

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

March 30, 2026

PL-CON-2026-00001 844367 ONTARIO INC.

Ward: 6

PIN(s) 735081258, SRO, Part Lot 12, Concession 2, being Parts 3-9, Plan 53R-4320, except Parts 1-27, Plan 53R-12236, Part 1, Plan 53R-10321, Plan 53M-1247, Parts 1-2, Plan 53R-17672, Parts 1-3, Plan 53R-17817, Township of Capreol, 0 Spruce, Hanmer, [By-law 2010-100Z, R2-2, R1-5]

Create a new lot on the north portion of the subject property providing approximately 26.0m of lot frontage, 52.0m of lot depth and 4750.0 sq. m of lot area, subject to an easement for access purposes.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0287/1989 (SEP 11/89) TO B0313/1989 (SEP 11/89), B0167/2004 (NOV 22/04), B0168/2004 (NOV 22/04) AND B0026/2005 (MAY 9/05)

PL-CON-2026-00004 KEYSTONE HOMES INC.

Ward: 6

PIN(s) 735042024, 735043177, 735043064, Parcel 24838 SEC SES, Part Lot 5, Concession 3, as in LT55597; Parts 1, 2, and 3, Plan 53R-21423; Parts 1, 2, 13, and 14, Plan 53R-18226; except Parts 4, 5, 8, 11, and 12, Plan 53R-21563; subject to an easement over Parts 1, 2, 3, and 4, Plan 53R-21687, as in SD458612; subject to an easement as in LT139740 and LT139741; together with LT155597; subject to LT139738 and LT139739, Township of Hanmer, 4633 Deschene Road, Hanmer, Deschene Road, Hanmer, [By-law 2010-100Z, OSP(7), R3-1(35)]

Mortgage an approximate 4048.0 sq. m west portion of the subject property identified as Phase 5 on the sketch submitted with the Application.

CURRENTLY SUBJECT TO CONSENT APPLICATIONS PL-CON-2026-00005 and PL-CON-2026-00007, REZONING PL-RZN-2025-00043 AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00017. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0187/1981, B0185/1981, B0184/1981, B0183/1981 (AUG24/81), B0014/2019 (MAR18/19), B0089/2021 (SEP 20/21), B0090/2021 (SEP20/21), B0032/2023 TO B0035/2023 (APR 24/23). PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0126/1981 (AUG24/81), A0125/1981 (AUG24/81), A0109/2021 (SEP01/21) PREVIOUSLY SUBJECT TO ZONING APPLICATIONS 751-7/18-04, 751-7/20-07, 751-7/22-09

PL-CON-2026-00005**KEYSTONE HOMES INC.**

Ward: 6

PIN(s) 735042024, 735043177, 735043064, Parcel 24838 SEC SES, Part Lot 5, Concession 3, as in LT55597; Parts 1, 2, and 3, Plan 53R-21423; Parts 1, 2, 13, and 14, Plan 53R-18226; except Parts 4, 5, 8, 11, and 12, Plan 53R-21563; subject to an easement over Parts 1, 2, 3, and 4, Plan 53R-21687, as in SD458612; subject to an easement as in LT139740 and LT139741; together with LT155597; subject to LT139738 and LT139739, Township of Hanmer, 4633 Deschene Road, Hanmer, Deschene Road, Hanmer, [By-law 2010-100Z, OSP(7), R3-1(35)]

Mortgage an approximate 14836.0 sq. m east portion of the subject property identified as Phase 6 on the sketch submitted with the Application.

CURRENTLY SUBJECT TO CONSENT APPLICATIONS PL-CON-2026-00004 and PL-CON-2026-00007, REZONING PL-RZN-2025-00043 AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00017. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0187/1981, B0185/1981, B0184/1981, B0183/1981 (AUG 24/81), B0014/2019 (MAR 18/19), B0089/2021 (SEP 20/21), B0090/2021 (SEP 20/21), B0032/2023 TO B0035/2023 (APR 24/23). PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0126/1981 (AUG 24/81), A0125/1981 (AUG 24/81), A0109/2021 (SEP 01/21) PREVIOUSLY SUBJECT TO ZONING APPLICATIONS 751-7/18-04, 751-7/20-07, 751-7/22-09

PL-CON-2026-00007**KEYSTONE HOMES INC.**

Ward: 6

PIN(s) 735042024, 735043177, 735043064, Parcel 24838 SEC SES, Part Lot 5, Concession 3, as in LT55597; Parts 1, 2, and 3, Plan 53R-21423; Parts 1, 2, 13, and 14, Plan 53R-18226; except Parts 4, 5, 8, 11, and 12, Plan 53R-21563; subject to an easement over Parts 1, 2, 3, and 4, Plan 53R-21687, as in SD458612; subject to an easement as in LT139740 and LT139741; together with LT155597; subject to LT139738 and LT139739, Township of Hanmer, 4633 Deschene Road, Hanmer, Deschene Road, Hanmer, [By-law 2010-100Z, OSP(7), R3-1(35)]

Mortgage an approximate 1675.0 sq. m eastern middle portion of the subject property identified as Phase 7 on the sketch submitted with the Application.

CURRENTLY SUBJECT TO CONSENT APPLICATIONS PL-CON-2026-00004 and PL-CON-2026-00005, REZONING PL-RZN-2025-00043 AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00017. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0187/1981, B0185/1981, B0184/1981, B0183/1981 (AUG24/81), B0014/2019 (MAR18/19), B0089/2021 (SEP20/21), B0090/2021 (SEP20/21), B0032/2023 TO B0035/2023 (APR 24/23). PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0126/1981 (AUG 24/81), A0125/1981 (AUG24/81), A0109/2021 (SEP01/21) PREVIOUSLY SUBJECT TO ZONING APPLICATIONS 751-7/18-04, 751-7/20-07, 751-7/22-09

**Written submissions regarding these applications must be received no later than
Wednesday, March 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-2026-00001

APPLICATION SUMMARY

File Date: January 14, 2026
Application Type: Consent (Land Severance)
Address(es): 0 Spruce, Hanmer P3P 1L7
Applicant(s): DANIEL BOUCHARD
Owner(s): 844367 ONTARIO INC.

**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
4750

Depth
52.51

Frontage
26.03

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
1050

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

Depth
52.51

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

Frontage
26.03

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?

1989

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?

Yes

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

location on the map

CONSENT

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

To my name and to be transferred later to my son to be able to built a single residential house

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
Have to re-submit a draft plan of subdivision

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
Ri designation low density residential one

Explain how the application is consistent with the Provincial Policy Statements
it is consistent

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

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 |
|--------|-------|----------|
| 227392 | 748 | 304 |

Existing use of land

R1,R2, R3, C

Proposed use of land

Same

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

300mX748m= 227,392m area=R1,R2,R3,C

Currently vacant land

Proposed use of land

R1= to be split=area

Future dwelling to build by son

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

Part of parcels 45447"A "and 45447 "B" S"E"S being part of lot 12 con.2 Township of Capreol Town of Valley East, Regional Municipality of Sudbury

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

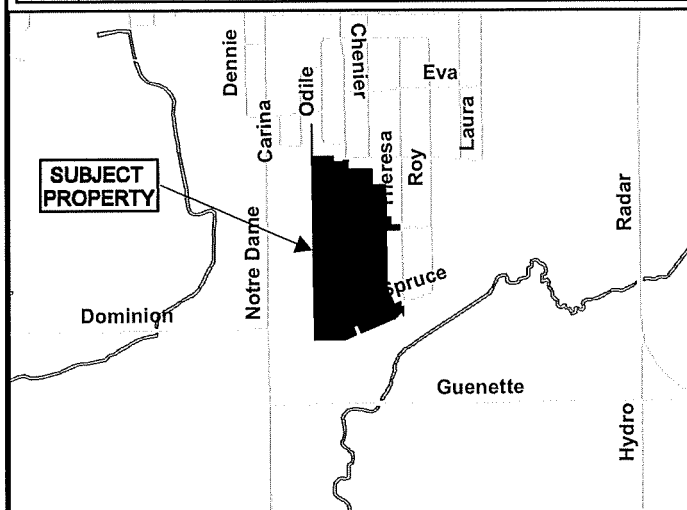
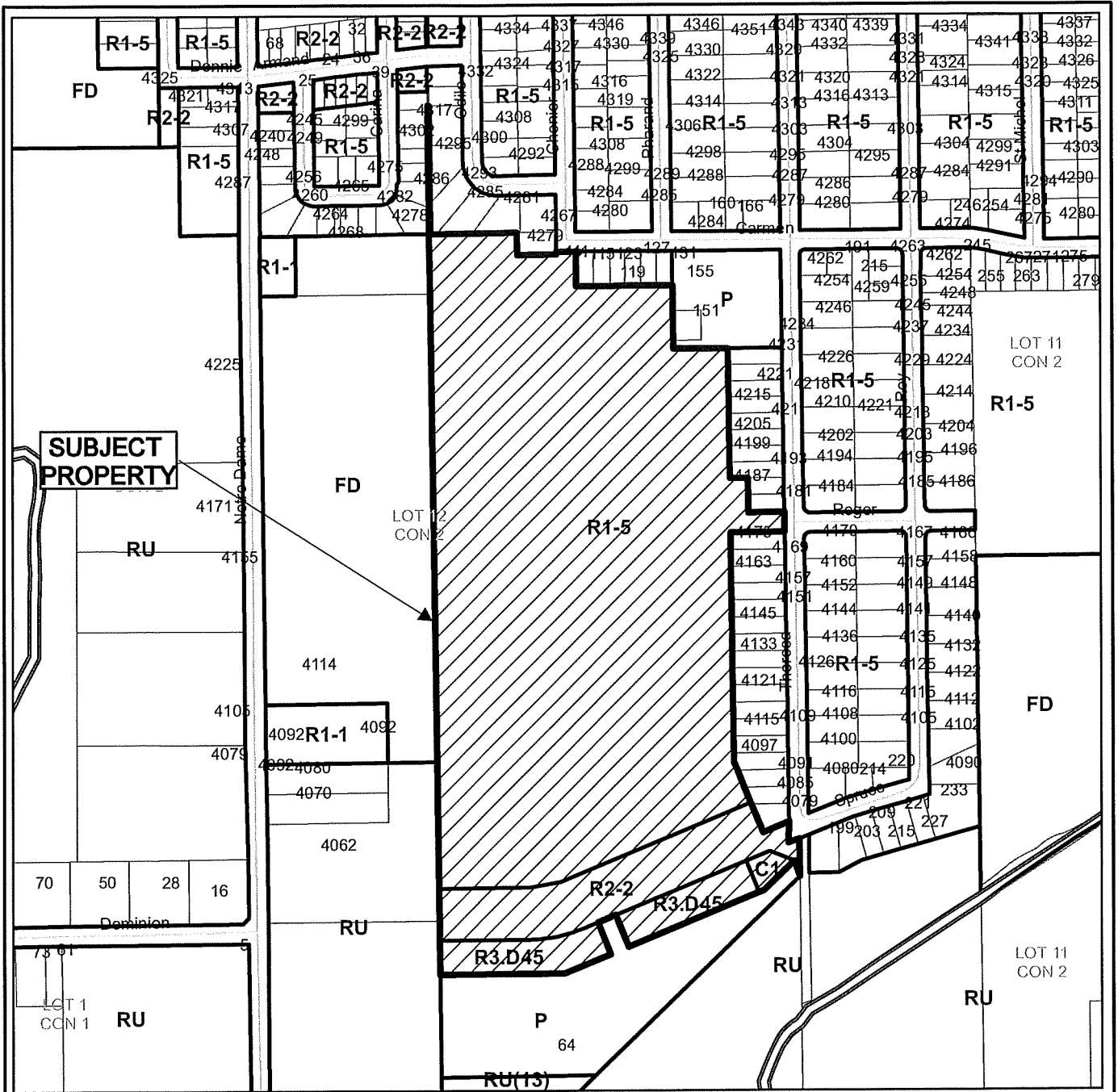
municipal water and sewer are available at lot line. The lot to be retained will be subject soon for a subdivision application with services design

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



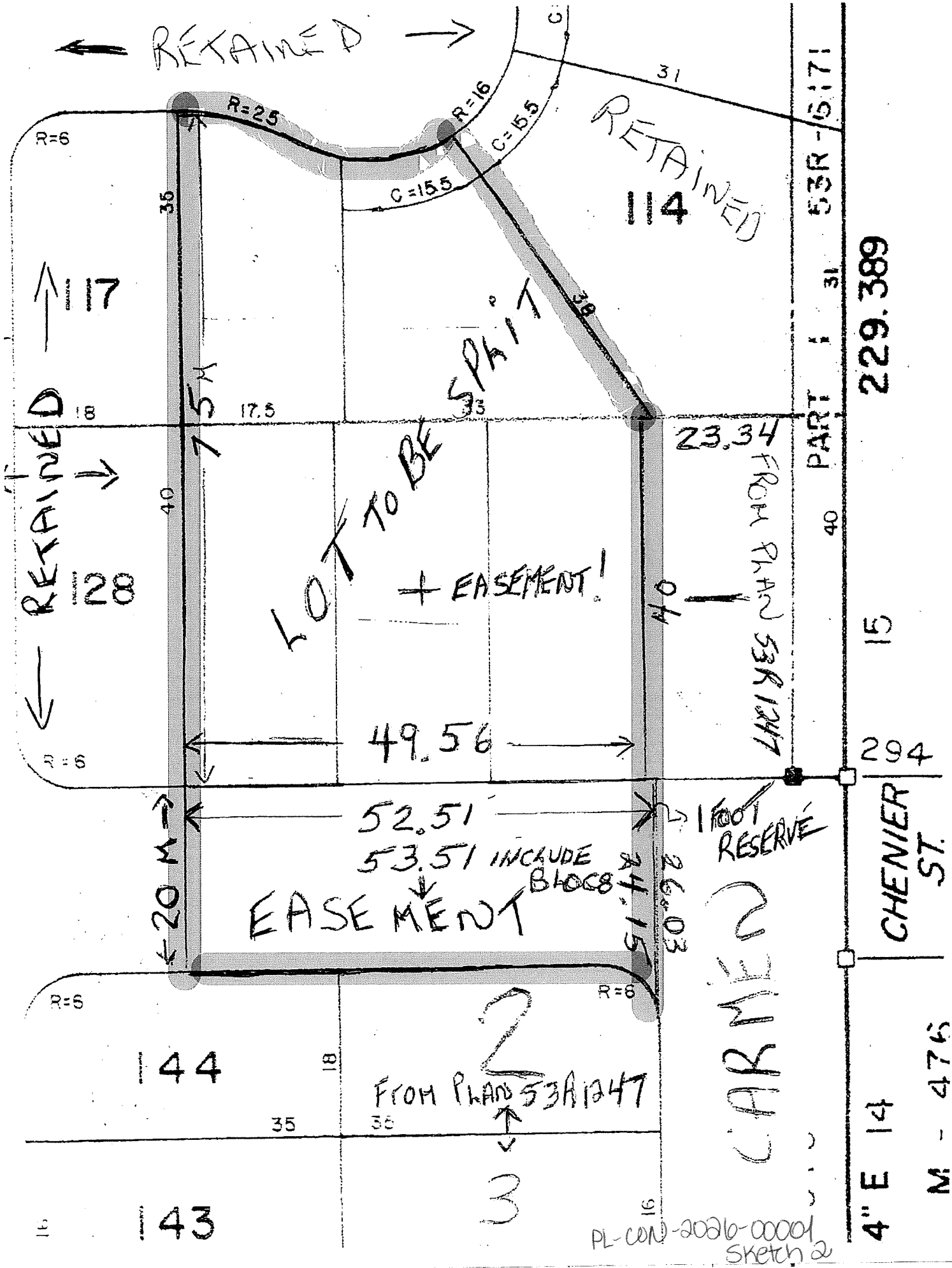
N

Application for Consent

Subject Property being PIN 73508-1258, SRO, Part Lot 12, Concession 2, being Parts 3-9, Plan 53R-4320, except Parts 1-27, Plan 53R-12236, Part 1, Plan 53R-10321, Plan 53M-1247, Parts 1-2, Plan 53R-17672, Parts 1-3, Plan 53R-17817, Township of Capreol, 0 Spruce Street, Hammer, City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00001
Date: 2026 02 18



PL-CON-2006-00001
Sketch 2

DRAFT PLAN
OF PROPOSED SUBDIVISION OF
PART OF PARCELS 45447 'A' & 45447 'B' S.E.S.
BEING PART OF LOT 12 CON.2
TOWNSHIP OF CAPREOL
TOWN OF VALLEY EAST
REGIONAL MUNICIPALITY OF SUDBURY

MAY 24, 1989

SCALE 1:1000

PL-CON-20216-00001
Sketch 3

292

292

293

1025.887



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-2026-00004

APPLICATION SUMMARY

File Date: January 21, 2026

Application Type: Consent (Land Severance)

Address(es): 4633 Deschene Road, Hanmer P3P 1B9, Deschene Road, Hanmer P3P 0E4

Applicant(s): DORLAND GEOMATICS

Owner(s): KEYSTONE HOMES INC.

