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

CONSENT

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

n/a

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

Yes

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

Sanitary, storm and water easement (rear of the 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?

Yes

Please indicate the file number and status of the application

Registered M-1114

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

Semi – detached dwelling is permitted within living area and lot creation in living area is permitted in accordance with minimum lot sizes set out in the zoning by law. The proposed severance adheres to the zone standard set out in the applicable zoning by law.

Explain how the application is consistent with the Provincial Policy Statements

The creation of the new lot is necessary – The creation of this new lot is necessary for the proper functioning of the subject semi detached dwelling on the subject property. Locating each dwelling on its own lot increases the provision of an ownership unit in the form of semi-detached dwelling in an area dominated by single detached dwelling. This type of development is supported by section 2.1 and 2.2 in PPS.

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

The provision of this type of housing is supported by Policy 3.4.3 of the GPNO and there is nothing in the growth plan that discourages the creation of a new lot to separate a semi-detached dwelling that shares a common wall.

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
325.5	31	10.5

Existing use of land

semi detached dwelling

Proposed use of land

semi detached dwelling

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

Semi detached dwelling

Proposed use of land

semi detached dwelling

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

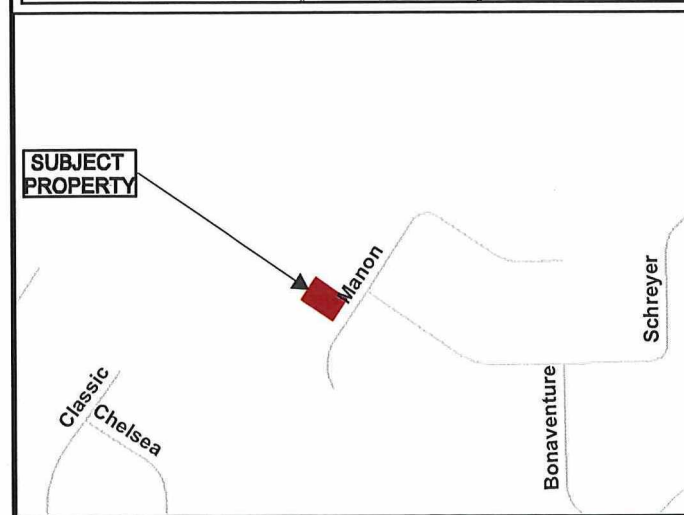
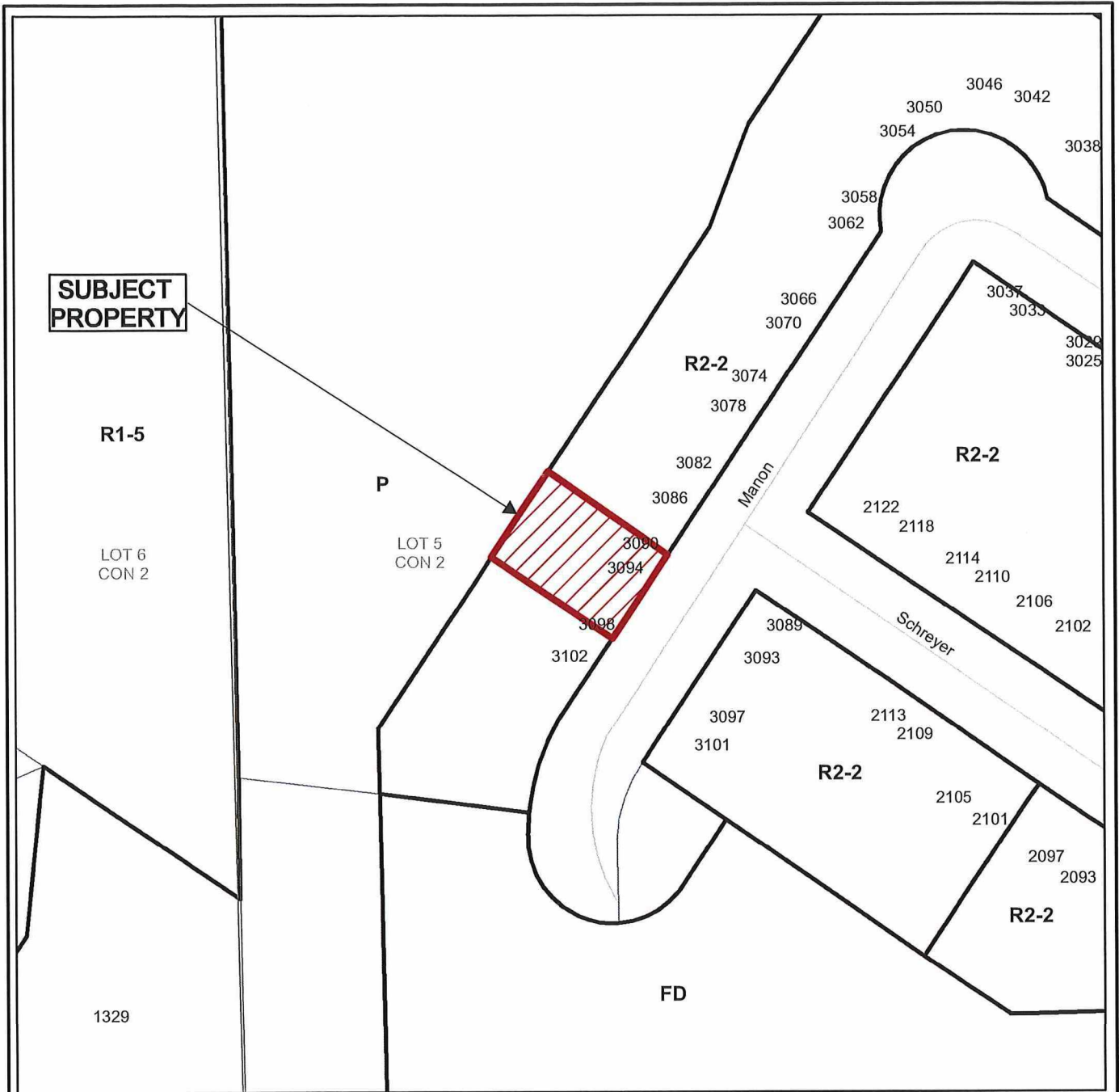
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
----------------------	----------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Semi-detached Dwelling - Retained	Retained Land	No	165	329	1	9.14	18.5	5	6	6.49	1.37	0
Semi-detached Dwelling - Severed	Severed Land	No	165	329	1	9.14	18.5	5	6	6.49	0	1.31



