

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

NOTICE OF CONSENT APPLICATION

In the matter of an application for Consent under Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

Take notice that an application has been made by:

844367 ONTARIO INC.

The Owner(s) of: 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 P3P 1L7

For Consent to: To sever and create one new lot on the north portion of the subject property providing an approximate 4750.0 sq. m lot area, subject to an easement for access purposes.

Anyone interested in this matter may call the number noted above or attend at the Office of the Consent Official, Tom Davies Square, 200 Brady Street, Sudbury, ON, during regular office hours, where additional information regarding the application will be available for inspection.

For more information about this matter contact Nia Lewis, Consent Official for the City of Greater Sudbury at (705) 674-4455, ext 4376 or 4346, by email to coa_mv@greatersudbury.ca, fax to (705) 673-2200 or attend the above address.

Written submission regarding this application must be received no later than

Friday, March 27, 2026

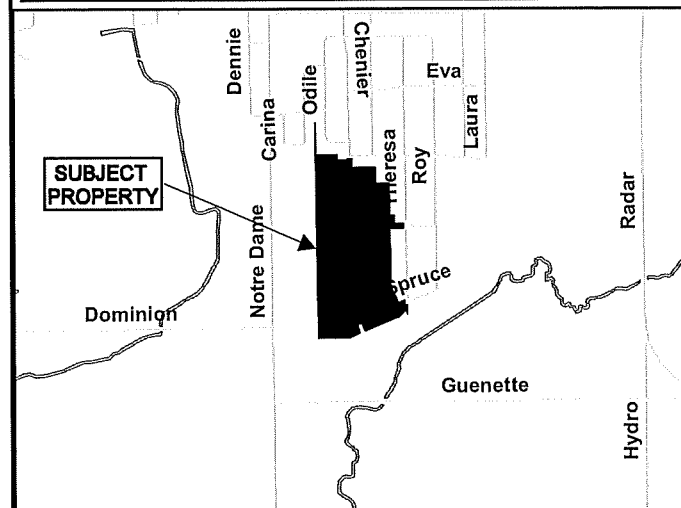
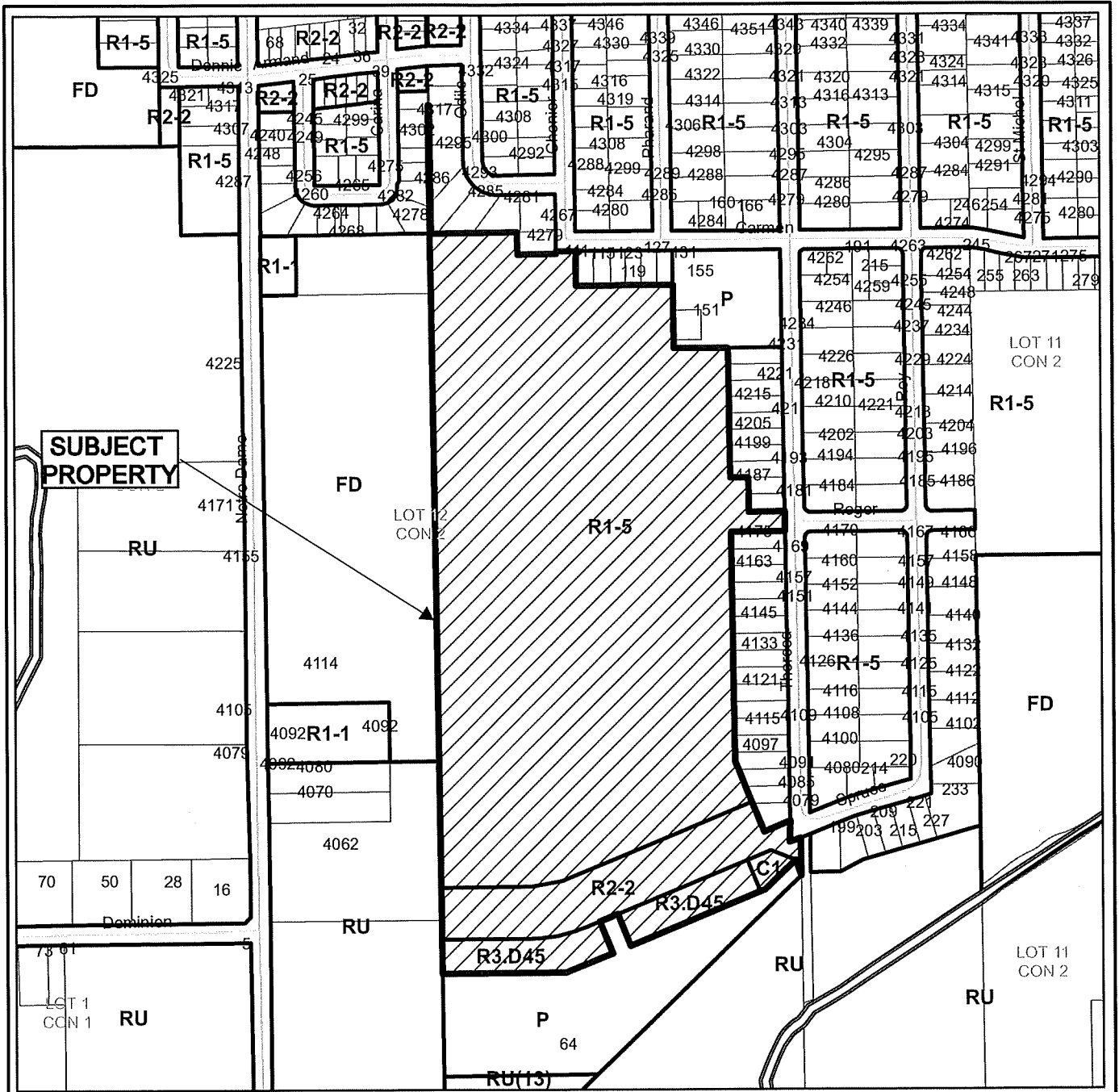
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained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

