

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

July 7, 2025

PL-CON-2025-00022 2256671 ONTARIO LTD.

Ward: 11

PIN(s) 735780040, 735780080, 735780229, Firstly: PIN 73578-0040, Parcel 47168 SEC SES, Part Lot 12, Concession 3, Parts 1 to 3, Plan 53R-10640; Secondly: 73578-0080, Parcel 8206 SEC SES, Part Lot 12, Concession 3 as in LT46110; and Thirdly: 73578-0229, Parcel 17994 SEC SES, Part Lot 12, Concession 3, as in LT103760, Township of Neelon, 20 Second Avenue, Sudbury, [By-law 2010-100Z, C3]

Create a new lot on the north side of the subject property providing an approximate 22.9m lot frontage, 21.6m lot depth and 495.0 sq. m lot area.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0097/1985 (85 JUN 24) AND CONSENT APPLICATION B0114/1985 (85 JUN 24)

**PL-CON-2025-00025 RICHARD POWLESLAND
MARIA THERESA POWLESLAND**

Ward: 2

PIN(s) 733820211, Parcel 29086 SEC SWS, Part Lot 7, Concession 1, Part 1, Plan 53R-12071, Township of Denison, 6020 Highway 17 West, Whitefish, [By-law 2010-100Z, RU]

Create a new lot on the west side of the subject property providing an approximate 91.0m lot frontage and 20234.3 sq. m (5.0 acre) lot area.

**PL-CON-2025-00030 CURTIS OLSON
VERNON OLSON
LINDA OLSON**

Ward: 2

PIN(s) 733950149, Parcel 10503 SEC SWS, Part Broken Lot 10, Concession 3 as in LT68517, Township of Lorne, 163 Wirtanen Road, Worthington, [By-law 2010-100Z, RU]

Create a new lot on the north portion of the subject property identified as Severance #1 on the Plan submitted with the Application, providing an approximate 90.0m lot frontage and 2.9ha lot area.

PL-CON-2025-00032 DOMINION PARK DEVELOPMENTS CORP.

Ward: 6

PIN(s) 735043218 (Part of), Lot 152, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 2093 Schreyer Street, Valley East, [By-law 2010-100Z, R2-2]

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

**PL-CON-2025-00033 VERNON OLSON
CURTIS OLSON
LINDA OLSON**

Ward: 2

PIN(s) 733950149, Parcel 10503 SEC SWS, Part Broken Lot 10, Concession 3 as in LT68517, Township of Lorne, 163 Wirtanen Road, Worthington, [By-law 2010-100Z, RU]

Create a new lot on the north portion of the subject property identified as Severance #2 on the Plan submitted with the Application, providing an approximate 90.0m lot frontage and 2.8ha lot area.

**PL-CON-2025-00035 DENNIS LINDSAY
LORI LINDSAY**

Ward: 2

PIN(s) 733750033, Parcel 13564 SEC SWS SRO, Lot 21, Plan M-351, Part Lot 5, Concession 4, Township of Waters, 23 Patricia Street, Lively, [By-law 2010-100Z, R1-5]

Resubmission due to lapsed Consent approval to create a new lot on the westerly vacant portion of the subject property providing a lot frontage of approximately 18.0m, a lot depth of approximately 38.0m and a lot area of 697.0 sq. m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0024/2021 (MAR 29/21)

**Written submissions regarding these applications must be received no later than
Wednesday, July 2, 2025 for consideration.**



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

Record #: PL-CON-2025-00022

APPLICATION SUMMARY

File Date: April 17, 2025
Application Type: Consent (Land Severance)
Address(es): 20 Second Avenue, Sudbury P3B 3L6
Applicant(s): D.S. DORLAND LIMITED
Owner(s): 2256671 ONTARIO LTD.

**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
495

Depth
21.6

Frontage
22.9

Creation of Lot(s) for Semi-Detached or Row Housing

Area

Depth

Frontage

Cancellation of Prior Consent

Area

Depth

Frontage

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

Mun.#1974 Bancroft Dr.

