

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

March 2, 2026

PL-CON-2026-00002 GREATER SUDBURY HOUSING CORPORATION

Ward: 7 PIN(s) 734940430, Parcel 33092 SEC SES SRO, Lots 3-6, Plan M-690, Part Lot 5, Concession 1, Township of Garson, 303 / 307 O'Neil Drive East, Garson [By-law 2010-100Z, R3.D60]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 22.0m, a lot depth of approximately 31.0m and a lot area of approximately 655.0 sq. m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0114/2021 (DEC 13/21)

PL-CON-2026-00003 GREATER SUDBURY HOUSING CORPORATION

Ward: 3 PIN(s) 733491001, Parcel 19522 SEC SWS, Lot 28, 33, 36, 41, Plan M-91, Part Lot 2, Concession 3, Township of Balfour, 368 / 370 Charette Avenue, Chelmsford [By-law 2010-100Z, R2-2]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 20.0m, a lot depth of approximately 30.0m and a lot area of approximately 625.0 sq. m.

**Written submissions regarding these applications must be received no later than
Wednesday, February 25, 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-2026-00002

APPLICATION SUMMARY

File Date: January 15, 2026

Application Type: Consent (Land Severance)

Address(es): 303 /307 O'Neil Drive East, Garson, Ontario P3L 1J3, 307 O'Neil Drive East, Garson, Ontario P3L 1J3

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area	Area (Second Additional Lot if Applicable)
Depth	Depth (Second Additional Lot if Applicable)
Frontage	Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area
655

Depth
31.096

Frontage
22.098

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?

Yes

Please describe the additional properties associated with this application

307, 287, 291, 295 and 299 O'Neil Drive East

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

1968

What is the number of dwelling units on the property?

6

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

0

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

3

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

No

How many dwelling units will be legalized?

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

No

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

No Conflict

CONSENT

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

Greater Sudbury Housing Corporation

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

Yes

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

smoke easement LT167686

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-690 - registered

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

Living Area 1

Explain how the application conforms with the Official Plan

No Conflict

Explain how the application is consistent with the Provincial Policy Statements

No Conflict

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

No Conflict

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
1449.0	32.891	43.735

Existing use of land

Residential

Proposed use of land

Residential

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Residential

Proposed use of land

Residential

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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

PROPOSED BUILDING/STRUCTURE

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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
303 and 307 O'Neil Drive East	Severed Land	No	100.3	198.07	2	12.7	7.9	8.54	7.84	14.51	5.07	4.29
295 and 299 O'Neil Drive East	Retained Land	No	100.3	198.07	2	12.4	7.9	8.54	7.83	15.79	4.18	29.0
287 and 291 O'Neil Drive East	Retained Land	No	109.0	218.0	2	13.8	7.9	8.54	9.34	15.59	26.0	4.77

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY OF
 ALL OF LOTS 3 TO 6 (INCLUSIVE)
 REGISTERED PLAN M-690
 GEOGRAPHIC TOWNSHIP OF GARSON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES
 0 1 2 3 4 5 10 20 30
 SURVEYORS ON SITE INC. © 2024