**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

consent application is for mortgage purposes for Phase 5 of #4633 Deschene Road row housing development. (being part of Site Plan Amendment -SPCA 2021-003A-currently under review by the city)

The purpose of the application is to describe each phase of the project to be subject to a mortgage to be registered as security on the improvements contained on that part of the property.

(the frontage, depth & area below relate to only this Phase 5 area of development)

Area
4048

Depth

61

Frontage

0

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

53R-22323, being Part of PIN 73504-3155
(proposed easement for water and sanitary sewer services for 4633 Deschne Rd.) part of PL-CON-2025-00144
(Certificate of Official granted)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2022/03/30

What is the number of dwelling units on the property?

10

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

2

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?

Yes

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

WHPA-A and B Vulnerability 10 Scoring

CONSENT

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

KEYSTONE HOMES INC

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

Yes

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

easement No. SD458612 in favour of Hydro One Networks Inc.

Has the land ever had any previous severances?

Yes

Name of transferee

B0187/1981, B0185/1981, B0184/1981, B0183/1981, B0014/2019, B0089/2021, and B0090/2021

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 (proposed phase 5 of development area)

Explain how the application conforms with the Official Plan

The Official Plan promotes the development for housing for seniors.

Explain how the application is consistent with the Provincial Policy Statements

n/a The purpose of the application is to describe each phase of the project to be subject to a mortgage to be registered as security on the improvements contained on that part of the property.

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

n/a The purpose of the application is to describe each phase of the project to be subject to a mortgage to be registered as security on the improvements contained on that part of the property.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Rezoning PL-RZN-2025-00043

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

Official Plan Amendment PL-OPA-2025-00017

LAND RETAINED

| Area | Depth | Frontage |
|-------|-------|----------|
| 53294 | 393.7 | 147 |

Existing use of land

total area noted above as 53294, does not include the proposed amenity area. It does include the total area of the proposed 122 unit row housing development under a Site Plan Amendment (currently being reviewed by the city-SPCA 2021-003A)) & it also includes the area of a proposed 5m wide easement within part of PIN 73504-3155, being Parts 1 & 2, Plan 53R-22323. (PL-CON-2025-00071, Certificate of Official Granted)

some of the proposed 122 unit row housing (as part of the site plan amendment, SPCA 2021-0031) have been built (ie. Phases 1 to 4 have been constructed)

Proposed use of land

total area noted above as 53294, does not include the proposed amenity area. It does include the total area of the proposed 122 unit row housing development under a Site Plan Amendment (currently being reviewed by the city-SPCA 2021-003A)) & it also includes the area of a proposed 5m wide easement within part of PIN 73504-3155, being Parts 1 & 2, Plan 53R-22323. This easement will be for proposed sanitary & water service connections in benefit of this 122 unit row housing development . (PL-CON-2025-00071, Certificate of Official Granted)

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 (phase 5 area only)

Proposed use of land

for this phase 5 there are 2 proposed dwelling units (1 dwelling has 7 units & the other has 3 units)

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

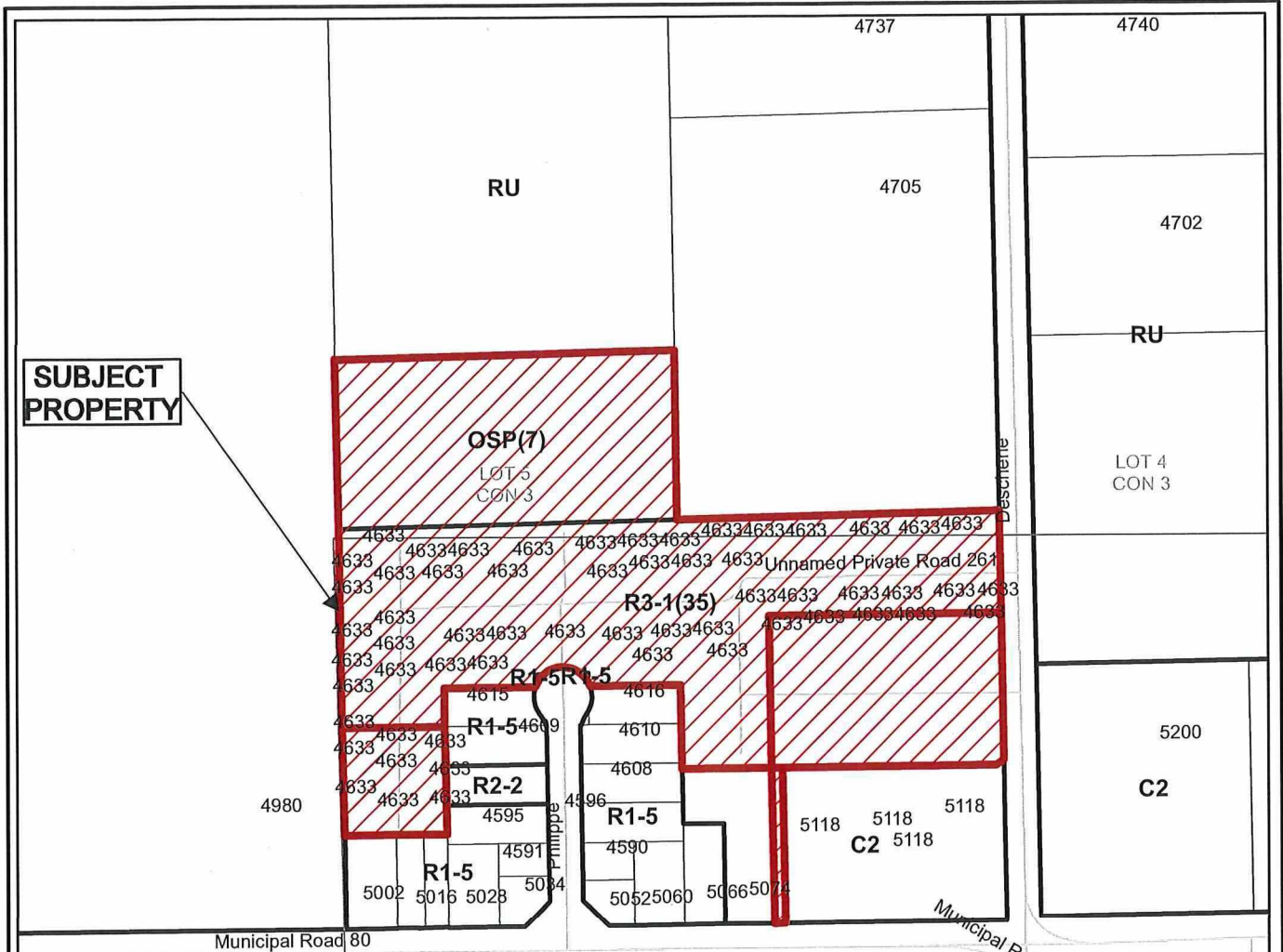
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

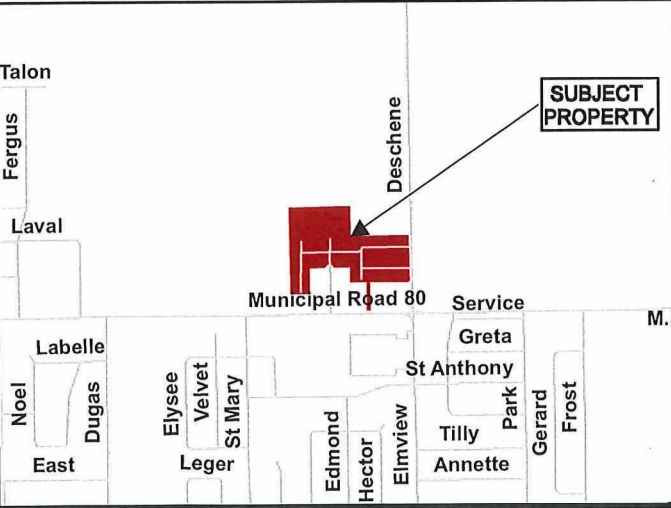
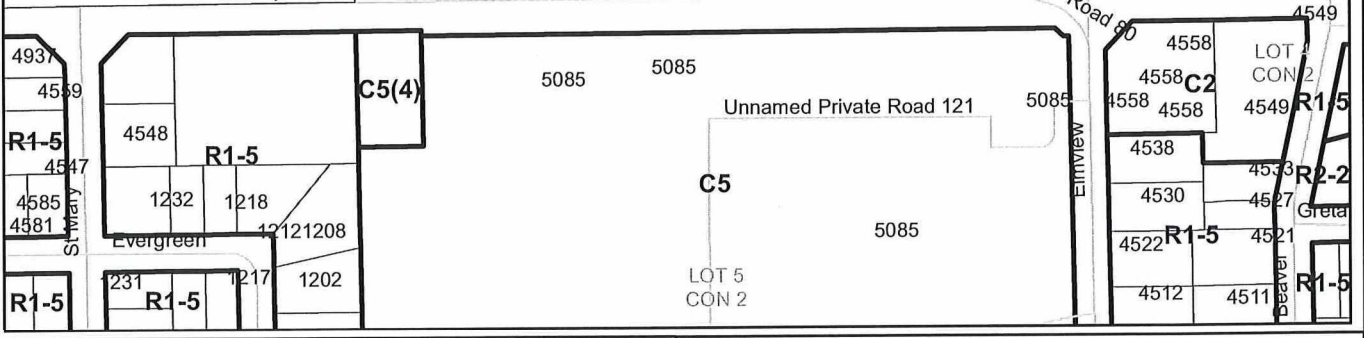
| Building Description | Location | Same As Existing | Proposed Ground Floor Area (m2) | Proposed Gross Floor Area (m2) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m) | Proposed Side Yard Setback Other (m) |
|----------------------|--------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Block F | Severed Land | No | | 1019 | | 16.15 | 60.27 | | 35.68 | 7.6 | 1.41 | 9.16 |
| Block G | Severed Land | No | | 321 | | 6.5 | 49.38 | | 7.66 | 46.8 | 0.77 | 13.23 |

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) |
|----------------------|----------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
|----------------------|----------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|



SUBJECT PROPERTY



SUBJECT PROPERTY

Application for Consent



Subject Property being PINs 73504-2024, 73504-3177 and 73504-3064, Parcel 24838 SEC SES, Part Lot 5, Concession 3, as in LT55597; Parts 1, 2, and 3, Plan 53R-21423; Parts 1, 2, 13, and 14, Plan 53R-18226; except Parts 4, 5, 8, 11, and 12, Plan 53R-21563; subject to an easement over Parts 1, 2, 3, and 4, Plan 53R-21687, as in SD458612; subject to an easement as in LT139740 and LT139741; together with LT155597; subject to LT139738 and LT139739, Township of Hanmer, 4633 Deschene Road, Hanmer, City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00004, PL-CON-2026-00005 and PL-CON-2026-00007

Date: 2026 02 05

AREAS, OFFICIAL PLAN DESIGNATION, ZONING & PIN INFORMATION

| ITEM: | AREA(sq.m.): | EXISTING OFFICIAL PLAN DESIGNATION: | EXISTING ZONING: | PLAN PARTS &/OR PIN DESIGNATION: | CURRENT PIN DESIGNATION: | OWNER: |
|--|--------------|---------------------------------------|------------------|---|--------------------------|--|
| ROW HOUSING DEVELOPMENT #4633 DESCHENE ROAD | 36,559 | LIVING AREA 1 MIXED USE COMMERCIAL | R3-1(35) | PART 2, 53R-21687 (EXCEPT PLS 4,5,6,11&12, 53R-21563) (FORMERLY: PT.2, 53R-21423) PART 3, 53R-21687 (FORMERLY: P.3, 53R-21423) | ALL OF PIN 73504-3177 | EXISTING: KEYSTONE HOMES INC. |
| PROPOSED AMENITY AREA (100m NORTH OF THE N. LIMIT OF ROW HOUSING DEVELOPMENT) | 20,190 | RURAL | OSP(7) | PART 1, 53R-21423 | | |
| ALL OF PIN 73504-2024 (APPROVED EXPANSION OF APPROVED SITE PLAN FOR 4633 DESCHENE ROAD) | 3,868 | LIVING AREA 1 | R3-1(35) | PART 1, 53R-21687 (FORMERLY: PART 1, 53R-21560) | ALL OF PIN 73504-2024 | |
| ALL OF PIN 73504-3064 (APPROVED EXPANSION OF APPROVED SITE PLAN FOR #4633 DESCHENE RD) | 12,408 | MIXED USE COMMERCIAL | R3-1(35) | PART 4, 53R-21687 (FORMERLY: PARTS 1, 2, 13 & 14, PLAN 53R-18226) | ALL OF PIN 73504-3064 | |
| PART OF PIN 73504-3155 TO BE SEVERED & ADDED TO PIN 73504-3177 (FOR PURPOSES OF SEWER & WATER SERVICING) | 462 | MIXED USE COMMERCIAL | C2 | PARTS 1 & 2, 53R-22323 | PART OF PIN 73504-3155 | EXISTING: MTR GROUP LTD. PROPOSED: KEYSTONE HOMES INC. (PL-CON-2025-00071) |