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2017/08/31

What is the number of dwelling units on the property?

2

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

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?

Yes

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

Ramsey Lake watershed

CONSENT

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

Kosta Janicijevic

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?

Mixed use Commercial

Explain how the application conforms with the Official Plan

n/a

Explain how the application is consistent with the Provincial Policy Statements

n/a

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

n/a

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
403	36.6	11.0

Existing use of land

2 storey mixed use building. Main floor is currently vacant commercial and second floor has 2 residential apartment units. A small portion at the front of the building is 1 storey (ground level)

Proposed use of land

2nd floor -no change

main/1st floor unknown.

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

Lot size is 22.9 x 21.6m Area= 495m²

Existing 1 storey building (#20 Second Ave) Vacant (formerly office space) and 1 existing shed

Proposed use of land

Commercial Retail store

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

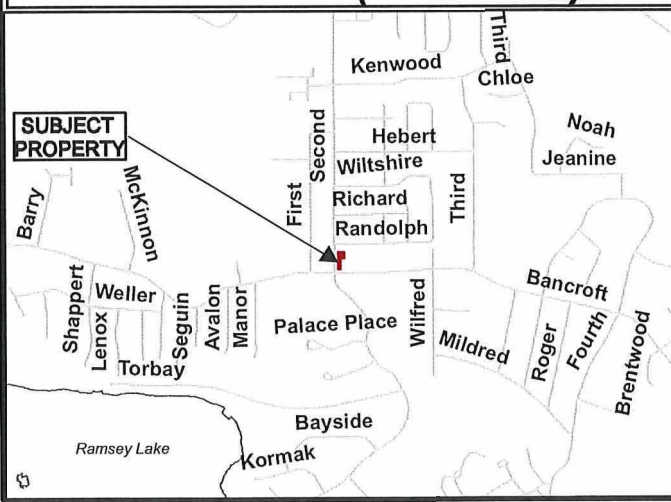
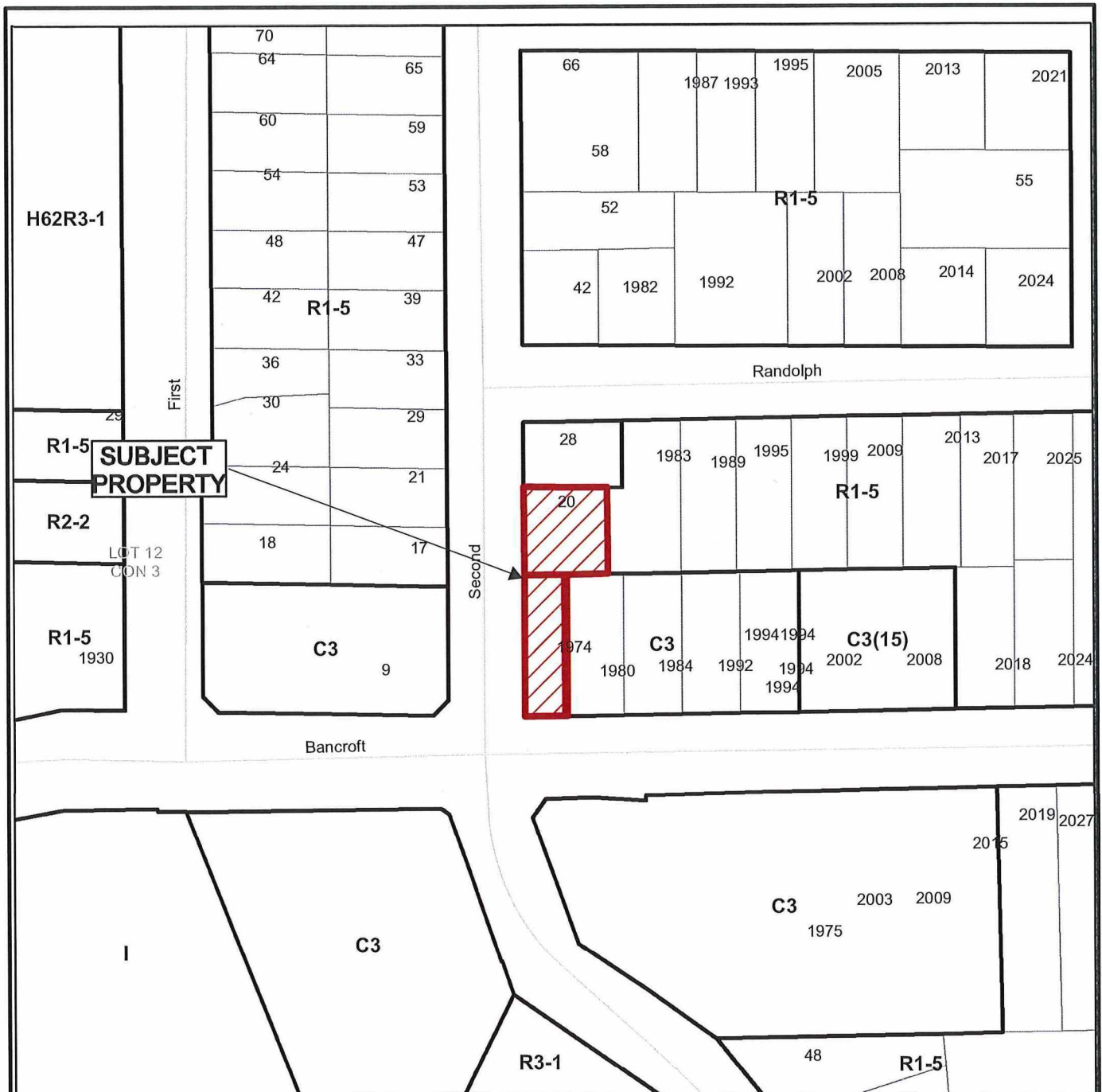
PROPOSED BUILDING/STRUCTURE