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

Zoning: R2-2, R1-5

Note: If a person or public body that files an appeal of decision of the Consent Official in respect of the proposed consent does not make a written submission to the Consent Official before a provisional consent is given, the Ontario Land Tribunal may dismiss the appeal.

The owner of any land that receives the notice, where land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.



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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, Hamner,
 City of Greater Sudbury

NTS
 Sketch 1

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

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200 Brady Street
Sudbury, Ontario P3A 5P3
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NOTICE OF CONSENT APPLICATION

In the matter of an application for Consent under Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

Take notice that an application has been made by:

KEYSTONE HOMES INC.

The Owner(s) of: 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

For Consent to: Mortgage portions of the subject property.

Anyone interested in this matter may call the number noted above or attend at the Office of the Consent Official, Tom Davies Square, 200 Brady Street, Sudbury, ON, during regular office hours, where additional information regarding the application will be available for inspection.

For more information about this matter contact Nia Lewis, Consent Official for the City of Greater Sudbury at (705) 674-4455, ext 4376 or 4346, by email to coa_mv@greatersudbury.ca, fax to (705) 673-2200 or attend the above address.

Written submission regarding this application must be received no later than

Friday, March 27, 2026

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

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

Zoning: OSP(7), R3-1(35)

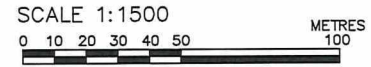
Note: If a person or public body that files an appeal of decision of the Consent Official in respect of the proposed consent does not make a written submission to the Consent Official before a provisional consent is given, the Ontario Land Tribunal may dismiss the appeal.

The owner of any land that receives the notice, where land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.

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 P.TS. 4,5,8,11&12, 53R-21583) (FORMERLY: P.T.2, 53R-21423) PART 3, 53R-21687 (FORMERLY: P.T.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 4,5,8,11&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 HAMMER, 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 & LT874410.