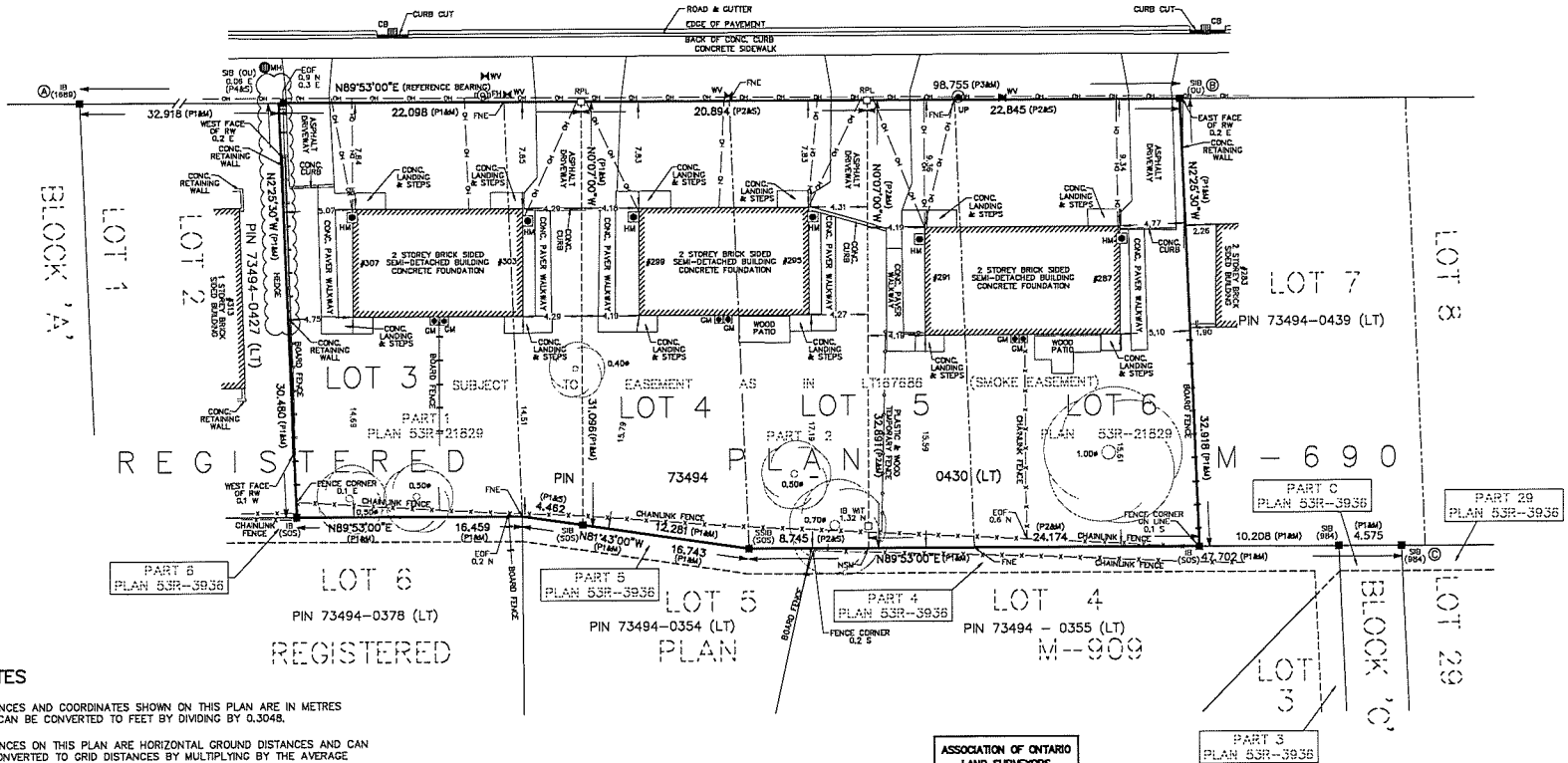
PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED MAY 2024.
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY HOUSING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O. REG. 216/10.		
POINT ID	NORTHING	EASTING
Ⓐ	5155211.701	509845.091
Ⓑ	5155211.931	509943.808
Ⓒ	5155179.085	509959.952
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND

- MONUMENT PLANTED
- MONUMENT FOUND
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- RPL ROCK PLUG
- M MEASURED
- S SET
- WT WITNESS
- FNE FOUND NO EVIDENCE
- NSM NOT SUITABLE FOR MONUMENTATION
- P1 PLAN 53R-21829
- P2 PLAN SR-1918
- P3 REGISTERED PLAN M-690
- 984 MURRAY R. MAHER, O.L.S.
- 1689 BARTOLUSSI SURVEYING INC.
- 984 MURRAY R. MAHER, O.L.S.
- SOS SURVEYORS ON SITE INC.
- OU ORIGIN UNKNOWN
- EOF END OF FENCE
- RW RETAINING WALL
- CB CATCH BASIN
- FD FIRE HYDRANT
- GM GAS METER
- HM HYDRO METER
- UP UTILITY POLE
- M WV WATER VALVE
- OH- OVERHEAD UTILITY WIRES
- 0.100 DECIDUOUS TREE WITH TRUNK DIAMETER

O'NEIL DRIVE
 (BY REGISTERED PLAN M-690)
 PIN 73494-0018 (LT)



NOTES

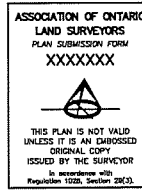
- DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999950.
- BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS Ⓐ AND Ⓑ AS SHOWN HEREON, HAVING A GRID BEARING OF N89°53'00"W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).
- FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
 P2 & P3 - 0°04'30" COUNTER-CLOCKWISE
- ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF APRIL, 2024.