SKETCH FOR PLANNING ACT APPLICATIONS
PROPOSED PHASES
 FOR
PROPOSED 122 UNIT ROW HOUSING (MUNICIPAL # 4633 DESCHENE ROAD, BLOCKS 'A' TO 'Y', 'Z-1', 'Z-2' & 'Z-3')

SCALE 1:1500
 0 10 20 30 40 50 100 METRES

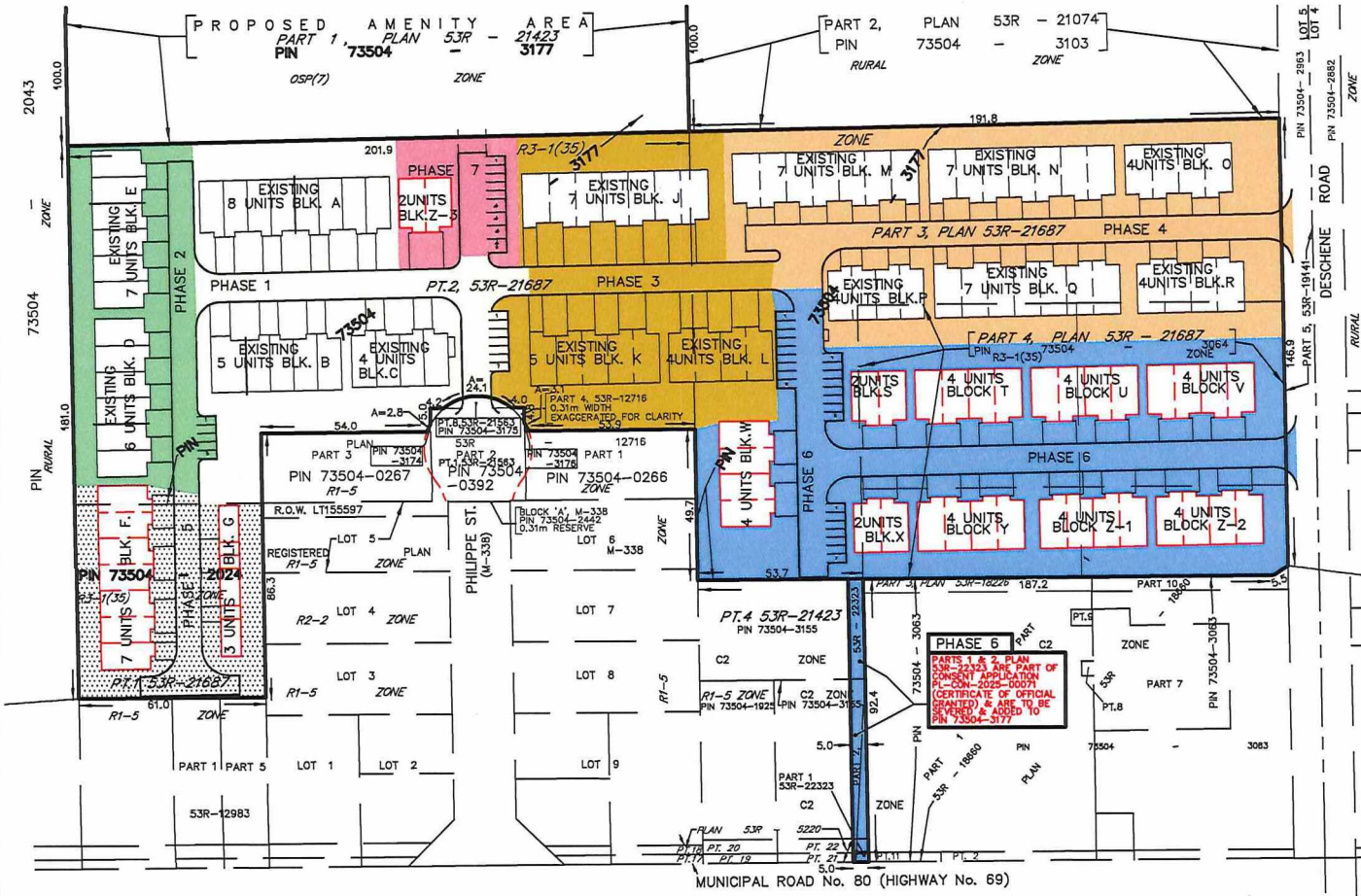
NOTE: THIS IS NOT A PLAN OF SURVEY & SHOULD ONLY BE USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK.

LEGAL DESCRIPTION

THE SUBJECT LANDS CONSIST OF PARTS 1, 2 & 3, PLAN 53R-21423 (EXCEPT FOR PARTS 4,5,6,11&12, 53R-21563), BEING ALL OF PIN 73504-3177 AND PART 1, PLAN 53R-21560 BEING ALL OF PIN 73504-2024, AND PARTS 1, 2, 13 & 14, PLAN 53R-18226, BEING ALL OF PIN 73504-3064, AND PARTS 1 & 2, PLAN 53R-22323, BEING PART OF PIN 73504-3155 BEING PART OF LOT 5, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF HANMER, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY. PARTS 1, 2, 3 & 4, PLAN 53R-21687 ARE SUBJECT TO EASEMENT S0458612, IN FAVOUR OF HYDRO ONE NETWORKS INC. PART 1, PLAN 53R-22323 IS SUBJECT TO EASEMENTS AS IN LT390923 & LT674410.

PHASES:

- PHASE 1: AREA = 8,353 sq.m. (BUILDING BLOCK A, B & C)
- PHASE 2: AREA = 4,663 sq.m. (BUILDING BLOCK D & E)
- PHASE 3: AREA = 7,523 sq.m. (BUILDING BLOCK J, K & L)
- PHASE 4: AREA = 12,194 sq.m. (BUILDING BLOCK M, N, O, P, Q & R)
- PHASE 5: AREA = 4,048 sq.m. (BUILDING BLOCK F & G)
- PHASE 6: AREA = 14,838 sq.m. (BUILDING BLOCKS S, T, U, V, W, X, Y, Z-1 & Z-2 AND PARTS 1&2, 53R-22323)
- PHASE 7: AREA = 1,675 sq.m. (BUILDING Z-3 & PARKING LOT TO EAST OF BUILDING Z-3)



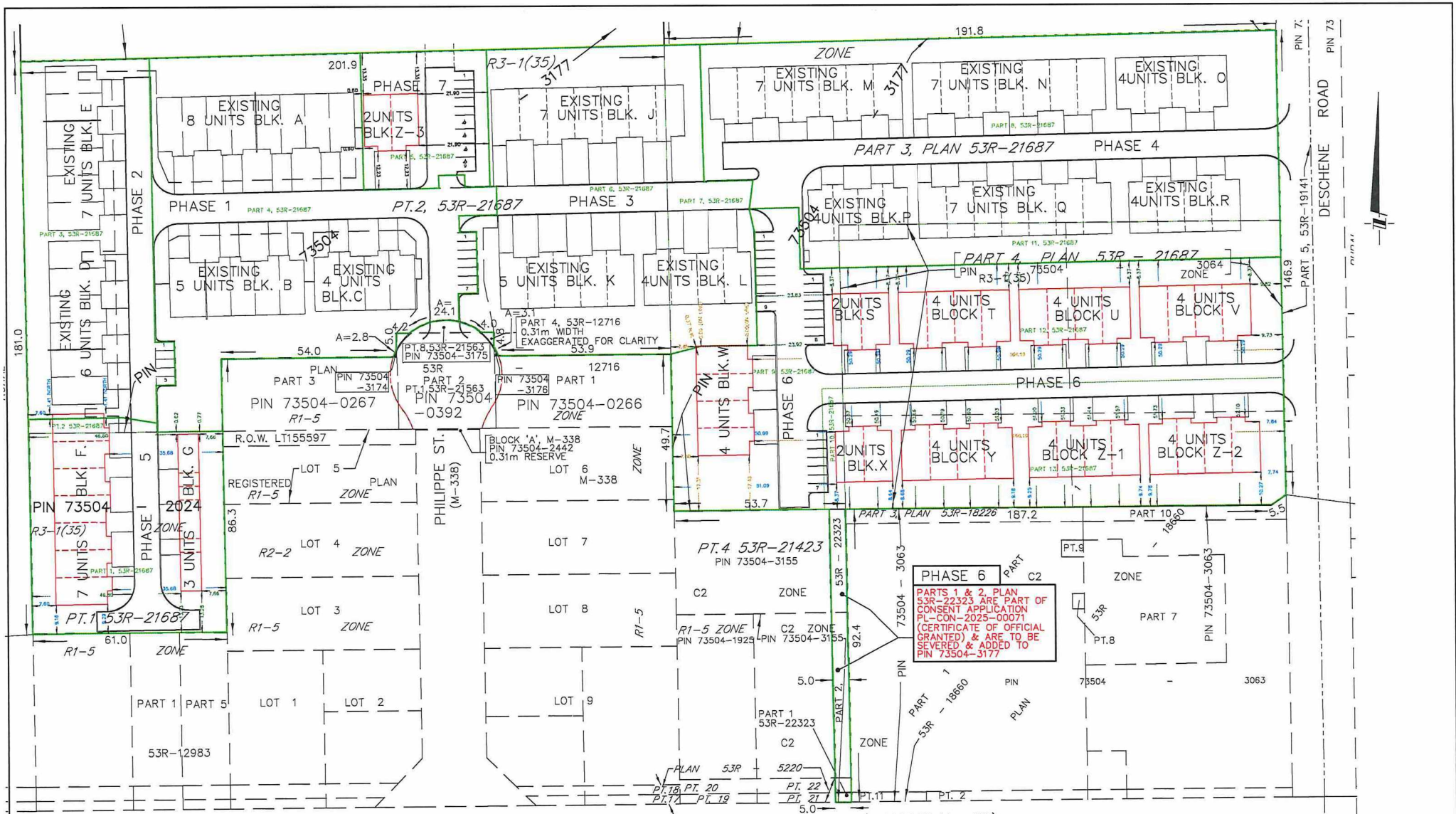
DORLAND ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

GEOMATICS

1771 OLD FALCONBRIDGE ROAD
 SUDBURY, ONTARIO, P3A 4R7
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DORLANDGEOMATICS.CA

| | |
|----------------------------------|------------------------------------|
| PREPARED BY: A.A. | SCALE: 1:1500 METRIC |
| DATE: JAN. 21, 2026 | CAD FILE: 18589-PHASING SKETCH.dwg |
| P. SPACE TAB : PHASES 1500 SCALE | |

PL-CON-2026-00004
 PL-CON-2026-00005
 PL-CON-2026-00007
 sketch 2



PHASES AREAS & BUILDING BLOCK NO'S:
 PHASE 1 AREA = 8333 SQ.M. (BUILDING BLOCKS A & B & C)
 PHASE 2 AREA = 1483 SQ.M. (BUILDING BLOCKS D & E)
 PHASE 3 AREA = 2333 SQ.M. (BUILDING BLOCKS F, G & H)
 PHASE 4 AREA = 1234 SQ.M. (BUILDING BLOCKS I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z-1, Z-2)
 PHASE 5 AREA = 1434 SQ.M. (BUILDING BLOCKS Z-1, Z-2, Z-3)
 PHASE 6 AREA = 1475 SQ.M. (BUILDING BLOCKS Z-1, Z-2, Z-3)

PARTS ON PLAN 53R-21687 & PLAN 53R-22323 DEFINING PHASES:
 PHASE 1 PART 1, PLAN 53R-21687
 PHASE 2 PART 2, PLAN 53R-21687
 PHASE 3 PART 3, PLAN 53R-21687
 PHASE 4 PART 4, PLAN 53R-21687
 PHASE 5 PART 5, PLAN 53R-21687
 PHASE 6 PART 6, PLAN 53R-21687
 PHASE 7 PART 7, PLAN 53R-21687
 PHASE 8 PART 8, PLAN 53R-21687
 PHASE 9 PART 9, PLAN 53R-21687
 PHASE 10 PART 10, PLAN 53R-21687
 PHASE 11 PART 11, PLAN 53R-21687
 PHASE 12 PART 12, PLAN 53R-21687
 PHASE 13 PART 13, PLAN 53R-21687
 PHASE 14 PART 14, PLAN 53R-21687
 PHASE 15 PART 15, PLAN 53R-21687
 PHASE 16 PART 16, PLAN 53R-21687
 PHASE 17 PART 17, PLAN 53R-21687
 PHASE 18 PART 18, PLAN 53R-21687
 PHASE 19 PART 19, PLAN 53R-21687
 PHASE 20 PART 20, PLAN 53R-21687
 PHASE 21 PART 21, PLAN 53R-21687
 PHASE 22 PART 22, PLAN 53R-21687
 PHASE 23 PART 23, PLAN 53R-21687
 PHASE 24 PART 24, PLAN 53R-21687
 PHASE 25 PART 25, PLAN 53R-21687
 PHASE 26 PART 26, PLAN 53R-21687
 PHASE 27 PART 27, PLAN 53R-21687
 PHASE 28 PART 28, PLAN 53R-21687
 PHASE 29 PART 29, PLAN 53R-21687
 PHASE 30 PART 30, PLAN 53R-21687
 PHASE 31 PART 31, PLAN 53R-21687
 PHASE 32 PART 32, PLAN 53R-21687
 PHASE 33 PART 33, PLAN 53R-21687
 PHASE 34 PART 34, PLAN 53R-21687
 PHASE 35 PART 35, PLAN 53R-21687
 PHASE 36 PART 36, PLAN 53R-21687
 PHASE 37 PART 37, PLAN 53R-21687
 PHASE 38 PART 38, PLAN 53R-21687
 PHASE 39 PART 39, PLAN 53R-21687
 PHASE 40 PART 40, PLAN 53R-21687
 PHASE 41 PART 41, PLAN 53R-21687
 PHASE 42 PART 42, PLAN 53R-21687
 PHASE 43 PART 43, PLAN 53R-21687
 PHASE 44 PART 44, PLAN 53R-21687
 PHASE 45 PART 45, PLAN 53R-21687
 PHASE 46 PART 46, PLAN 53R-21687
 PHASE 47 PART 47, PLAN 53R-21687
 PHASE 48 PART 48, PLAN 53R-21687
 PHASE 49 PART 49, PLAN 53R-21687
 PHASE 50 PART 50, PLAN 53R-21687
 PHASE 51 PART 51, PLAN 53R-21687
 PHASE 52 PART 52, PLAN 53R-21687
 PHASE 53 PART 53, PLAN 53R-21687
 PHASE 54 PART 54, PLAN 53R-21687
 PHASE 55 PART 55, PLAN 53R-21687
 PHASE 56 PART 56, PLAN 53R-21687
 PHASE 57 PART 57, PLAN 53R-21687
 PHASE 58 PART 58, PLAN 53R-21687
 PHASE 59 PART 59, PLAN 53R-21687
 PHASE 60 PART 60, PLAN 53R-21687
 PHASE 61 PART 61, PLAN 53R-21687
 PHASE 62 PART 62, PLAN 53R-21687
 PHASE 63 PART 63, PLAN 53R-21687
 PHASE 64 PART 64, PLAN 53R-21687
 PHASE 65 PART 65, PLAN 53R-21687
 PHASE 66 PART 66, PLAN 53R-21687
 PHASE 67 PART 67, PLAN 53R-21687
 PHASE 68 PART 68, PLAN 53R-21687
 PHASE 69 PART 69, PLAN 53R-21687
 PHASE 70 PART 70, PLAN 53R-21687
 PHASE 71 PART 71, PLAN 53R-21687
 PHASE 72 PART 72, PLAN 53R-21687
 PHASE 73 PART 73, PLAN 53R-21687
 PHASE 74 PART 74, PLAN 53R-21687
 PHASE 75 PART 75, PLAN 53R-21687
 PHASE 76 PART 76, PLAN 53R-21687
 PHASE 77 PART 77, PLAN 53R-21687
 PHASE 78 PART 78, PLAN 53R-21687
 PHASE 79 PART 79, PLAN 53R-21687
 PHASE 80 PART 80, PLAN 53R-21687
 PHASE 81 PART 81, PLAN 53R-21687
 PHASE 82 PART 82, PLAN 53R-21687
 PHASE 83 PART 83, PLAN 53R-21687
 PHASE 84 PART 84, PLAN 53R-21687
 PHASE 85 PART 85, PLAN 53R-21687
 PHASE 86 PART 86, PLAN 53R-21687
 PHASE 87 PART 87, PLAN 53R-21687
 PHASE 88 PART 88, PLAN 53R-21687
 PHASE 89 PART 89, PLAN 53R-21687
 PHASE 90 PART 90, PLAN 53R-21687
 PHASE 91 PART 91, PLAN 53R-21687
 PHASE 92 PART 92, PLAN 53R-21687
 PHASE 93 PART 93, PLAN 53R-21687
 PHASE 94 PART 94, PLAN 53R-21687
 PHASE 95 PART 95, PLAN 53R-21687
 PHASE 96 PART 96, PLAN 53R-21687
 PHASE 97 PART 97, PLAN 53R-21687
 PHASE 98 PART 98, PLAN 53R-21687
 PHASE 99 PART 99, PLAN 53R-21687
 PHASE 100 PART 100, PLAN 53R-21687