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)
1 storey building Mun.# 20 (vacant, former office space use)	Severed Land	No	157	157	1	11.9	15.6	6.1	1.3	4.7	0.8	10
shed	Severed Land	No	8	8	1	2.8	3	2.1	16.7	1.9	6.7	13.3
main part of building is 2 storeys (168m2) (7.7x21.8m)	Retained Land	No	176	344	2	7.7	21.8	10.4	2.9	10.3	2.2	0.7
small portion of building is 1 storey (fronting Bancroft Dr.) (8m2) (1.6x5.0m)												

7
 PL-COU-2025-00022



Application for Consent



Subject Property being PINs 73578-0040, 73578-0080 and 73578-0229, Parcels 8206, 17994 and 47168 SEC SES, Parts 1-3, Plan 53R-10640, Part Lot 12, Concession 3, Township of Neelon, 20 Second Avenue, Sudbury, City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00022
Date: 2025 04 30



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

Record #: PL-CON-2025-00025

APPLICATION SUMMARY

File Date: April 22, 2025
Application Type: Consent (Land Severance)
Address(es): 6020 Highway 17 West, Whitefish P0M 3E0
Applicant(s): SHANON STEWART
Owner(s): RICHARD POWLESLAND AND MARIA THERESA POWLESLAND

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
20234.3

Depth
222.35

Frontage
91

Creation of Lot(s) for Semi-Detached or Row Housing

Area

Depth

Frontage

Cancellation of Prior Consent

Area

Depth

Frontage

Easement/Right-of-Way

Area

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

Depth

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

Frontage

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

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

1989

What is the number of dwelling units on the property?

1

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

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

1

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

Jason Van Bekkum

Shanon Stewart

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

No

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

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

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

rural residential

Explain how the application conforms with the Official Plan

intended use is rural residential

Explain how the application is consistent with the Provincial Policy Statements

Yes, the proposed lot creation is consistent with the Provincial Planning Statements.

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

The proposed lot creation does not conflict with the Growth Plan for Northern Ontario.