MAY 2024

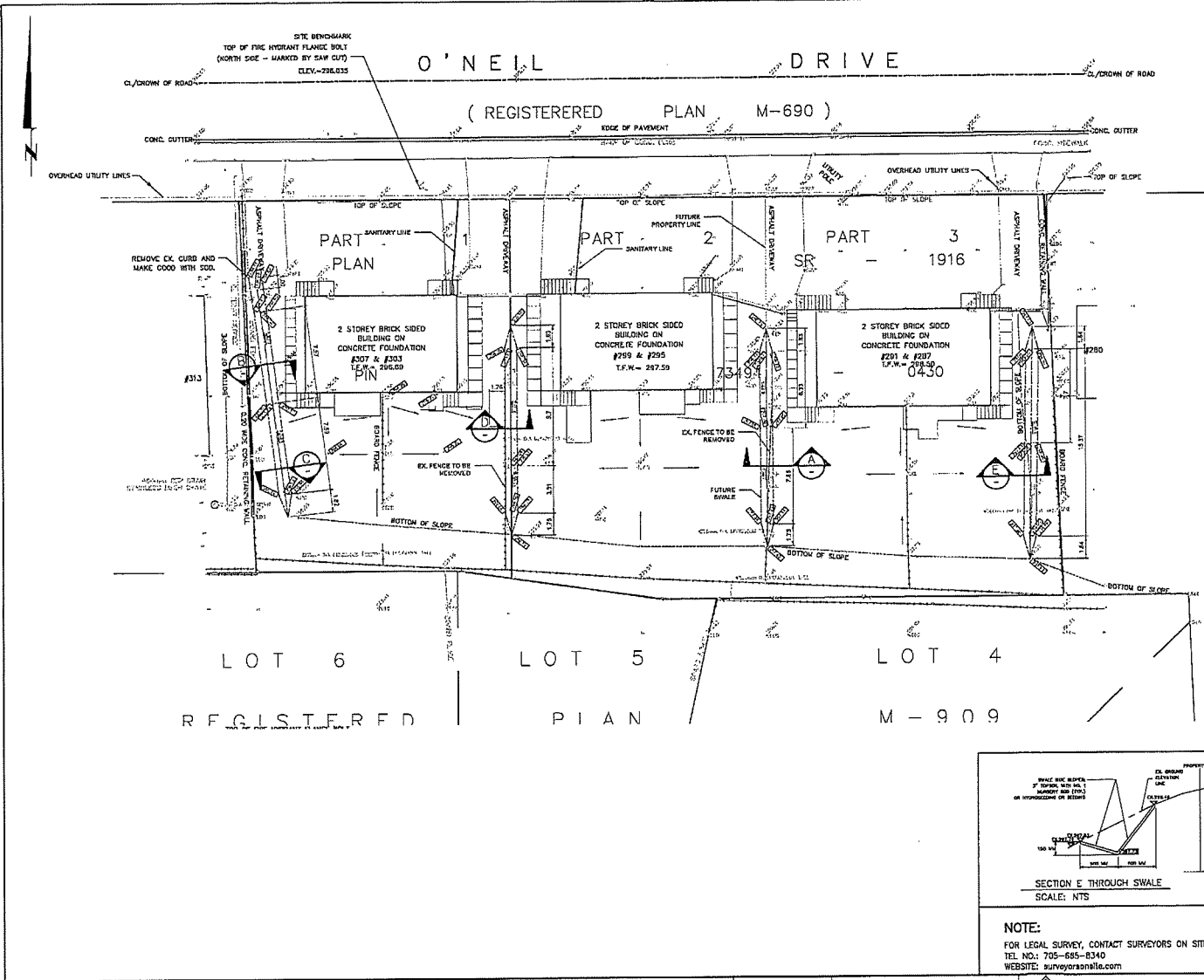
RYAN WILLIAM SEGUIN
 ONTARIO LAND SURVEYOR



50 WHITEWOOD AVENUE
 NEW LISKEARD, ONTARIO
 P0J 1P0
 705-622-0872
 www.surveyorsonsite.com

DRAWN BY: BS CHECKED BY: RWS DATE: MAY 2024 FILE: SUD2024-019_SRRP_L1

PL-CON-2026-00002 Sketch 2



ELEVATION NOTES

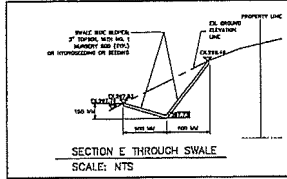
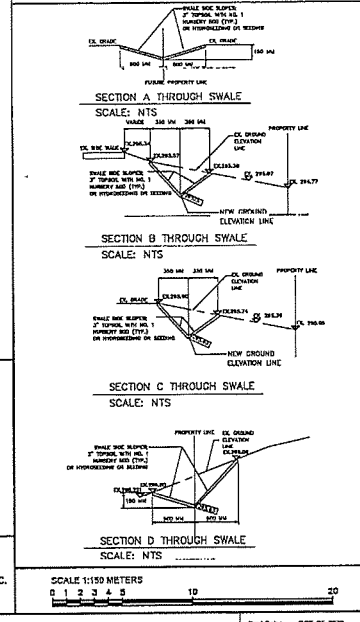
ELEVATIONS ARE GEODETIC AND REFERRED TO THE CITY OF GREATER SUBURBY'S STATION 027790044 HAVING A REPORTED ELEVATION OF 285.65m (CD928) (N 5123100.158, E 505898.480) STATION 027790044 IS A SHORT STANDARD IRON BAR WITH CAP (SSHW/CAP)

EAST OF FAULCONBRIDGE HIGHWAY.

TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS SKETCH WAS COMPLETED ON OCTOBER 20, 2022, PREPARED BY SURVEYORS ON SITE INC.

LEGEND:

CALL	DENOTES	CALCULATED LOCATION OF LEGAL LIMITS (S10)
BAR	DENOTES	EXISTING SURVEY MARKS (S10)
BLK	DENOTES	PAVEMENT BUT SHOULD BE CLOSE ENOUGH FOR LOTS
BLM	DENOTES	BENCHMARK
BSL	DENOTES	BOTTOM SLOPE
CB	DENOTES	CATCH-BASIN
CR	DENOTES	CROWN OF ROAD
CU	DENOTES	CONG. CURB - BACK EDGE
CUP	DENOTES	CONCRETE/STEELED P/C
DBE	DENOTES	DOOR SILL ELEVATION
DWNT	DENOTES	DRAINAGE ADJUSTMENT
EO	DENOTES	EDGE OF BUTTER BUTTER
ELAT	DENOTES	ELEVATION SHOT ON ASPHALT
FLSD	DENOTES	ELEVATION SHOT ON ORIGINAL
EP	DENOTES	EDGE OF PAVEMENT
FA	DENOTES	FACE HYDRANT
FLSD	DENOTES	FENCELINE - BOARD FENCE
FLC	DENOTES	FENCELINE - CHAIN LINK
SH	DENOTES	SHED
HWY	DENOTES	HEAVENLY WALL TOP
HW	DENOTES	HEAVENLY WALL BOTTOM
SPC	DENOTES	SURVEY SPAC
SPC	DENOTES	SOILING & CONCRETE
TRC	DENOTES	TOP OF CURB
UP	DENOTES	UTILITY POLE
YW	DENOTES	WATER VALVE
	DENOTES	TOP OF SWALE
	DENOTES	CORNER OF SWALE
	DENOTES	NEW ELEVATION
	DENOTES	EXIST. ELEVATION
	DENOTES	SWALE TOP ELEVATIONS SAME ON EITHER SIDE
	DENOTES	EX. BOARD FENCE
	DENOTES	EX. FENCELINE
	DENOTES	SLOPE



NOTE:
FOR LEGAL SURVEY, CONTACT SURVEYORS ON SITE INC.
TEL NO: 705-885-8340
WEBSITE: surveyorson-site.com

SCALE 1:150 METERS
0 1 2 3 4 5 10 20

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SET-OUT SHALL INFORM THE ENGINEER AND NOTIFY OF ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS. DIMENSIONS AND THE DESIGN AND INFORMATION IT CONTAINS IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED OR USED TO REPRODUCE DRAWING OR INFORMATION WITHOUT THE WRITTEN PERMISSION. DO NOT SCALE DRAWINGS.

REV	DESCRIPTION	DATE
0	LOT GRADING AS-BUILT	OCT. 26, 2023
1		
2		
3		
4		
5		
6		

NOTES

CDIC ENGINEERS LIMITED
Chartered Engineers

303 Cedar Street
Burlington, Ontario J7B 1A8
Tel: (709) 674-6100
Fax: (709) 674-7439
Email: info@cdiceng.com

GREATER SUBURBY HOUSING

10 ELBY ST. 4TH FLOOR
SUBURBY, ON M3C 1S7
TELEPHONE: 705-474-4105

LOT GRADING PLAN, AS-BUILT
287,201,295,299,303,307, O'NEIL DR. East, Garrison

Print Date:	OCT. 25, 2023	Sheet No.	303
Drawn By:	SA	Checked by:	SA
Scale:	1:150	Job No.:	CD928
Drawn By:		Checked by:	
Scale:		Job No.:	
Drawn By:		Checked by:	
Scale:		Job No.:	

SP1 of 1

PL-CON-2026-00002
Sketch 3

PLAN OF SURVEY OF
ALL OF LOTS 3 TO 6 (INCLUSIVE)
REGISTERED PLAN M-690
 GEOGRAPHIC TOWNSHIP OF GARSON
CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1 : 300 METRES
 0 1 2 3 4 5 10 15 20 30
 SURVEYORS ON SITE INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 850mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300 METRES.

NOTES

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE CORRECTION SCALE FACTOR OF 0.998566.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS (M) AND (F) AS SHOWN HEREON, HAVING A GRID BEARING OF N80°53'00"E, NAD83 (CSRS) (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
 P1, P2 & P3 - 0°04'30" COUNTER-CLOCKWISE

SCHEDULE			
PART	LOT/BLOCK	PLAN	PIN
1	ALL OF LOTS 3 TO 6 (INCLUSIVE)	REGISTERED PLAN M-690	ALL OF PIN 73494-0430 (LT)
2			0.086
			0.145
GEOGRAPHIC TOWNSHIP OF GARSON			
PARTS 1 & 2 COMPRISE ALL OF PIN 73494-0430 (LT).			
PARTS 1 & 2 ARE SUBJECT TO EASEMENT AS IN LT167886.			