LEGEND
 PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 CT DENOTES LAND TITLES
 [Green outline] DENOTES PHASES OF DEVELOPMENT
 [Red outline] DENOTES OUTLINE OF PARTS ON PLAN 53R-21687 & 53R-22323
 [Black outline] DENOTES PROPOSED BUILDING UNITS

NOTE:
 THE PURPOSE OF THIS SKETCH IS TO SHOW SETBACK DIMENSIONS WITHIN EACH PHASE BOUNDARY OF PHASES 5, 6 & 7.

SKETCH FOR PLANNING ACT APPLICATIONS
 PROPOSED PHASES
 FOR
 PROPOSED 122 UNIT ROW
 HOUSING (MUNICIPAL #
 4633 DESCHENE ROAD,
 BLOCKS 'A' TO 'Y', 'Z-1',
 'Z-2' & 'Z-3')

SCALE 1:500
 0 5 10 15 20 25 30 METRES

NOTE: THIS IS NOT A PLAN OF SURVEY & SHOULD ONLY BE USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK.

DORLAND ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

1771 OLD FALCONBRIDGE ROAD
 SUDBURY, ONTARIO, P3A 4P7
 PHONE (705) 673-2258 FAX (705) 673-1021
 WWW.DORLANDGEOMATICS.COM

PREPARED BY: A.A.
 DATE: APR. 21, 2024
 SCALE: 1:500 METRE
 CAD FILE: 18890-PLANNING SKETCH.DWG
 P. PHASE 1-6, PHASES 10 & 12 (S)

PL-CON-2026-00004
 sketch 3

PLAN 53R-22323

RECEIVED AND DEPOSITED
 DATE: January 15th, 2026
Devaaj Shah
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES
 DIVISION OF SUDBURY, ONTARIO (No. 53)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
 LAND TITLES ACT.
 DATE: JAN 13, 2026 J.H. DORLAND
 J.H. DORLAND, O.L.S.

| PART | LOT | CONCESSION | PIN | AREA± |
|------|---------------|------------|------------------------|-----------|
| 1 | PART OF LOT 5 | 3 | PART OF PIN 73504-3155 | 15 Sq.m. |
| 2 | | | | 447 Sq.m. |

PARTS 1 & 2 ARE SUBJECT TO AN EASEMENT AS IN LT139740 & LT139741
 PART 1 IS SUBJECT TO AN EASEMENT AS IN LT390923 & LT674410.

PLAN OF SURVEY OF
**PART OF LOT 5
 CONCESSION 3**
 GEOGRAPHIC
 TOWNSHIP OF HANMER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1:250

0 5 10 METRES

DORLAND GEOMATICS
 ONTARIO LAND SURVEYORS

- LEGEND**
- V- DENOTES NOT TO SCALE
 - DENOTES MONUMENT FOUND
 - DENOTES MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RB DENOTES ROCK BAR
 - RPL DENOTES ROCK PLUG
 - NEF DENOTES NO EVIDENCE FOUND
 - DIST'D DENOTES DISTURBED MONUMENT
 - WT DENOTES WITNESS MONUMENT
 - OU DENOTES ORIGIN UNKNOWN
 - PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 - LT DENOTES LAND TITLES
 - M DENOTES MEASURED
 - R DENOTES REGISTERED
 - S DENOTES SET
 - P2 DENOTES PLAN 53R-21423
 - P3 DENOTES PLAN 53R-18660
 - P4 DENOTES PLAN 53R-5220
 - P5 DENOTES PLAN 53R-18226
 - DSO DENOTES D.S. DORLAND LIMITED, O.L.S.
 - RTL DENOTES R.T. LANE LIMITED, O.L.S.
 - REF DENOTES ORIGIN OF BEARING ROTATION

NOTE

ALL BEARINGS SHOWN HEREON ARE UTM GRID DERIVED FROM REAL TIME NETWORK OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE), NAD 83 (CSRS) (VER. 6/2010). REAL TIME NETWORK OBSERVATIONS HAVE BEEN CONTROLLED THROUGH VARIOUS MEASUREMENTS TO CITY OF GREATER SUDBURY CONTROL MONUMENTS IN THE AREA OF THE SURVEY.

NO ROTATION WAS APPLIED TO THE GRID BEARINGS ON P.

FOR BEARING COMPARISONS, A ROTATION OF 0°01'00" COUNTERCLOCKWISE WAS APPLIED TO ASTROGNOMIC BEARINGS ON PLAN P2 & P4.

DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999565.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE REAL TIME COORDINATES FROM PROVIDER: (LEICA SMARTNET NORTH AMERICA)

UTM ZONE 17, NAD 83 (CSRS) (VER. 6/2010)
 URBAN ACCURACY PER SEC. 14 (2) OF OREG 216/10

| POINT ID | NORTHING | EASTING |
|----------|--------------|------------|
| ORP 'A' | 5,166,593.59 | 500,783.09 |
| ORP 'B' | 5,166,593.85 | 500,812.64 |

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

CITY OF GREATER SUDBURY SURVEY CONTROL INTEGRATION

CONTROL STATION INFORMATION OBTAINED FROM CITY OF GREATER SUDBURY ONLINE SURVEY CONTROL APPLICATION

| FROM | TO | CONTROL STATION | BEARING | DISTANCE |
|---------|---------|-----------------|-------------|----------|
| ORP 'A' | ORP 'B' | 027172014 | S24°37'40"W | 1784.92 |
| ORP 'A' | ORP 'B' | 127172020 | N89°13'05"E | 779.26 |

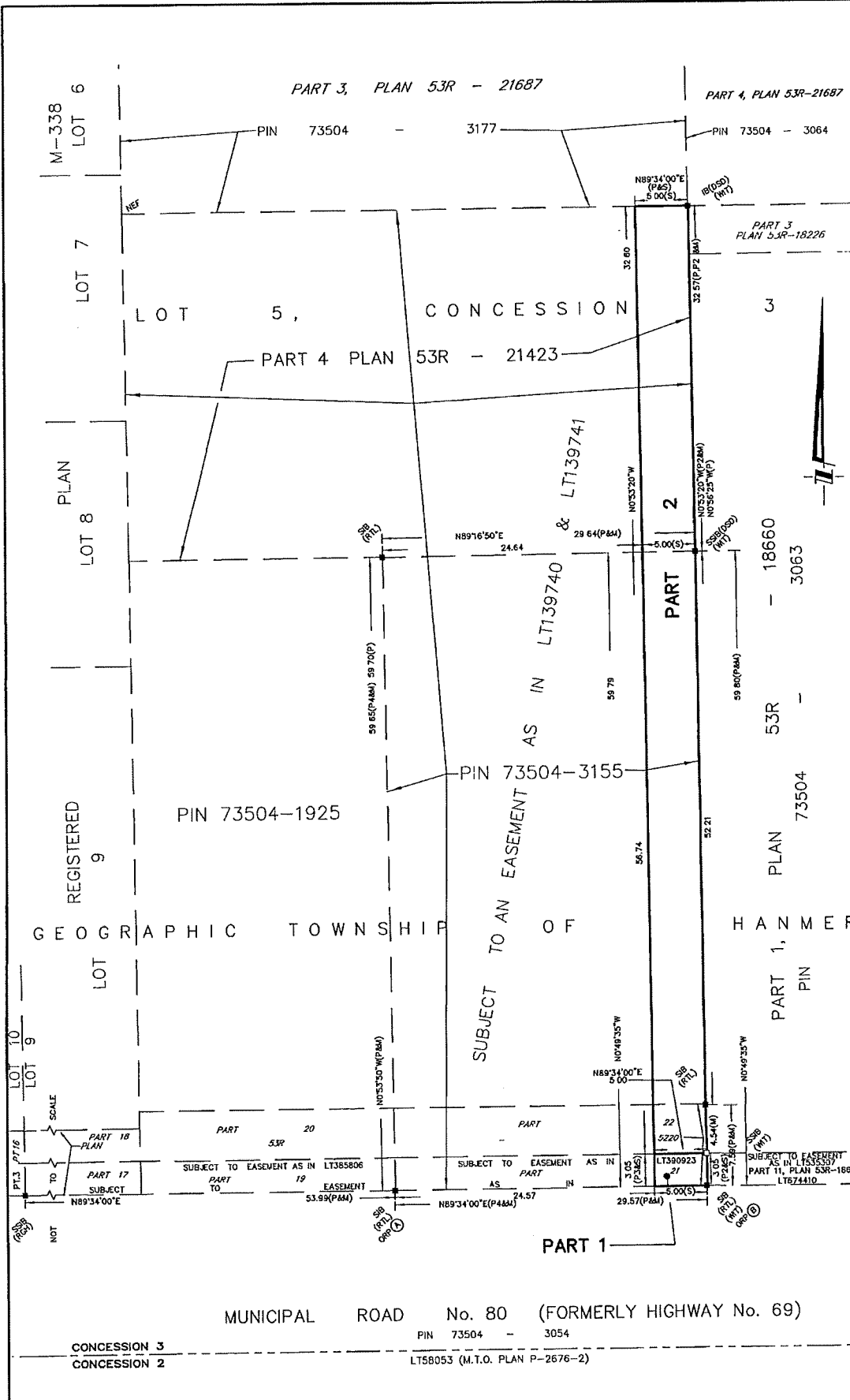
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 1st. DAY OF DECEMBER, 2025.

JAN 13, 2026 J.H. DORLAND
 DATE J.H. DORLAND
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-112838.



DORLAND ONTARIO LAND SURVEYORS
 GEOMATICS O.L.S. PROFESSIONALS

1771 OLD FALCONBRIDGE ROAD
 SUDBURY, ONTARIO, P3G 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DORLANDGEOMATICS.CA

PREPARED BY: A. ALATYPO SCALE 1:250 METRIC
 CHECKED: S.D. CAD FILE 18791-SITPLAN 6.dwg
 DATE: DECEMBER 18, 2025 P. SPACE TAB RP 5m E2E-25m

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

PL-CON-2026-00004 sketch 6



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-2026-00005

APPLICATION SUMMARY

File Date: January 22, 2026

Application Type: Consent (Land Severance)

Address(es): 4633 Deschene Road, Hanmer P3P 1B9, Deschene Road, Hanmer P3P 0E4

Applicant(s): DORLAND GEOMATICS

Owner(s): KEYSTONE HOMES INC.

**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

consent application is for mortgage purposes for Phase 6 of #4633 Deschene Road row housing development. (being part of Site Plan Amendment -SPCA 2021-003A-currently under review by the city)

The purpose of the application is to describe each phase of the project to be subject to a mortgage to be registered as security on the improvements contained on that part of the property.

(the frontage, depth & area below relate to only this Phase 6 area of development)

Area
14836

Depth
192

Frontage

78

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

53R-22323, being Part of PIN 73504-3155
(proposed easement for water and sanitary sewer services for 4633 Deschne Rd.) part of PL-CON-2025-00144
(Certificate of Official granted)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2022/05/19

What is the number of dwelling units on the property?

32

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

9

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?

Yes

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

WHPA-A and B Vulnerability 10 Scoring

CONSENT

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

Keystone Homes Inc.

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

Yes

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

Parts 1 to 4, Plan 53R-21687 are subject to easement No. SD458612 in favour of Hydro One Networks Inc.

Parts 1 & 2, Plan 53R-22323 is subject to easements LT390923 (for sewer &/or watermain purposes) & LT674410 (for purposes of a provincial sewage project)

Has the land ever had any previous severances?

Yes

Name of transferee

B0187/1981, B0185/1981, B0184/1981, B0183/1981, B0014/2019, B0089/2021, and B0090/2021

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?

Parts 3 & 4, Plan 53R-21687 is Mixed Use Commercial

and Parts 1 & 2, Plan 53R-22323 is Mixed Use Commercial

Explain how the application conforms with the Official Plan

The Official Plan Designation of Mixed Use Commercial does permit residential development

Explain how the application is consistent with the Provincial Policy Statements

n/a The purpose of the application is to describe each phase of the project to be subject to a mortgage to be registered as security on the improvements contained on that part of the property.