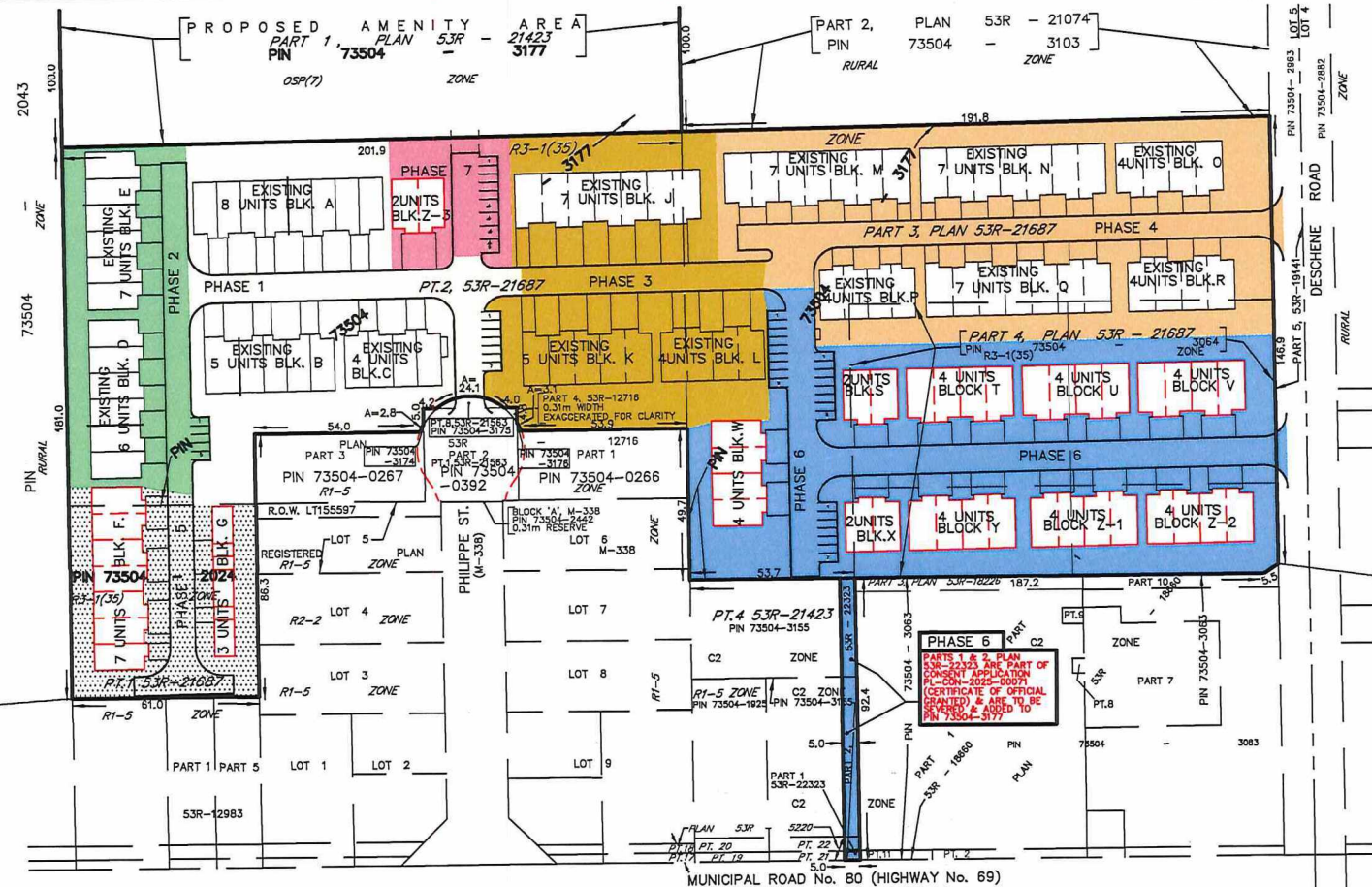
PHASES:

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 TO EAST OF BUILDING Z-3)

DORLAND ONTARIO LAND SURVEYORS
 GEOMATICS 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, 2026	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