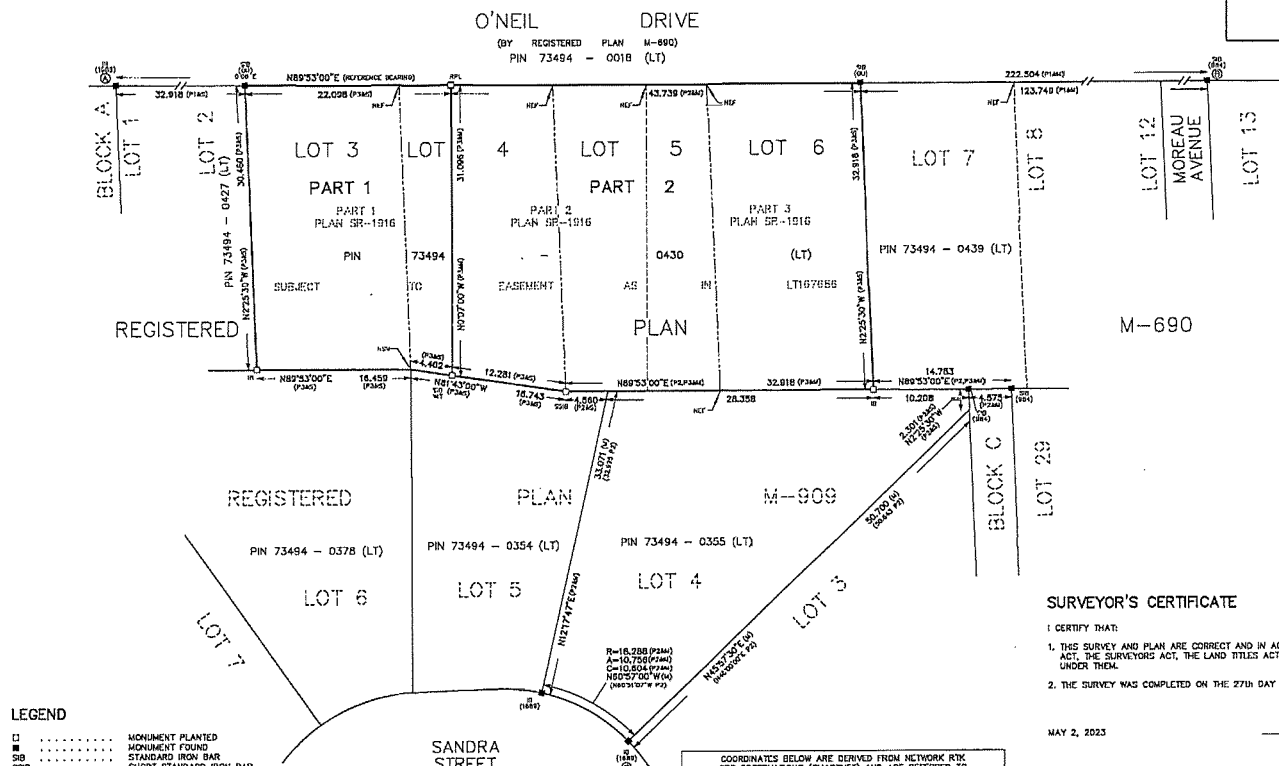
PLAN 53R-21829

Received and deposited

May 5th 2023

Elizabeth Borrow

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



LEGEND

(M)	MONUMENT PLANTED
(F)	MONUMENT FOUND
(SB)	STANDARD IRON BAR
(SSB)	SHORT STANDARD IRON BAR
(I)	IRON BAR
(RPL)	ROCK PILE
(M)	MEASURED
(S)	SET
(W)	WITNESS
(P1)	REGISTERED PLAN M-890
(P2)	REGISTERED PLAN M-909
(P3)	PLAN SR-1916
(984)	MURRAY R. WAHER, O.L.S.
(1689)	ORTHODUCS SURVEYING INC.
(OU)	ORIGIN UNKNOWN
(NEF)	NO EVIDENCE FOUND
(NSM)	NOT SUITABLE FOR MONUMENTATION

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF REG. 216/10.

POINT ID	NORTHING	EASTING
(A)	5155211.701	509845.091
(B)	5155212.154	510087.498
(C)	5155141.021	509910.048

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF APRIL, 2023.

MAY 2, 2023

Kyan M. Seguin
 KYAN M. SEGUIN
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION FORM NUMBER V-50355.

SOS
 SURVEYORS ON SITE INC.