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

n/a The purpose of the application is to describe each phase of the project to be subject to a mortgage to be registered as security on the improvements contained on that part of the property.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Rezoning PL-RZN-2025-00043

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

Official Plan Amendment PL-OPA-2025-00017

LAND RETAINED

| Area | Depth | Frontage |
|-------|-------|----------|
| 53294 | 393.7 | 147 |

Existing use of land

total area noted above as 53294, does not include the proposed amenity area. It does include the total area of the proposed 122 unit row housing development under a Site Plan Amendment (currently being reviewed by the city-SPCA 2021-003A)) & it also includes the area of a proposed 5m wide easement within part of PIN 73504-3155, being Parts 1 & 2, Plan 53R-22323. (PL-CON-2025-00071, Certificate of Official Granted)
some of the proposed 122 unit row housing (as part of the site plan amendment, SPCA 2021-0031) have been built (ie. Phases 1 to 4 have been constructed)

Proposed use of land

total area noted above as 53294, does not include the proposed amenity area. It does include the total area of the proposed 122 unit row housing development under a Site Plan Amendment (currently being reviewed by the city-SPCA 2021-003A)) & it also includes the area of a proposed 5m wide easement within part of PIN 73504-3155, being Parts 1 & 2, Plan 53R-22323. This easement will be for proposed sanitary & water service connections in benefit of this 122 unit row housing development . (PL-CON-2025-00071, Certificate of Official Granted)

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 (phase 6 area only), except for a shed located on Part 1, Plan 53R-22323 (which will be relocated per PL-CON-2025-00071 - Certificate of Official granted). Part 1 & 2, Plan 53R-22323 will be used for proposed sewer & water easement for the #4633 Deschene development area.

Proposed use of land

for this proposed phase 6 there are 9 proposed dwelling buildings (7 dwellings buildings have 4 units & 2 dwelling buildings have 2 units)

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) |
|----------------------|----------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| BLOCK S | | No | | 299 | | 17.68 | 17.68 | | 122.95 | 23.83 | 8.37 | 50.37 |
| BLOCK T | | No | | 588 | | 34.74 | 17.68 | | 85.21 | 44.51 | 8.37 | 50.66 |
| BLOCK U | | No | | 588 | | 34.74 | 17.68 | | 47.47 | 82.25 | 8.37 | 51.2 |
| BLOCK V | | No | | 588 | | 34.74 | 17.68 | | 9.73 | 119.99 | 8.37 | 51.73 |
| BLOCK W | | No | | 588.3 | | 34.74 | 17.68 | | 161.64 | 7.88 | 0 | 17.31 |
| BLOCK X | | No | | 299 | | 17.68 | 17.68 | | 122.96 | 50.99 | 50.29 | 8.37 |
| BLOCK Y | | No | | 588 | | 34.74 | 17.68 | | 85.22 | 71.67 | 50.29 | 8.68 |
| BLOCK Z-1 | | No | | 588 | | 34.74 | 17.68 | | 45.48 | 111.41 | 50.29 | 9.25 |
| BLOCK Z-2 | | No | | 588 | | 34.74 | 17.68 | | 7.74 | 149.15 | 50.29 | 9.78 |

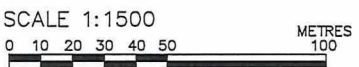
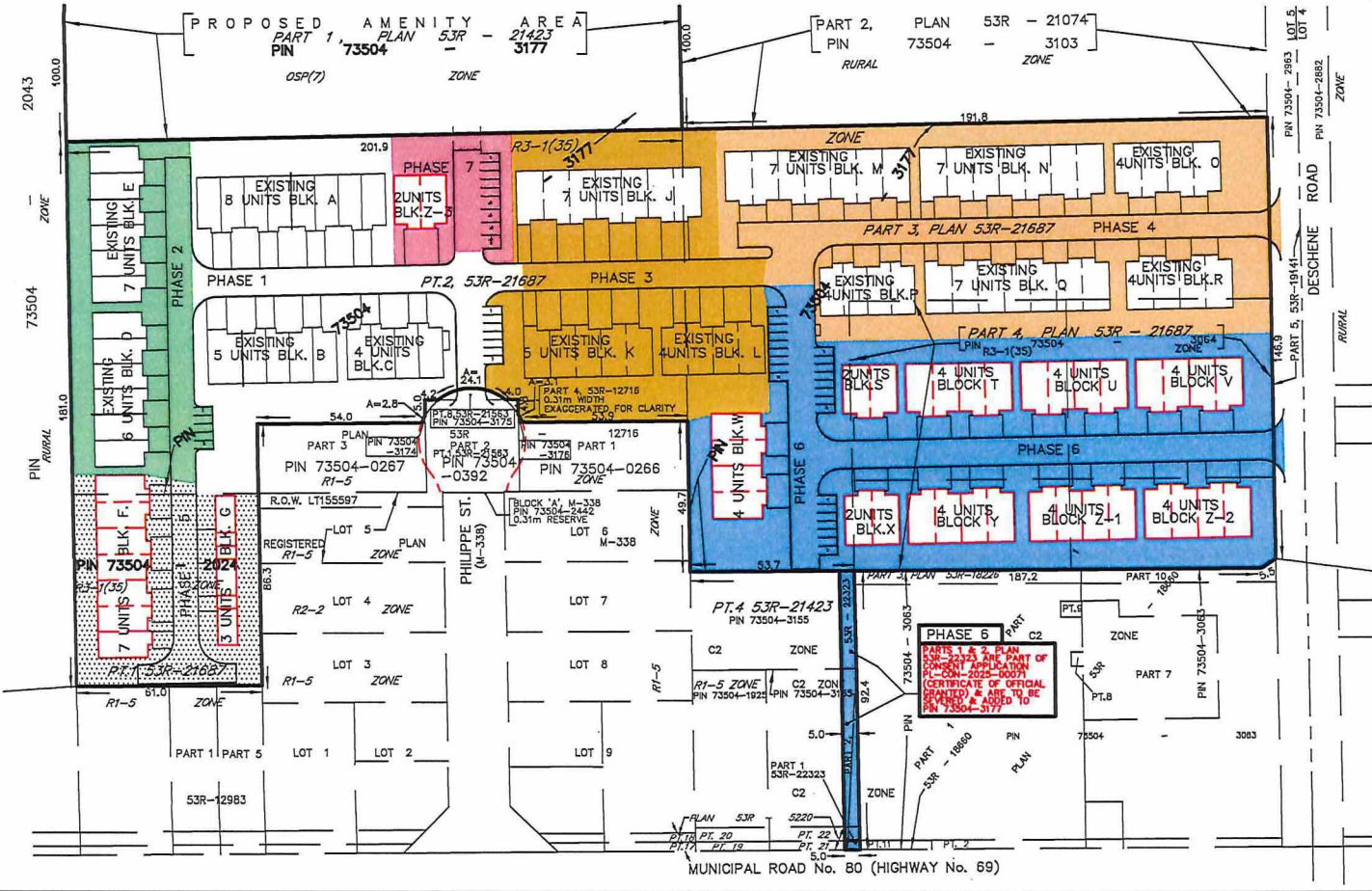
EXISTING BUILDING/STRUCTURE

| 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) |
|----------------------|----------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
|----------------------|----------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|

AREAS, OFFICIAL PLAN DESIGNATION, ZONING & PIN INFORMATION

| ITEM: | AREA(sq.m.): | EXISTING OFFICIAL PLAN DESIGNATION: | EXISTING ZONING: | PLAN PARTS &/OR PIN DESIGNATION: | CURRENT PIN DESIGNATION: | OWNER: |
|--|--------------|---------------------------------------|------------------|--|--------------------------|--|
| ROW HOUSING DEVELOPMENT #4633 DESCHENE ROAD | 36,559 | LIVING AREA 1 MIXED USE COMMERCIAL | R3-1(35) | PART 2, 53R-21687 (EXCEPT PTS. 4,5,6,11&12 53R-21563) (FORMERLY: PT.2, 53R-21423) PART 3, 53R-21687 (FORMERLY: PT.3, 53R-21423) | ALL OF PIN 73504-3177 | EXISTING: KEYSTONE HOMES INC. |
| PROPOSED AMENITY AREA (100m NORTH OF THE N. LIMIT OF ROW HOUSING DEVELOPMENT) | 20,190 | RURAL | OSP(7) | PART 1, 53R-21423 | | |
| ALL OF PIN 73504-2024 (APPROVED EXPANSION OF APPROVED SITE PLAN FOR 4633 DESCHENE ROAD) | 3,868 | LIVING AREA 1 | R3-1(35) | PART 1, 53R-21687 (FORMERLY: PART 1, 53R-21560) | ALL OF PIN 73504-2024 | |
| ALL OF PIN 73504-3064 (APPROVED EXPANSION OF APPROVED SITE PLAN FOR #4633 DESCHENE RD) | 12,408 | MIXED USE COMMERCIAL | R3-1(35) | PART 4, 53R-21687 (FORMERLY: PARTS 1, 2, 13 & 14, PLAN 53R-18226) | ALL OF PIN 73504-3064 | |
| PART OF PIN 73504-3155 TO BE SEVERED & ADDED TO PIN 73504-3177 (FOR PURPOSES OF SEWER & WATER SERVICING) | 462 | MIXED USE COMMERCIAL | C2 | PARTS 1 & 2, 53R-22323 | PART OF PIN 73504-3155 | EXISTING: MTR GROUP LTD. PROPOSED: KEYSTONE HOMES INC. (PL-CON-2025-00071) |

SKETCH FOR PLANNING ACT APPLICATIONS
PROPOSED PHASES
 FOR
PROPOSED 122 UNIT ROW HOUSING (MUNICIPAL # 4633 DESCHENE ROAD, BLOCKS 'A' TO 'Y', 'Z-1', 'Z-2' & 'Z-3')



NOTE: THIS IS NOT A PLAN OF SURVEY & SHOULD ONLY BE USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK.

LEGAL DESCRIPTION
 THE SUBJECT LANDS CONSIST OF PARTS 1, 2 & 3, PLAN 53R-21423 (EXCEPT FOR PARTS 4,5,6,11&12, 53R-21563), BEING ALL OF PIN 73504-3177 AND PART 1, PLAN 53R-21560 BEING ALL OF PIN 73504-2024, AND PARTS 1, 2, 13 & 14, PLAN 53R-18226, BEING ALL OF PIN 73504-3064, AND PARTS 1 & 2, PLAN 53R-22323, BEING PART OF PIN 73504-3155 BEING PART OF LOT 5, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF HANMER, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY. PARTS 1, 2, 3 & 4, PLAN 53R-21687 ARE SUBJECT TO EASEMENT SD458612, IN FAVOUR OF HYDRO ONE NETWORKS INC. PART 1, PLAN 53R-22323 IS SUBJECT TO EASEMENTS AS IN LT390923 & LT674410.

PHASES:

| | | |
|---------|---------------------|--|
| Phase 1 | AREA = 8,353 sq.m. | (BUILDING BLOCK A, B & C) |
| Phase 2 | AREA = 4,663 sq.m. | (BUILDING BLOCK D & E) |
| Phase 3 | AREA = 7,523 sq.m. | (BUILDING BLOCK J, K & L) |
| Phase 4 | AREA = 12,194 sq.m. | (BUILDING BLOCK M, N, O, P, Q & R) |
| Phase 5 | AREA = 4,048 sq.m. | (BUILDING BLOCK F & G) |
| Phase 6 | AREA = 14,838 sq.m. | (BUILDING BLOCK S, T, U, V, W, X, Y, Z-1 & Z-2 AND PARTS 1&2, 53R-22323) |
| Phase 7 | AREA = 1,675 sq.m. | (BUILDING Z-3 & PARKING LOT TO EAST OF BUILDING Z-3) |

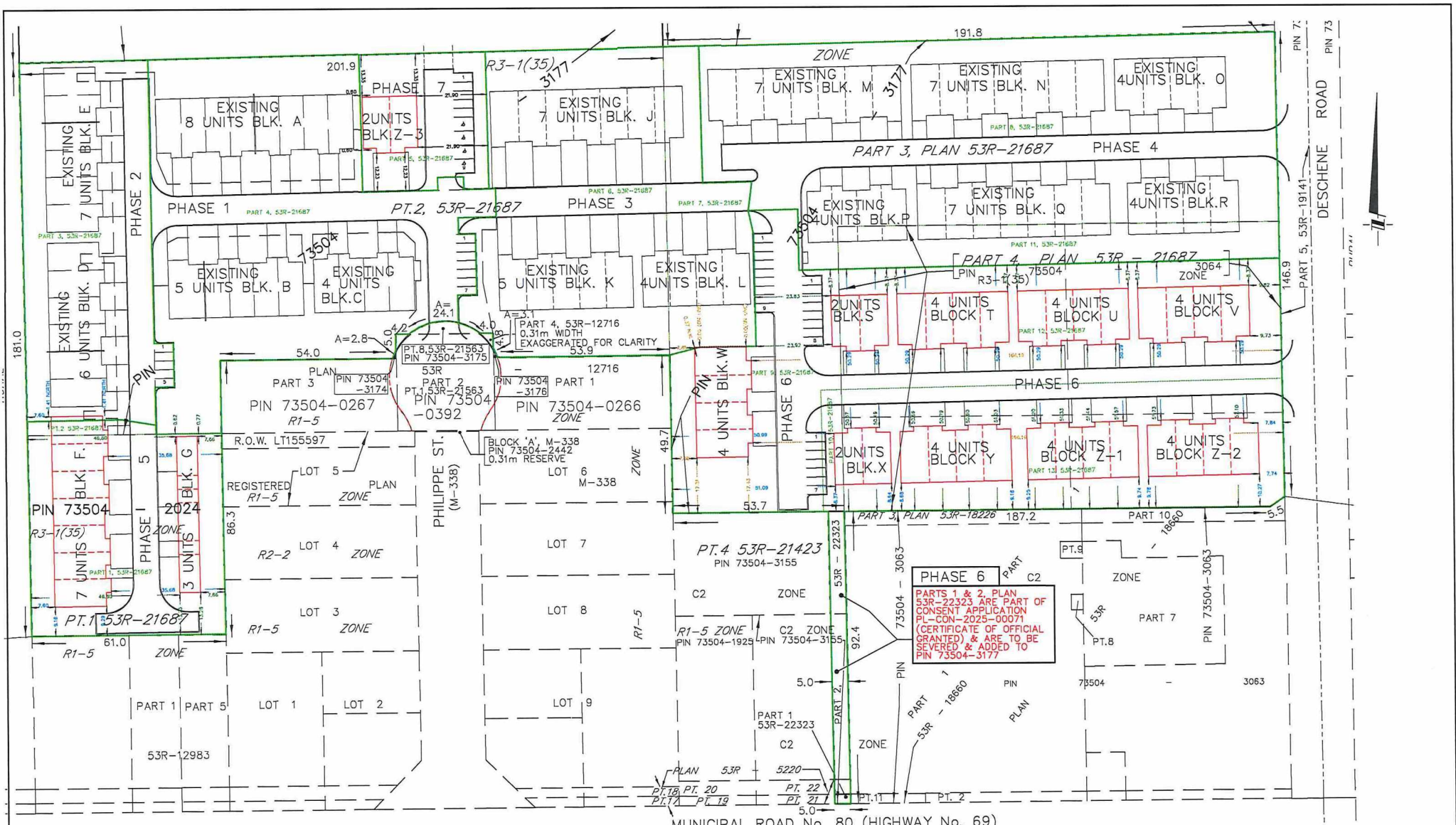
DORLAND ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