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
94374.0	294.0	321.0

Existing use of land

residential

Proposed use of land

no change

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

rural

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

there is currently no water/sewage system on the severed land

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

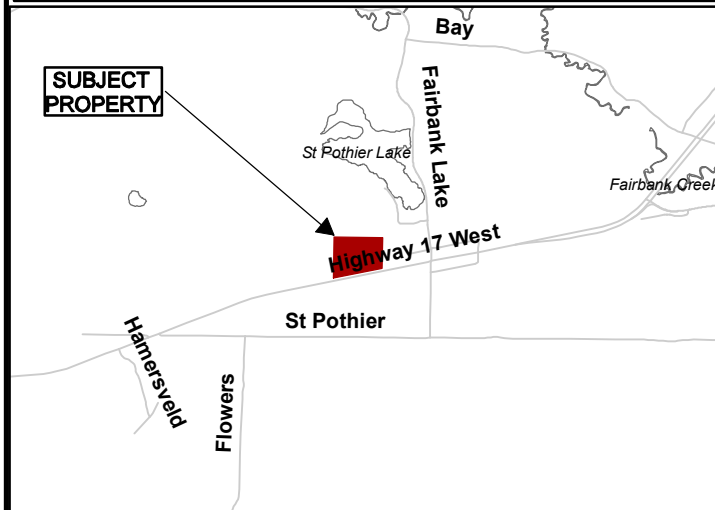
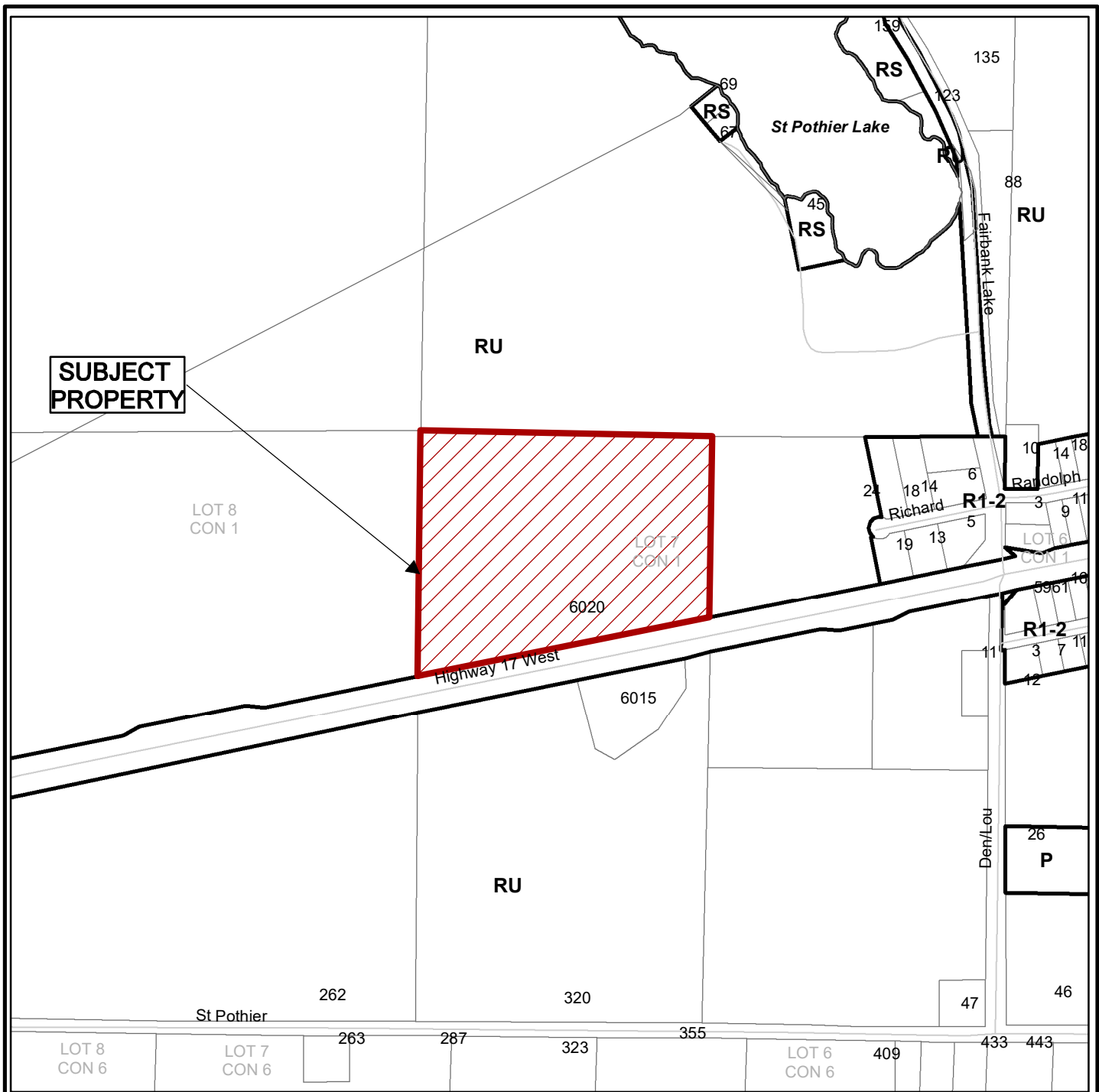
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
residential home with attached garage	Retained Land	No	162.3	162.3	1	7.62	21.3	3.5	36.5	249.88	200	200