3560 WALKER ROAD
 WINDSOR, ONTARIO
 N9W 3S4
 519-818-0767
 www.surveyorsonsite.com

DRAWN BY: BS	CHECKED BY: RWS	DATE: MAY 2, 2023	FILE: SUD2022-008_PLAN_M1
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PL-CON-2026-00002
 sketch 4

PLAN OF SURVEY OF
ALL OF LOTS 3 TO 6 (INCLUSIVE)
REGISTERED PLAN M-690
 GEOGRAPHIC TOWNSHIP OF GARSON
CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES
 0 1 2 3 4 5 10 20 30

SURVEYORS ON SITE INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 504mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250 METRES.

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POINT ID	NORTHING	EASTING
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Ⓑ	5155211.931	509943.808
Ⓒ	5155179.065	509959.952
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Ha)
1	ALL OF LOT 3 & PART OF LOT 4	REGISTERED PLAN M-690	PIN 73494-0430 (LT)	0.0655
2	PART OF LOTS 4 & 5			0.0676
3	PART OF LOT 5 & ALL OF LOT 6			0.0773

GEOGRAPHIC TOWNSHIP OF GARSON
 PARTS 1 TO 3 (INCLUSIVE) COMPRISE ALL OF PIN 73494-0430 (LT).
 PARTS 1 TO 3 (INCLUSIVE) ARE SUBJECT TO EASEMENT AS IN LT167886 (SMOKE EASEMENT).

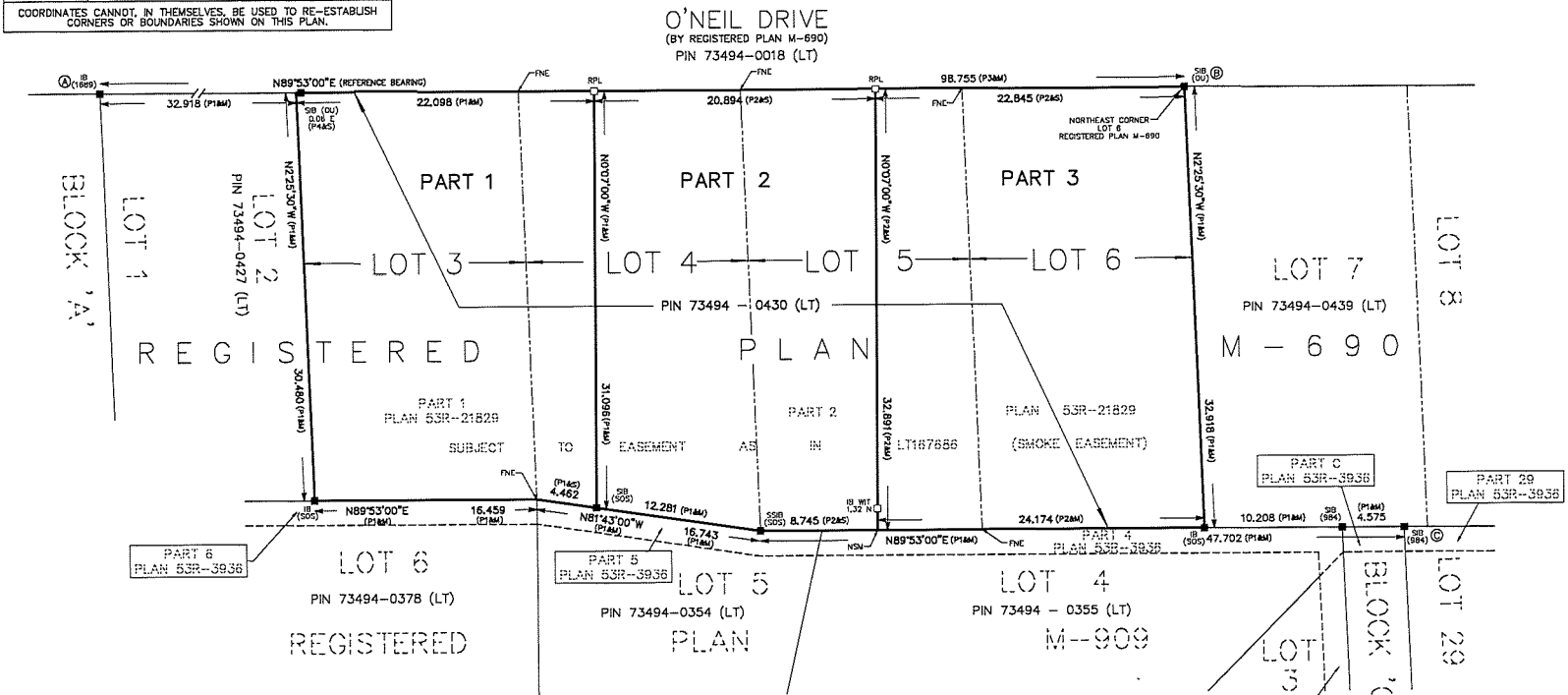
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FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
 P2 & P3 - 0°04'30" COUNTER-CLOCKWISE



LEGEND

□	MONUMENT PLANTED
■	MONUMENT FOUND
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
RPL	ROCK PLUG
M	MEASURED
S	SET
WIT	WITNESS
FNE	FOUND NO EVIDENCE
NSM	NOT SUITABLE FOR MONUMENTATION
P1	PLAN 53R-21829
P2	PLAN SR-1916
P3	REGISTERED PLAN M-690
9B4	MURRAY R. MAHER, O.L.S.
1689	BARTOLUSSI SURVEYING INC.
9B4	MURRAY R. MAHER, O.L.S.
SOS	SURVEYORS ON SITE INC.
OU	ORIGIN UNKNOWN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 27TH DAY OF APRIL, 2024.