GEOMATICS

1771 OLD FALCONBRIDGE ROAD
 SUDBURY, ONTARIO, P3A 4R7
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DORLANDGEOMATICS.CA

| | |
|---------------------|------------------------------------|
| PREPARED BY: A.A. | SCALE: 1:1500 METRIC |
| DATE: JAN. 21, 2028 | CAD FILE: 18599-PHASING SKETCH.dwg |
| | P. SPACE TAB: PHASES 1500 SCALE |

PL-CON-2026-00004
 PL-CON-2026-00005
 PL-CON-2026-00007
 sketch 2



PHASES AREAS & BUILDING BLOCK TO BE

PHASE 1: AREA = 1475 SQM. (BUILDING BLOCK 8 & 9)

PHASE 2: AREA = 1475 SQM. (BUILDING BLOCK 10 & 11)

PHASE 3: AREA = 1475 SQM. (BUILDING BLOCK 12 & 13)

PHASE 4: AREA = 1475 SQM. (BUILDING BLOCK 14 & 15)

PHASE 5: AREA = 1475 SQM. (BUILDING BLOCK 16 & 17)

PHASE 6: AREA = 1475 SQM. (BUILDING BLOCK 18 & 19)

PHASE 7: AREA = 1475 SQM. (BUILDING BLOCK 20 & 21)

PARTS ON PLAN 53R-21687 & PLAN 53R-22323 DEFINING PHASES

PART 1: PLAN 53R-21687

PART 2: PLAN 53R-21687

PART 3: PLAN 53R-21687

PART 4: PLAN 53R-21687

PART 5: PLAN 53R-21687

PART 6: PLAN 53R-21687

PART 7: PLAN 53R-21687

PART 8: PLAN 53R-21687

PART 9: PLAN 53R-21687

PART 10: PLAN 53R-21687

PART 11: PLAN 53R-21687

PART 12: PLAN 53R-21687

LEGEND

PIN DENOTES PROPERTY IDENTIFICATION NUMBER

LT DENOTES LAND TITLES

--- DENOTES PHASES OF DEVELOPMENT

--- DENOTES OUTLINE OF PARTS ON PLAN 53R-21687 & 53R-22323

--- DENOTES PROPOSED BUILDING UNITS

NOTE:

THE PURPOSE OF THIS SKETCH IS TO SHOW DETAIL DIVISIONS WITHIN EACH PHASE BOUNDARY OF PHASES 5, 6 & 7.

SKETCH FOR PLANNING ACT APPLICATIONS
PROPOSED PHASES
 FOR
PROPOSED 122 UNIT ROW HOUSING (MUNICIPAL # 4633 DESCHENE ROAD, BLOCKS 'A' TO 'Y', 'Z-1', 'Z-2' & 'Z-3')

SCALE 1:500
 0 5 10 15 20 25 METRES

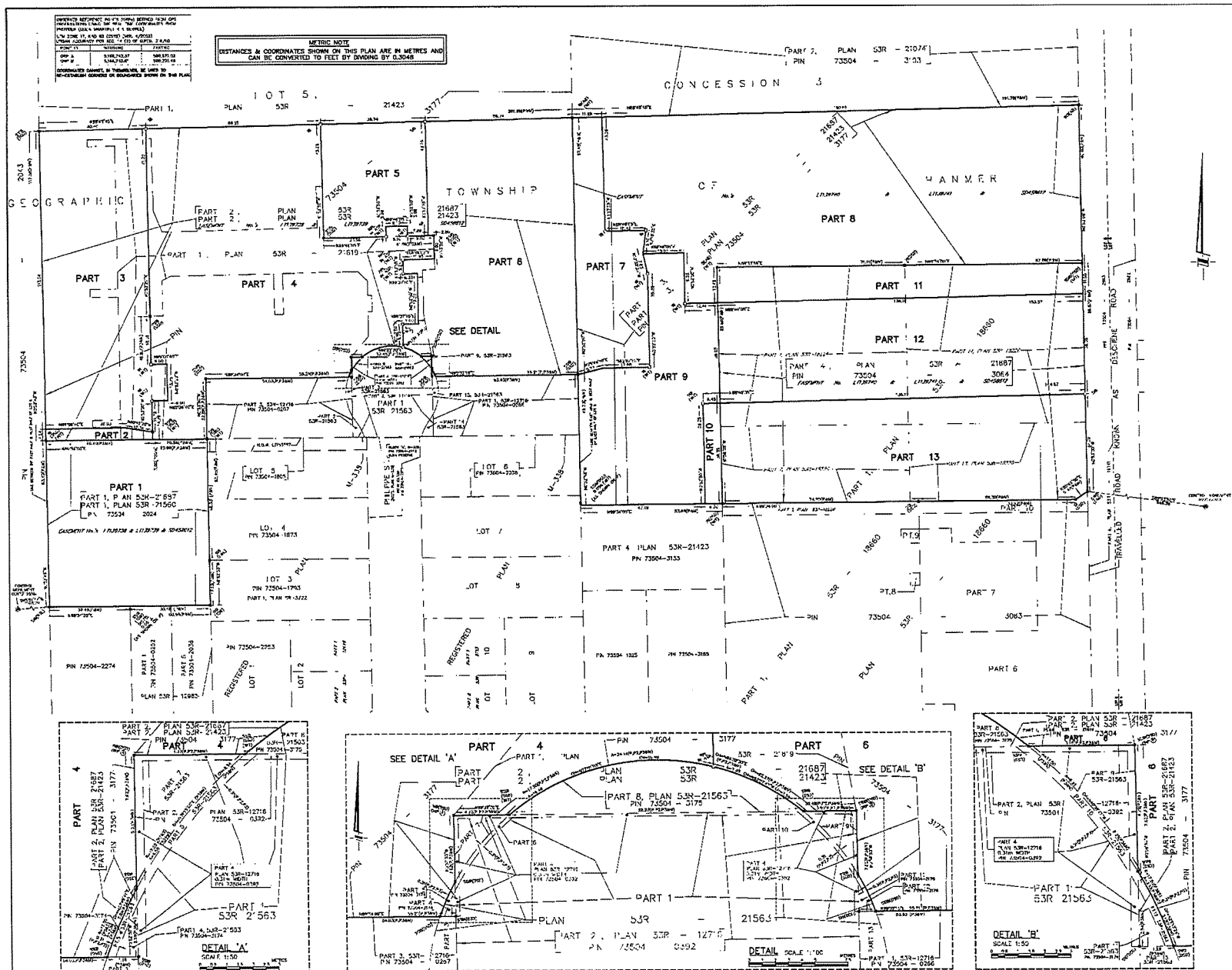
NOTE: THIS IS NOT A PLAN OF SURVEY & SHOULD ONLY BE USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK.

DORLAND ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

1779 60 FALCONBRIDGE ROAD
 SUDBURY, ONTARIO, P3A 4H7
 PHONE (705) 673-2266 FAX (705) 673-1051
 WWW.DORLANDONLINE.COM

PREPARED BY: A.A.
 DATE: 1 JAN. 21, 2020
 SCALE: 1:500 METRIC
 CAD FILE: 1888-PLANNING (METRO).DWG
 P. PHASE 122 U HOUSING ROW HOUSING

PL-CON-2026-00005
 Sketch 3



| NO. | DATE | DESCRIPTION |
|-----|------|-----------------|
| 1 | 1975 | ORIGINAL SURVEY |
| 2 | 1976 | REVISION |
| 3 | 1977 | REVISION |
| 4 | 1978 | REVISION |
| 5 | 1979 | REVISION |
| 6 | 1980 | REVISION |
| 7 | 1981 | REVISION |
| 8 | 1982 | REVISION |
| 9 | 1983 | REVISION |
| 10 | 1984 | REVISION |
| 11 | 1985 | REVISION |
| 12 | 1986 | REVISION |
| 13 | 1987 | REVISION |
| 14 | 1988 | REVISION |
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| 16 | 1990 | REVISION |
| 17 | 1991 | REVISION |
| 18 | 1992 | REVISION |
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| 35 | 2009 | REVISION |
| 36 | 2010 | REVISION |
| 37 | 2011 | REVISION |
| 38 | 2012 | REVISION |
| 39 | 2013 | REVISION |
| 40 | 2014 | REVISION |
| 41 | 2015 | REVISION |
| 42 | 2016 | REVISION |
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| 44 | 2018 | REVISION |
| 45 | 2019 | REVISION |
| 46 | 2020 | REVISION |
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| 356 | 2330 | REVISION |
| 357 | 2331 | REVISION |
| 358 | 2332 | |

PLAN 53R-22323

RECEIVED AND DEPOSITED
 DATE: January 15th, 2026
Devraj Shah
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES
 DIVISION OF SUDBURY, ONTARIO (No. 53)
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
 LAND TITLES ACT.
 SAN 13, 2026 John Dorland
 DATE JH DORLAND, O.L.S.

| PART | LOT | CONCESSION | PIN | AREA |
|------|---------------|------------|------------------------|-----------|
| 1 | PART OF LOT 5 | 3 | PART OF PIN 73504-3155 | 15 Sq.m. |
| 2 | | | | 447 Sq.m. |

PARTS 1 & 2 ARE SUBJECT TO AN EASEMENT AS IN LT139740 & LT139741
 PART 1 IS SUBJECT TO AN EASEMENT AS IN LT390923 & LT674410.

PLAN OF SURVEY OF
**PART OF LOT 5
 CONCESSION 3**
 GEOGRAPHIC
 TOWNSHIP OF HANMER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:250

DORLAND GEOMATICS
 ONTARIO LAND SURVEYORS

LEGEND

- NV DENOTES NOT TO SCALE
- M DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RB DENOTES ROCK BAR
- RPL DENOTES ROCK PLUG
- NEF DENOTES NO EVIDENCE FOUND
- DIST'D DENOTES DISTURBED MONUMENT
- WT DENOTES WITNESS MONUMENT
- OU DENOTES ORIGIN UNKNOWN
- PN DENOTES PROPERTY IDENTIFICATION NUMBER
- LT DENOTES LAND TITLES
- M DENOTES MEASURED
- R DENOTES REGISTERED
- S DENOTES SET
- P1 DENOTES PLAN 53R-21423
- P2 DENOTES PLAN 53R-18660
- P3 DENOTES PLAN 53R-5220
- P4 DENOTES PLAN 53R-18226
- DSO DENOTES D.S. DORLAND LIMITED, O.L.S.
- RTL DENOTES R.T. LANE LIMITED, O.L.S.
- REF DENOTES ORIGIN OF BEARING ROTATION

NOTE

ALL BEARINGS SHOWN HEREON ARE UTM GRID DERIVED FROM REAL TIME NETWORK OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE), NAD 83 (CSRS) (VER. 6/2010). REAL TIME NETWORK OBSERVATIONS HAVE BEEN CORRECTED THROUGH VARIOUS MEASUREMENTS TO CITY OF GREATER SUDBURY CONTROL MONUMENTS IN THE AREA OF THE SURVEY.
 NO ROTATION WAS APPLIED TO THE GRID BEARINGS ON P.
 FOR BEARING COMPARISONS, A ROTATION OF 0°01'00" CLOCKWISE WAS APPLIED TO ASTRONOMIC BEARINGS ON PLAN P2 & P4.
 DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999565.

OBSERVED REFERENCE POINTS (ORP_s) DERIVED FROM GPS OBSERVATIONS USING THE REAL TIME COORDINATES FROM PROVIDER (LEICA SMARTNET NORTH AMERICA)
 UTM ZONE 17, NAD 83 (CSRS) (VER. 6/2010)
 URBAN ACCURACY PER SEC. 14 (2) OF O REG 216/10

| POINT ID | NORTHING | EASTING |
|----------|--------------|------------|
| ORP 'A' | 5,166,593.59 | 500,783.09 |
| ORP 'B' | 5,166,593.85 | 500,812.84 |

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

CITY OF GREATER SUDBURY SURVEY CONTROL INTEGRATION
 CONTROL STATION INFORMATION OBTAINED FROM CITY OF GREATER SUDBURY ONLINE SURVEY CONTROL APPLICATION

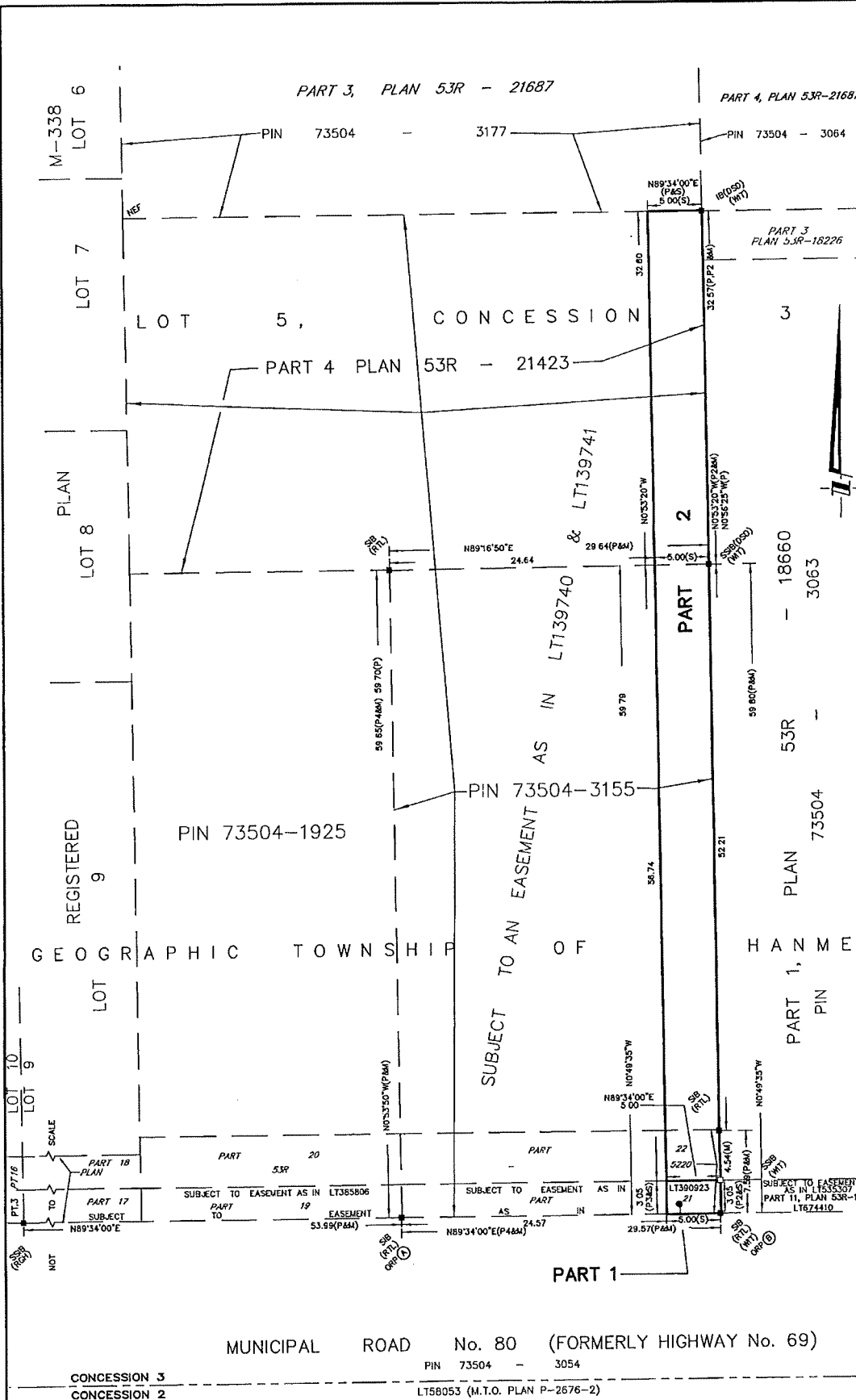
| POINT | CONTROL STATION | BEARING | DISTANCE |
|---------|-----------------|-------------|----------|
| ORP 'A' | 027172014 | S24°37'40"W | 1784.92 |
| ORP 'B' | 127172020 | N89°13'05"E | 779.26 |

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE 1st. DAY OF DECEMBER, 2025.