Application for Consent



Subject Property being PIN 73504-1108,
 Parcel M1114-124-1 SES SRO,
 Lot 134, Plan M-1114,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 3090 and 3094 Manon Street, Valley East,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00085
 Date: 2026 01 07

SKETCH FOR SEVERANCE

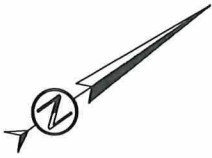
LOT 134

REGISTERED PLAN M-1114

CITY OF GREATER SUDBURY

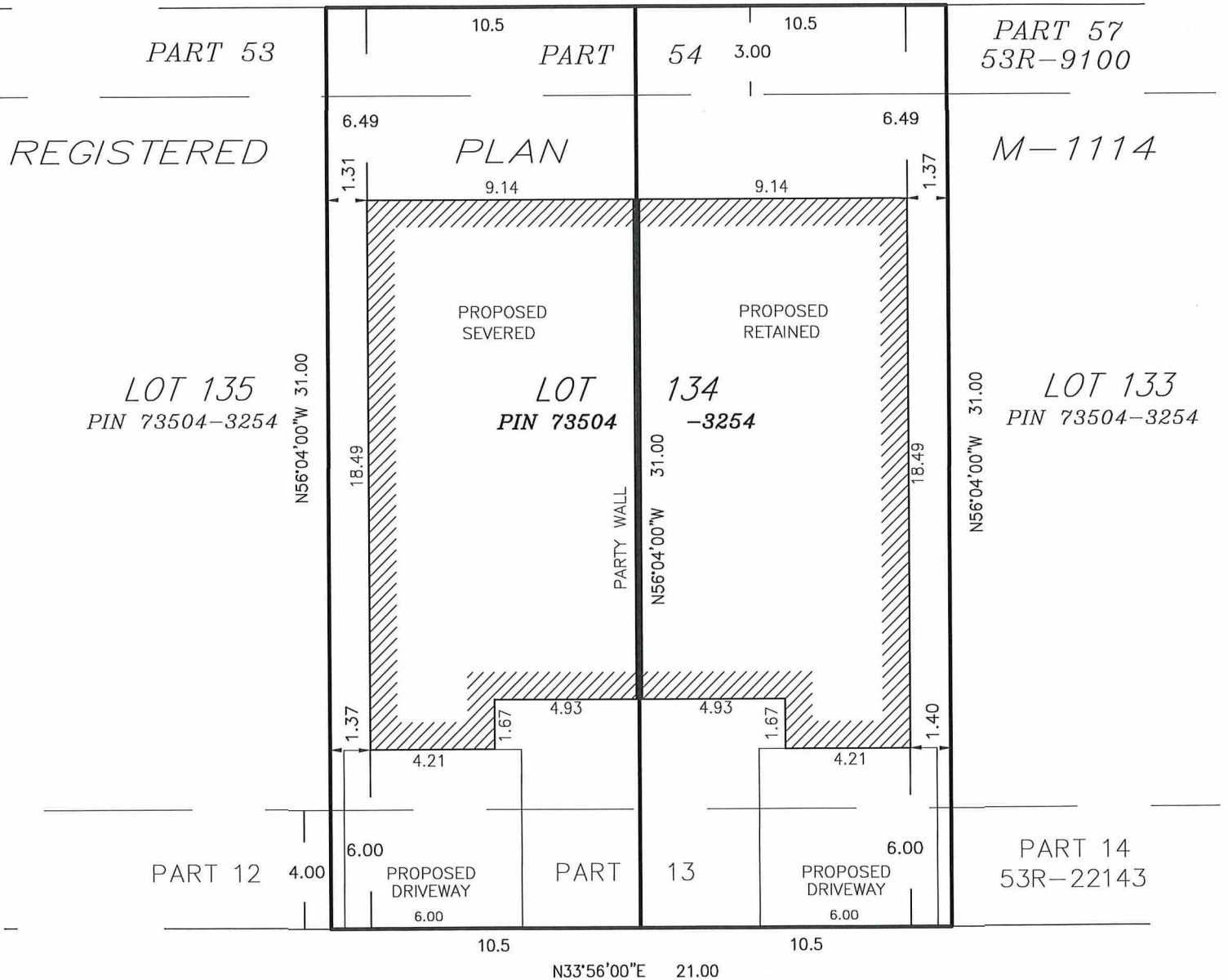
DISTRICT OF SUDBURY

SCALE : 1 : 200 metric



2025

N33°56'00"E 21.00



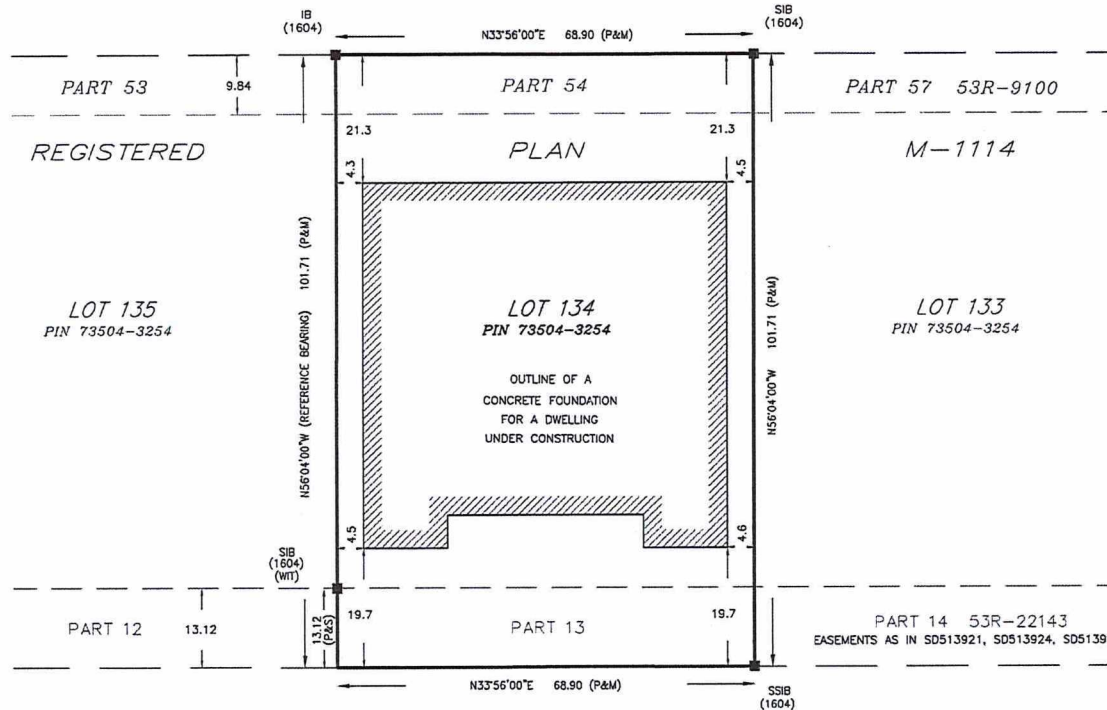
MANAN STREET

PIN 73572-1108

PL-CON-2025-00085
Sketch 2



BLOCK N
PIN 73504-2400



VANIER AVENUE
PIN 73572-1108

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 134
REGISTERED PLAN M-1114
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE : 1 INCH = 20 FEET
0 10 20 30 40
2025

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

BEARING NOTE:

BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 134, REGISTERED PLAN M-1114, SHOWN ON PLAN 53R-22143, HAVING A BEARING OF N56°04'00\"/>

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 NOVEMBER 4, 2025.

A. Bortolussi
A BORTOLUSSI, OLS

NOVEMBER 6, 2025

THIS PLAN RELATES TO ADLS PLAN SUBMISSION FORM NUMBER V-150153

REPORT

THIS PLAN & REPORT IS PREPARED FOR: BELMAR BUILDERS

DESCRIPTION:

PART OF PIN 73504-3254, BEING LOT 131, REGISTERED PLAN M-1114

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

EASEMENT SD513921 - PART 13, 53R-22143 - BELL CANADA
EASEMENT SD513924 - PART 13, 53R-22143 - HYDRO ONE
EASEMENT SD513927 - PART 13, 53R-22143 - PERSONA
SMOKE EASEMENT LT119692 - WHOLE PARCEL - INCO

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE FOUNDATION

LEGEND:

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- P PLAN 53R-22143
- M MEASURED
- S SET
- 1604 TULLOCH GEOMATICS INC., OLS

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF BORTOLUSSI SURVEYING LTD. IS STRICTLY PROHIBITED.

BORTOLUSSI
SURVEYING LTD.

FILE: 4047

PL-000-2025-00085
Sketch 3