MAY 2024

RYAN WILLIAM SEGUN
 ONTARIO LAND SURVEYOR

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



50 WHITEWOOD AVENUE
 NEW LISKEARD, ONTARIO
 POJ 1P0
 705-622-0872
 www.surveyorsonsite.com

DRAWN BY: BS CHECKED BY: RWS DATE: MAY 2024 FILE: SU02024-019_RPLAN_v1



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-2026-00003

APPLICATION SUMMARY

File Date: January 20, 2026

Application Type: Consent (Land Severance)

Address(es): 368 /370 Charette Avenue, Chelmsford, Ontario P0M 1L0, 370 Charette Avenue, Chelmsford, Ontario P0M 1L0, 372 Charette Avenue, Chelmsford, Ontario P0M 1L0, 376 Charette Avenue, Chelmsford, Ontario P0M 1L0, 378 Charette Avenue, Chelmsford, Ontario P0M 1L0, 380 Charette Avenue, Chelmsford, Ontario P0M 1L0, 376 Charette Avenue, Chelmsford P0M 1L0, 372 Charette Avenue, Chelmsford P0M 1L0, 378 Charette Avenue, Chelmsford P0M 1L0, 380 Charette Avenue, Chelmsford P0M 1L0

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)
Depth Depth (Second Additional Lot if Applicable)
Frontage Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area
625.145
Depth
30.48
Frontage
20.51

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?

Yes

Please describe the additional properties associated with this application

368, 370, 372, 376, 378 and 380 Charette Avenue

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

2021

What is the number of dwelling units on the property?

6

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

0

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

3

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

Greater Sudbury Housing Corporation

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?

No Conflicts

Explain how the application conforms with the Official Plan

No Conflicts

Explain how the application is consistent with the Provincial Policy Statements

No Conflicts

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

No Conflicts

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
1232.92	30.48	40.45

Existing use of land

Residential

Proposed use of land

Residential

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Residential

Proposed use of land

Residential

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

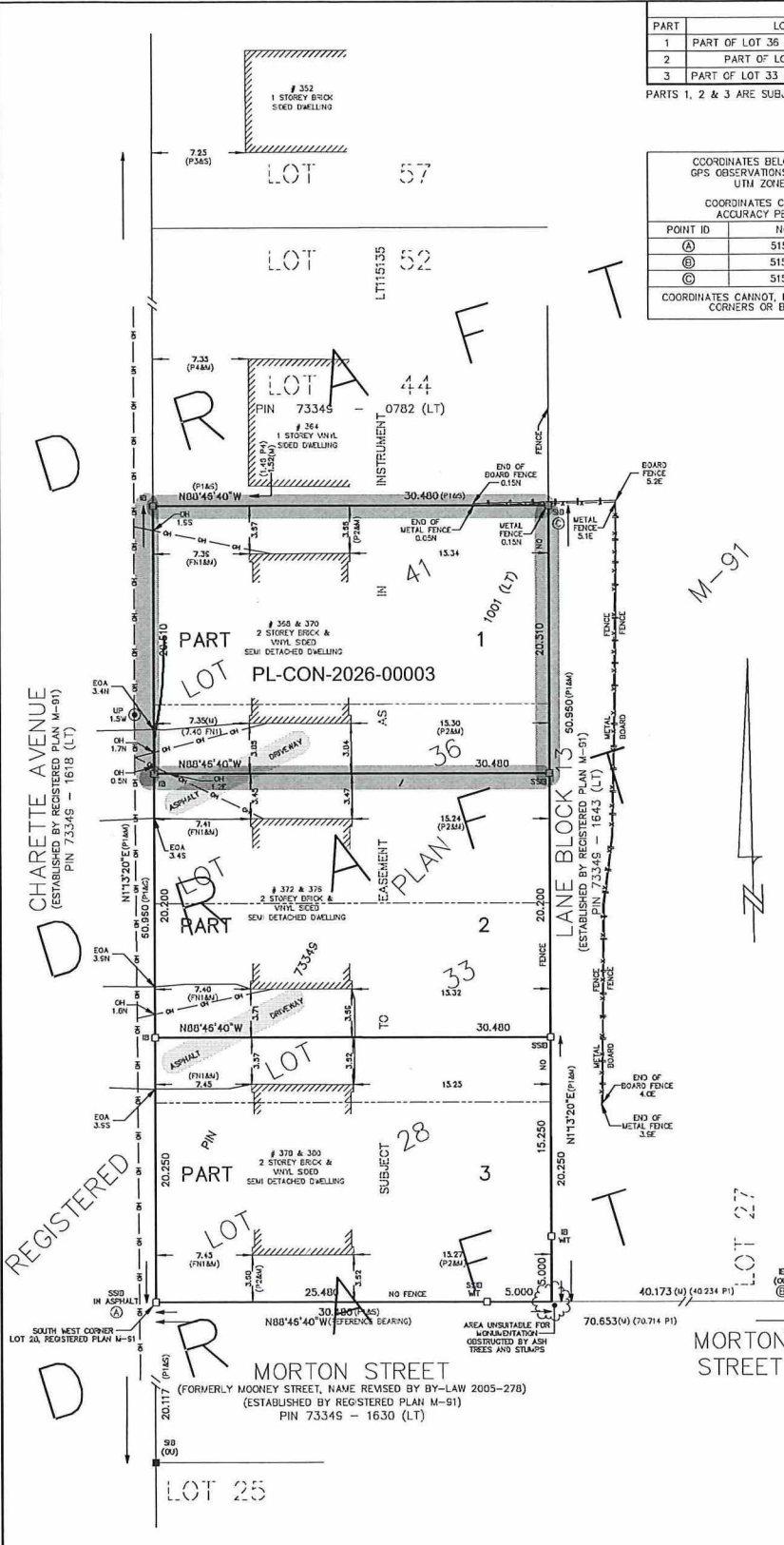
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
370 Charette Ave	Retained Land	Yes										