SAN 13, 2026 John Dorland
 DATE JH DORLAND
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AGLS PLAN SUBMISSION FORM NUMBER V-112838.



DORLAND ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

1771 OLD FALCONBRIDGE ROAD
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DORLANDGEOMATICS.CA

| | |
|--------------------------|------------------------------|
| PREPARED BY - A. ALATYPO | SCALE 1:250 METRIC |
| CHECKED SJD | CAD FILE 18791-SITEPLAN 6.mg |
| DATE DECEMBER 18, 2025 | P SPACE TAB RP 5m E2E-25m |

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

PL-CON-2026-0005 Sketch 6



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-2026-00007

APPLICATION SUMMARY

File Date: January 22, 2026

Application Type: Consent (Land Severance)

Address(es): 4633 Deschene Road, Hanmer P3P 1B9, Deschene Road, Hanmer P3P 0E4

Applicant(s): DORLAND GEOMATICS

Owner(s): KEYSTONE HOMES INC.

**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

consent application is for mortgage purposes for Phase 7 of #4633 Deschene Road row housing development. (being part of Site Plan Amendment -SPCA 2021-003A-currently under review by the city)

The purpose of the application is to describe each phase of the project to be subject to a mortgage to be registered as security on the improvements contained on that part of the property.

(the frontage, depth & area below relate to only this Phase 7 area of development)

Area
1675

Depth
39.5

Frontage

0

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

Along with the 4633 Deschene Rd property development area, there is also Parts 1 & 2, 53R-22323, being Part of PIN 73504-3155

(proposed easement for water and sanitary sewer services for 4633 Deschne Rd.)

PL-CON-2025-00071

(Certificate of Official granted)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2019/07/16

What is the number of dwelling units on the property?

2

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

1

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?

Yes

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

WHPA-A and B Vulnerability 10 Scoring

CONSENT

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

Keystone Homes Inc.

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

Yes

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

Parts 1 to 4, Plan 53R-21687 are subject to easement No. SD458612 in favour of Hydro One Networks Inc.

Has the land ever had any previous severances?

Yes

Name of transferee

B0187/1981, B0185/1981, B0184/1981, B0183/1981, B0014/2019, B0089/2021, and B0090/2021

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 (proposed phase 7 of development area)

Explain how the application conforms with the Official Plan

The Official Plan promotes the development for housing for seniors.

Explain how the application is consistent with the Provincial Policy Statements

n/a The purpose of the application is to describe each phase of the project to be subject to a mortgage to be registered as security on the improvements contained on that part of the property.

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

n/a The purpose of the application is to describe each phase of the project to be subject to a mortgage to be registered as security on the improvements contained on that part of the property.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Rezoning PL-RZN-2025-00043

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

Official Plan Amendment PL-OPA-2025-00017

LAND RETAINED

| Area | Depth | Frontage |
|-------------|--------------|-----------------|
| 53294 | 393.7 | 147 |

Existing use of land

total area noted above as 53294, does not include the proposed amenity area. It does include the total area of the proposed 122 unit row housing development under a Site Plan Amendment (currently being reviewed by the city-SPCA 2021-003A)) & it also includes the area of a proposed 5m wide easement within part of PIN 73504-3155, being Parts 1 & 2, Plan 53R-22323. (PL-CON-2025-00071, Certificate of Official Granted)
some of the proposed 122 unit row housing (as part of the site plan amendment, SPCA 2021-0031) have been built (ie. Phases 1 to 4 have been constructed)

Proposed use of land

total area noted above as 53294, does not include the proposed amenity area. It does include the total area of the proposed 122 unit row housing development under a Site Plan Amendment (currently being reviewed by the city-SPCA 2021-003A)) & it also includes the area of a proposed 5m wide easement within part of PIN 73504-3155, being Parts 1 & 2, Plan 53R-22323. This easement will be for proposed sanitary & water service connections in benefit of this 122 unit row housing development . (PL-CON-2025-00071, Certificate of Official Granted)

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 (phase 7 area only)

Proposed use of land

for this phase 7 there is 1 proposed dwelling that has 2 units and a parking lot that will contain 9 parking stalls

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) |
|----------------------|----------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Block Z-3 | | No | | 299 | | 17.04 | 17.68 | | 21.9 | 0.60 | 13.53 | 12.23 |

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) |
|----------------------|----------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
|----------------------|----------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|

AREAS, OFFICIAL PLAN DESIGNATION, ZONING & PIN INFORMATION

| ITEM: | AREA(sq.m.): | EXISTING OFFICIAL PLAN DESIGNATION: | EXISTING ZONING: | PLAN PARTS &/OR PIN DESIGNATION: | CURRENT PIN DESIGNATION: | OWNER: |
|--|--------------|---------------------------------------|------------------|---|--------------------------|--|
| ROW HOUSING DEVELOPMENT #4633 DESCHENE ROAD | 38,559 | LIVING AREA 1 MIXED USE COMMERCIAL | R3-1(35) | PART 2, 53R-21687 (EXCEPT PTS. 4,5,6,11&12, 53R-21563) FORMERLY PT.2, 53R-21423 PART 3, 53R-21687 (FORMERLY PT.3, 53R-21423) | ALL OF PIN 73504-3177 | EXISTING: KEYSTONE HOMES INC. |
| PROPOSED AMENITY AREA (100m NORTH OF THE N. LIMIT OF ROW HOUSING DEVELOPMENT) | 20,190 | RURAL | OSP(7) | PART 1, 53R-21423 | | |
| ALL OF PIN 73504-2024 (APPROVED EXPANSION OF APPROVED SITE PLAN FOR 4633 DESCHENE ROAD) | 3,888 | LIVING AREA 1 | R3-1(35) | PART 1, 53R-21687 (FORMERLY: PART 1, 53R-21560) | ALL OF PIN 73504-2024 | |
| ALL OF PIN 73504-3064 (APPROVED EXPANSION OF APPROVED SITE PLAN FOR #4633 DESCHENE RD) | 12,408 | MIXED USE COMMERCIAL | R3-1(35) | PART 4, 53R-21687 (FORMERLY: PARTS 1, 2, 13 & 14, PLAN 53R-18226) | ALL OF PIN 73504-3064 | |
| PART OF PIN 73504-3155 TO BE SEVERED & ADDED TO PIN 73504-3177 (FOR PURPOSES OF SEWER & WATER SERVICING) | 462 | MIXED USE COMMERCIAL | C2 | PARTS 1 & 2, 53R-22323 | PART OF PIN 73504-3155 | EXISTING: MTR GROUP LTD. PROPOSED: KEYSTONE HOMES INC. (PL-CON-2025-00071) |

SKETCH FOR PLANNING ACT APPLICATIONS
PROPOSED PHASES
 FOR
PROPOSED 122 UNIT ROW HOUSING (MUNICIPAL # 4633 DESCHENE ROAD, BLOCKS 'A' TO 'Y', 'Z-1', 'Z-2' & 'Z-3')

SCALE 1:1500
 0 10 20 30 40 50 100 METRES

NOTE: THIS IS NOT A PLAN OF SURVEY & SHOULD ONLY BE USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK.

LEGAL DESCRIPTION

THE SUBJECT LANDS CONSIST OF PARTS 1, 2 & 3, PLAN 53R-21423 (EXCEPT FOR PARTS 4,5,6,11&12, 53R-21563), BEING ALL OF PIN 73504-3177 AND PART 1, PLAN 53R-21560 BEING ALL OF PIN 73504-2024, AND PARTS 1, 2, 13 & 14, PLAN 53R-18226, BEING ALL OF PIN 73504-3064, AND PARTS 1 & 2, PLAN 53R-22323, BEING PART OF PIN 73504-3155 BEING PART OF LOT 5, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF HANMER, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY. PARTS 1, 2, 3 & 4, PLAN 53R-21687 ARE SUBJECT TO EASEMENT SD458612, IN FAVOUR OF HYDRO ONE NETWORKS INC. PART 1, PLAN 53R-22323 IS SUBJECT TO EASEMENTS AS IN LT390923 & LT674410.

PHASES:

- PHASE 1: AREA = 8,353 sq.m. (BUILDING BLOCK A, B & C)
- PHASE 2: AREA = 4,583 sq.m. (BUILDING BLOCK D & E)
- PHASE 3: AREA = 7,523 sq.m. (BUILDING BLOCK J, K & L)
- PHASE 4: AREA = 12,194 sq.m. (BUILDING BLOCK M, N, O, P, Q & R)
- PHASE 5: AREA = 4,048 sq.m. (BUILDING BLOCK F & G)
- PHASE 6: AREA = 14,838 sq.m. (BUILDING BLOCK S, T, U, V, W, X, Y, Z-1 & Z-2 AND PARTS 1&2, 53R-22323)
- PHASE 7: AREA = 1,675 sq.m. (BUILDING Z-3 & PARKING LOT TO EAST OF BUILDING Z-3)