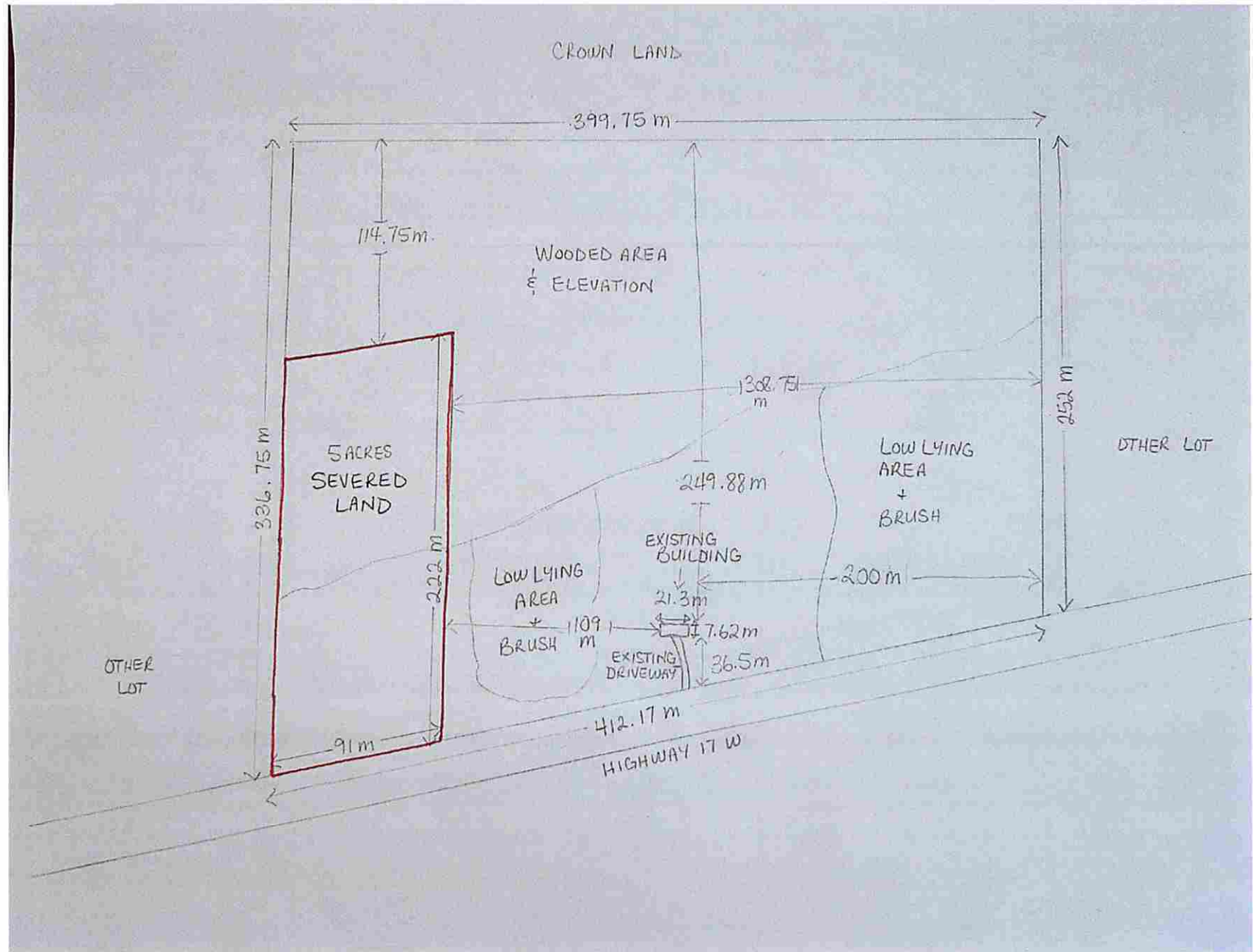


N

Application for Consent

Subject Property being PIN 73382-0211,
Parcel 29086 SEC SWS,
Part Lot 7, Concession 1,
Part 1, Plan 53R-12071,
Township of Denison,
6020 Highway 17 West, Whitefish,
City of Greater Sudbury

NTS PL-CON-2025-00025
Sketch 1 Date: 2025 05 08





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

Record #: PL-CON-2025-00030

APPLICATION SUMMARY

File Date: May 16, 2025

Application Type: Consent (Land Severance)

Address(es): 163 Wirtanen Road, Worthington P0M 3H0

Applicant(s): KEATLEY SURVEYING LTD.

Owner(s): CURTIS OLSON AND VERNON OLSON AND LINDA OLSON

**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
29502

Depth
337.55

Frontage
90

Creation of Lot(s) for Semi-Detached or Row Housing

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2023/05/18

What is the number of dwelling units on the property?

1

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

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

Unknown at this time

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

No