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)
368 and 370 Charette Ave	Severed Land	No	99.9	199.8	2	12.98	7.75	8.54	7.35	15.3	3.66	3.84
372 and 376 Charette Ave	Retained Land	No	102.1	204.2	2	13.04	7.83	8.54	7.4	15.24	3.45	23.0



SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF LOT 36 & ALL OF LOT 41	REGISTERED PLAN M-91	ALL OF PIN 73345-1001 (LT)
2	PART OF LOT 33 & 36		
3	PART OF LOT 33 & ALL OF LOT 28		

PARTS 1, 2 & 3 ARE SUBJECT TO EASEMENT LT115135.

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
(A)	5157404.712	484934.553
(B)	5157403.205	485005.155
(C)	5157464.982	484566.251

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

DRAFT

PLAN OF SURVEY OF
 LOTS 28, 33, 36 & 41
 REGISTERED PLAN M-91
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES

SURVEYORS ON SITE INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 508mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250.

- LEGEND**
- MONUMENT PLANTED
 - MONUMENT FOUND
 - SSIB SHORT STANDARD IRON BAR
 - S/B STANDARD IRON BAR
 - IB IRON BAR
 - M MEASURED
 - S SET
 - WT WITNESS
 - P1 REGISTERED PLAN M-91
 - P2 BUILDING LOCATION SURVEY BY D.W. ENDLEMAN O.L.S., REF. No. (16)-M-91-BALFOUR, DATED: AUGUST 25, 1966
 - P3 PLAN OF SURVEY BY M.R. MAHER O.L.S., FILE No. 3712, DATED: AUGUST 19, 1970.
 - P4 BUILDING LOCATION SURVEY BY ENDLEMAN, HOLDER & WALLACE, REF. No. S1(M-91) BALFOUR, W.O. 71-255, DATED: MAY 20, 1971.
 - FH1 FIELD NOTES BY D.W. ENDLEMAN O.L.S., REF. No. (16)-M-91-BALFOUR, DATED: AUGUST 25, 1966
 - OU ORIGIN UNKNOWN
 - EOA EDGE OF ASPHALT
 - OH OVERHEAD UTILITY WIRES
 - UP UTILITY POLE

- NOTES**
- DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999961248.
- BEARINGS ARE UTM GRD DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS (A) AND (B) AS SHOWN HEREIN, HAVING A GRID BEARING OF N88°46'40"W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).
- ALL BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION.
- FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
 P1 - 0°08'20" CLOCKWISE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 23rd DAY OF JANUARY, 2026.

JANUARY 20, 2026

DRAFT

ROBERT WANHACK
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-123563.

SOS SURVEYORS
 ON SITE INC.

885 REGENT STREET, UNIT 632
 GREATER SUDBURY, ONTARIO
 P3E 5M4
 705-665-8340
 www.surveyorsonsite.com

DRAWN BY: CS	CHECKED BY: RW	DATE: JANUARY 20, 2026	FILE: SU02025-025_v2
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PL-CON-2026-00003
 Sketch 2