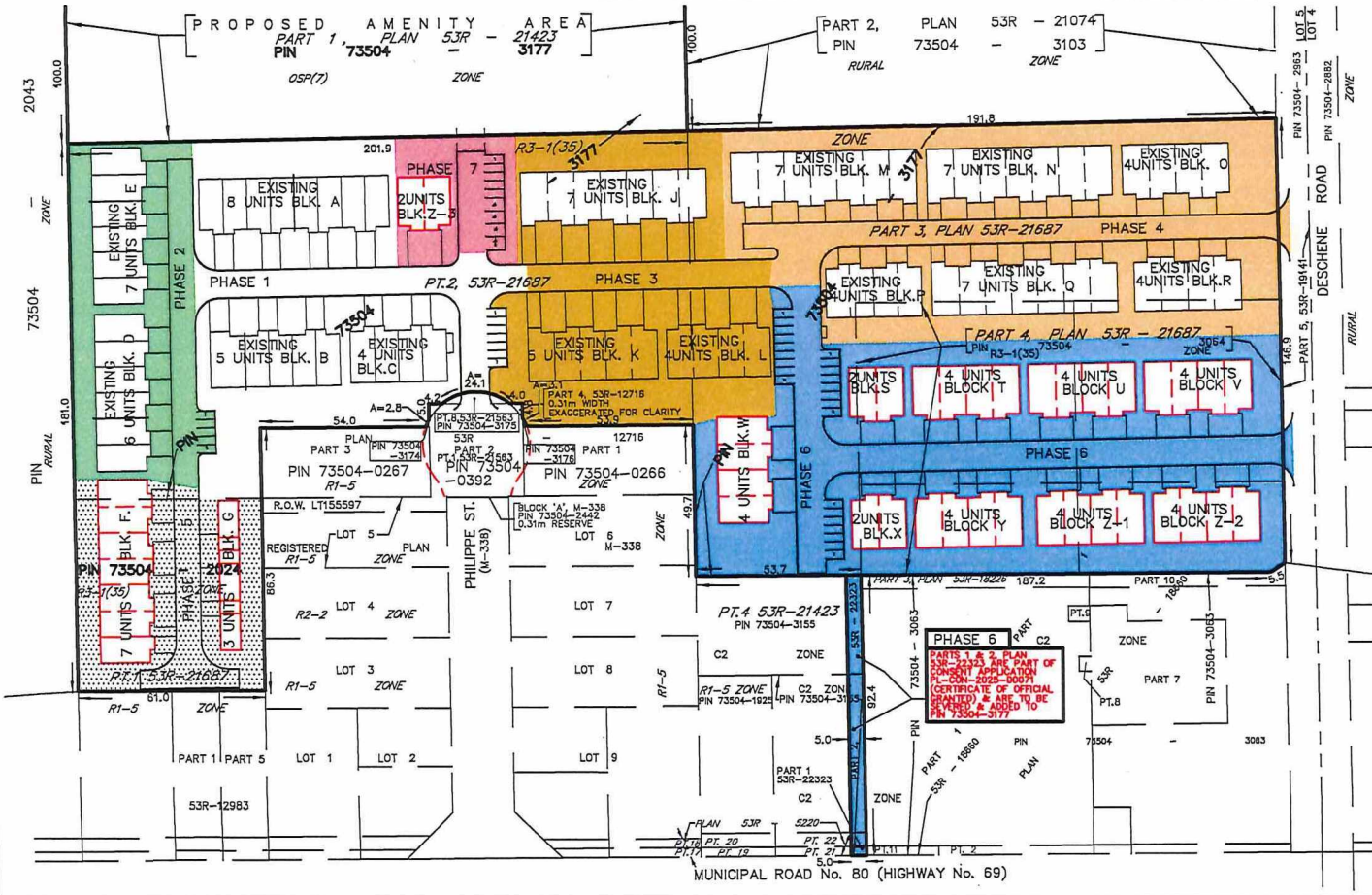
DORLAND
 GEOMATICS

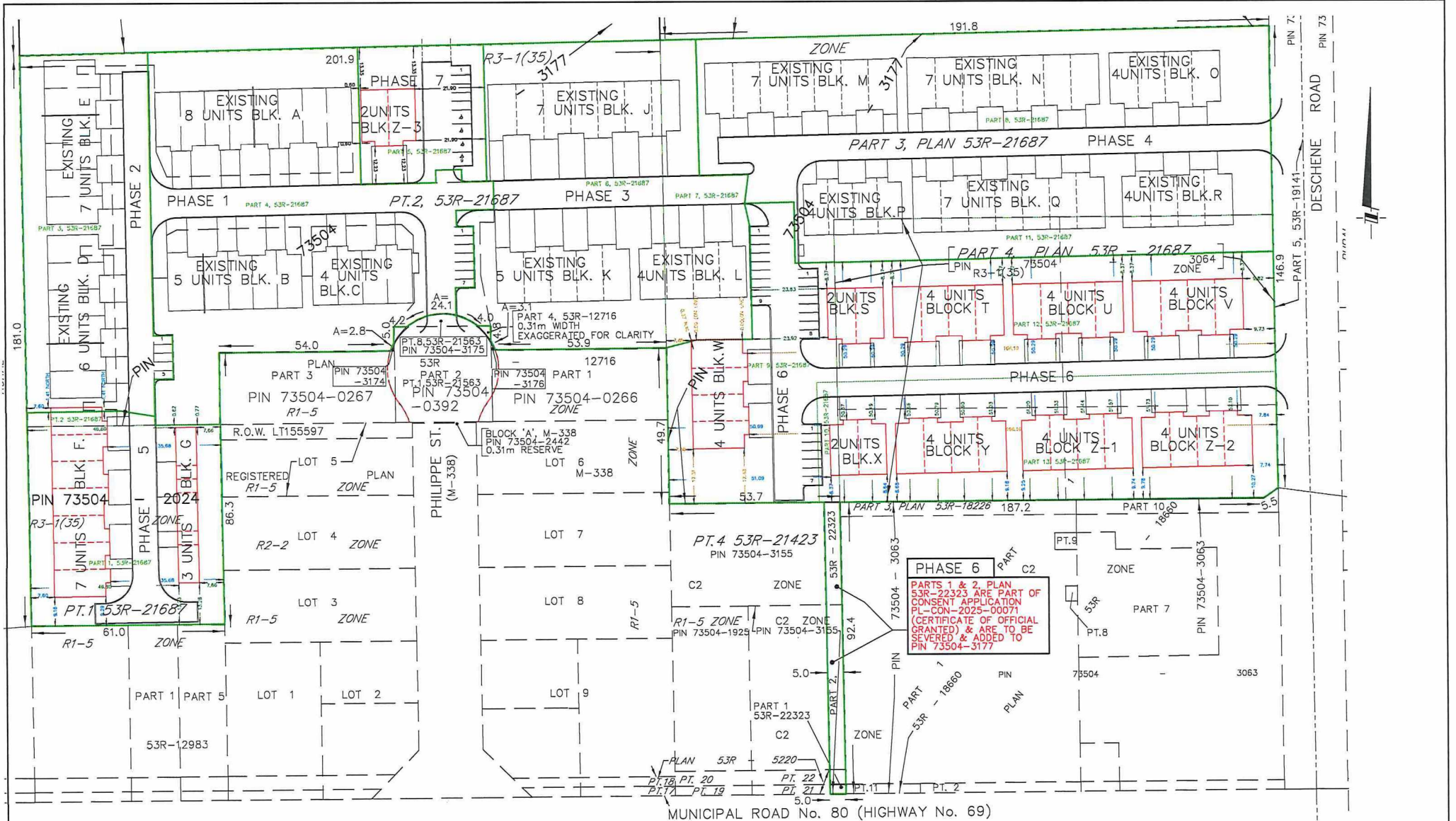
ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

1771 OLD FALCONBRIDGE ROAD
 SUDBURY, ONTARIO, P3A 4R7
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DORLANDGEOMATICS.CA

| | |
|---------------------|------------------------------------|
| PREPARED BY: A.A. | SCALE: 1:1500 METRIC |
| DATE: JAN. 21, 2028 | CAD FILE: 18599-PHASING SKETCH.dwg |
| | P. SPACE TAB : PHASES 1500 SCALE |

PL-CON-2026-00004
 PL-CON-2026-00005
 PL-CON-2026-00007
 sketch 2





EXISTING UNITS & BUILDING BLOCKS

PHASE 1 AREA = 8233 SQ.M. (BUILDING BLOCK A, B, C, D)
 PHASE 2 AREA = 1881 SQ.M. (BUILDING BLOCK E, F, G)
 PHASE 3 AREA = 1233 SQ.M. (BUILDING BLOCK H, I, J)
 PHASE 4 AREA = 1438 SQ.M. (BUILDING BLOCK K, L, M, N, O, P, Q, R)
 PHASE 5 AREA = 1248 SQ.M. (BUILDING BLOCK S, T, U, V, W, X, Y, Z)
 PHASE 6 AREA = 1438 SQ.M. (BUILDING BLOCK Z-1, Z-2)
 PHASE 7 AREA = 1475 SQ.M. (BUILDING BLOCK Z-3)

PARTS ON PLAN 53R-21423 & PLAN 53R-22323 RETURNING PHASES

PHASE 1: PART 1, PLAN 53R-21423
 PHASE 2: PART 2, PLAN 53R-21423
 PHASE 3: PART 3, PLAN 53R-21423
 PHASE 4: PART 4, PLAN 53R-21423
 PHASE 5: PART 5, PLAN 53R-21423
 PHASE 6: PART 6, PLAN 53R-21423
 PHASE 7: PART 7, PLAN 53R-21423

LEGEND

LN DENOTES PROPERTY IDENTIFICATION NUMBER
 PIN DENOTES LAND TITLE
 LT DENOTES LOTS
 [Green Outline] DENOTES PHASES OF DEVELOPMENT
 [Red Outline] DENOTES OUTLINE OF PARTS ON PLAN 53R-21423 & 53R-22323
 [Red Outline] DENOTES PROPOSED BUILDING UNITS

NOTE

THE PURPOSE OF THIS SKETCH IS TO SHOW DETAIL DIVISIONS WITHIN EACH PHASE, BOUNDARY OF PHASES 5, 6 & 7.

SKETCH FOR PLANNING ACT APPLICATIONS
PROPOSED PHASES
 FOR
PROPOSED 122 UNIT ROW HOUSING (MUNICIPAL # 4633 DESCHENE ROAD, BLOCKS 'A' TO 'Y', 'Z-1', 'Z-2' & 'Z-3')

SCALE 1:500
 0 5 10 15 20 25 METRES

NOTE: THIS IS NOT A PLAN OF SURVEY & SHOULD ONLY BE USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK.

DORLAND - ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

1771 OLD FAIRBENBROOK ROAD
 SCARBOROUGH, ONTARIO, M1A 4E7
 PHONE (705) 675-2556 FAX (705) 675-1051
 WWW.DORLANDSURVEYORS.COM

PREPARED BY: A.A.
 DATE: 1 APR. 21, 2018
 SCALE: 1:500 METRIC
 CAD FILE: 1888-PLANNING SKETCH.DWG
 PLOT SPACE: 11. PHASES 5, 6, 7

PL-CON-2026-0007
 Sketch 3

PLAN 53R-22323

RECEIVED AND DEPOSITED
 DATE: January 15th, 2026
Devraj Shah
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES
 DIVISION OF SUDBURY, ONTARIO (No. 53)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
 LAND TITLES ACT.
 DATE: JAN 13, 2026 Juan Dorland
 J.H. DORLAND, O.L.S.

| PART | LOT | CONCESSION | PIN | AREA |
|------|---------------|------------|------------------------|-----------|
| 1 | PART OF LOT 5 | 3 | PART OF PIN 73504-3155 | 15 Sq.m. |
| 2 | | | | 447 Sq.m. |

PARTS 1 & 2 ARE SUBJECT TO AN EASEMENT AS IN LT139740 & LT139741
 PART 1 IS SUBJECT TO AN EASEMENT AS IN LT390923 & LT674410.

PLAN OF SURVEY OF
**PART OF LOT 5
 CONCESSION 3**
 GEOGRAPHIC
 TOWNSHIP OF HANMER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1:250

DORLAND GEOMATICS
 ONTARIO LAND SURVEYORS

- LEGEND**
- ▲ DENOTES NOT TO SCALE
 - DENOTES MONUMENT FOUND
 - DENOTES MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RB DENOTES ROCK BAR
 - RPL DENOTES ROCK PLUG
 - NEF DENOTES NO EVIDENCE FOUND
 - DIST'D DENOTES DISTURBED MONUMENT
 - WT DENOTES WITNESS MONUMENT
 - OU DENOTES ORIGIN UNKNOWN
 - PN DENOTES PROPERTY IDENTIFICATION NUMBER
 - LT DENOTES LAND TITLES
 - N DENOTES MEASURED
 - R DENOTES REGISTERED
 - S DENOTES SET
 - P2 DENOTES PLAN 53R-21423
 - P3 DENOTES PLAN 53R-18660
 - P4 DENOTES PLAN 53R-5220
 - P5 DENOTES PLAN 53R-18226
 - DD DENOTES D.S. DORLAND LIMITED, O.L.S.
 - RTL DENOTES R.T. LAKE LIMITED, O.L.S.
 - REF DENOTES ORIGIN OF BEARING ROTATION

NOTE
 ALL BEARINGS SHOWN HEREON ARE UTM GRID DERIVED FROM REAL TIME NETWORK OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE), NAD 83 (CSRS) (VER.6/2010). REAL TIME NETWORK OBSERVATIONS HAVE BEEN CONFIRMED THROUGH VARIOUS MEASUREMENTS TO CITY OF GREATER SUDBURY CONTROL MONUMENTS IN THE AREA OF THE SURVEY.
 NO ROTATION WAS APPLIED TO THE GRID BEARINGS ON P.
 FOR BEARING COMPARISONS, A ROTATION OF 0°01'00" CLOCKWISE WAS APPLIED TO ASTROMOMIC BEARINGS ON PLAN P7 & P4.
 DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999555.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE REAL TIME COORDINATES FROM PROVIDER. (LEICA SMARTNET NORTH AMERICA)
 UTM ZONE 17, NAD 83 (CSRS) (VER. 6/2010)
 URBAN ACCURACY PER SEC. 14 (2) OF O REG 218/10

| POINT ID | NORTHING | EASTING |
|----------|--------------|------------|
| ORP 'A' | 5,166,593.59 | 500,783.09 |
| ORP 'B' | 5,166,593.85 | 500,812.64 |

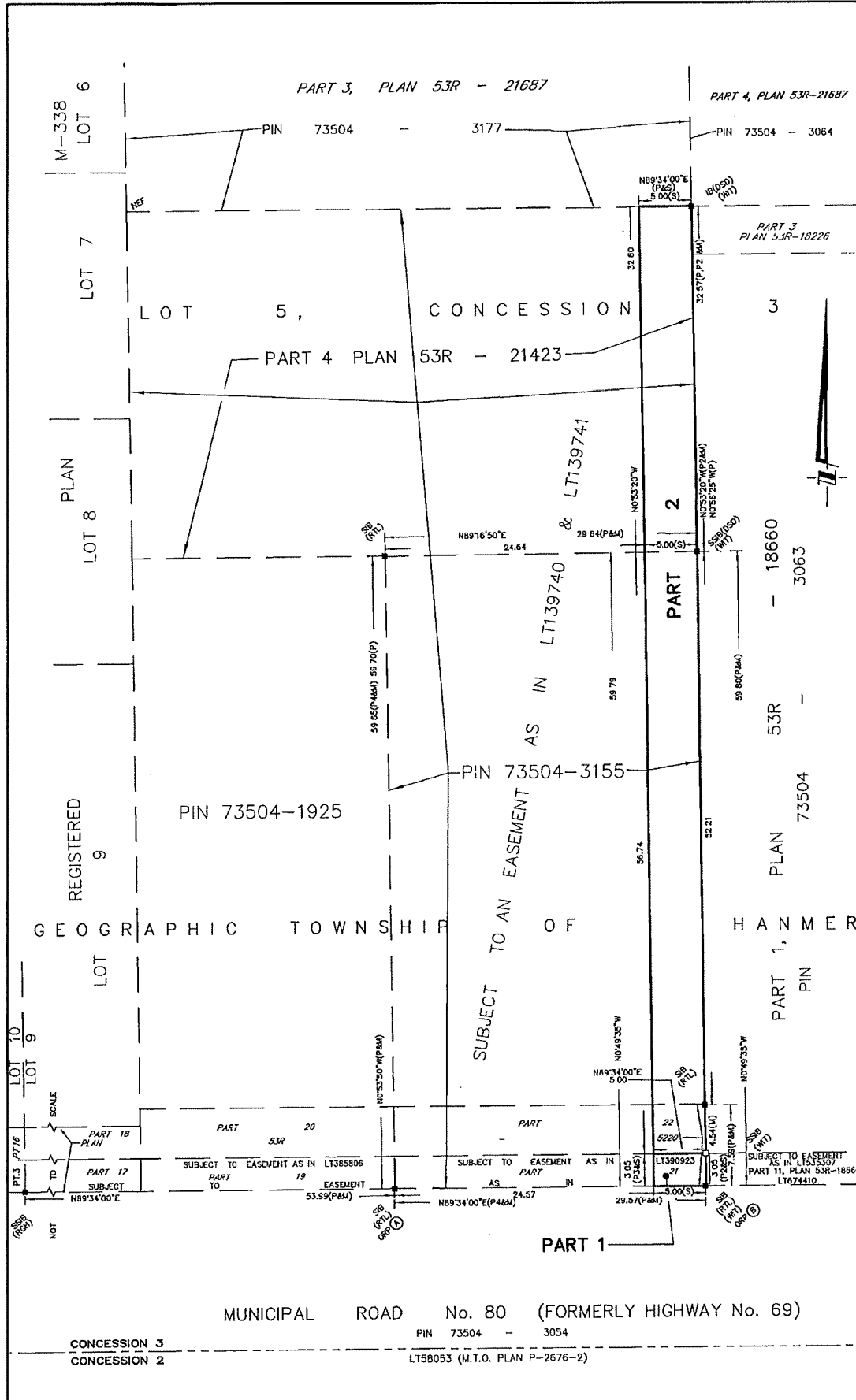
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

CITY OF GREATER SUDBURY SURVEY CONTROL INTEGRATION
 CONTROL STATION INFORMATION OBTAINED FROM CITY OF GREATER SUDBURY ONLINE SURVEY CONTROL APPLICATION

| POINT | CONTROL STATION | BEARING | DISTANCE |
|---------|-----------------|-------------|----------|
| ORP 'A' | 027172014 | S24°37'40"W | 1784.92 |
| ORP 'B' | 127172020 | N89°13'05"E | 779.26 |

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE 1st. DAY OF DECEMBER, 2025.
 DATE: JAN 13, 2026 Juan Dorland
 J.H. DORLAND
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION NUMBER Y-112838.



DORLAND
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS
 GEOMATICS
 1771 OLD FALCONBRIDGE ROAD
 SUDBURY, ONTARIO, P3B 1W1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DORLANDGEOMATICS.CA

| | |
|-------------------------|------------------------------|
| PREPARED BY: A. ALATYFO | SCALE: 1:250 METRIC |
| CHECKED: SJD | CAD FILE: 18791-SITPLAN.dwg |
| DATE: DECEMBER 18, 2025 | P. SPACE TAB PP. 5m EZE-2556 |

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

PL-CON-2026-00007 sketch 6