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

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

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

Rural

Explain how the application conforms with the Official Plan

The application will provide for creation of new rural residential lots without requiring the addition or extension of any municipal services.

Explain how the application is consistent with the Provincial Policy Statements

The application will provide for creation of new rural residential lots without requiring the addition or extension of any municipal services.

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

The application will provide for creation of new rural residential lots without requiring the addition or extension of any municipal services.

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
98000	144.5	140

Existing use of land

Rural residential

Proposed use of land

no change

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 rural

Proposed use of land

Rural residential

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

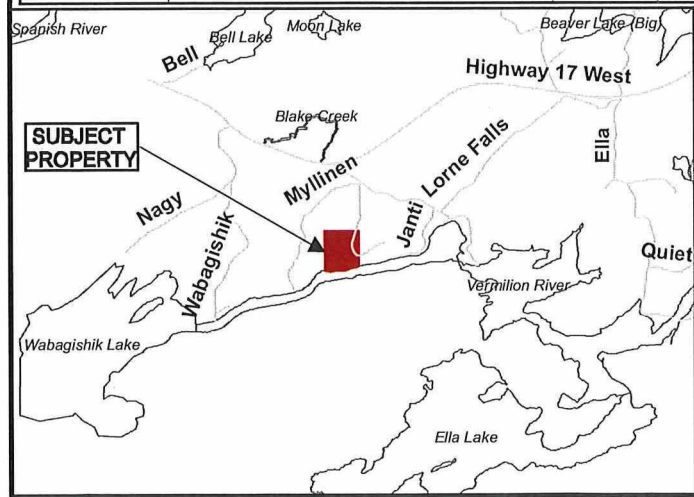
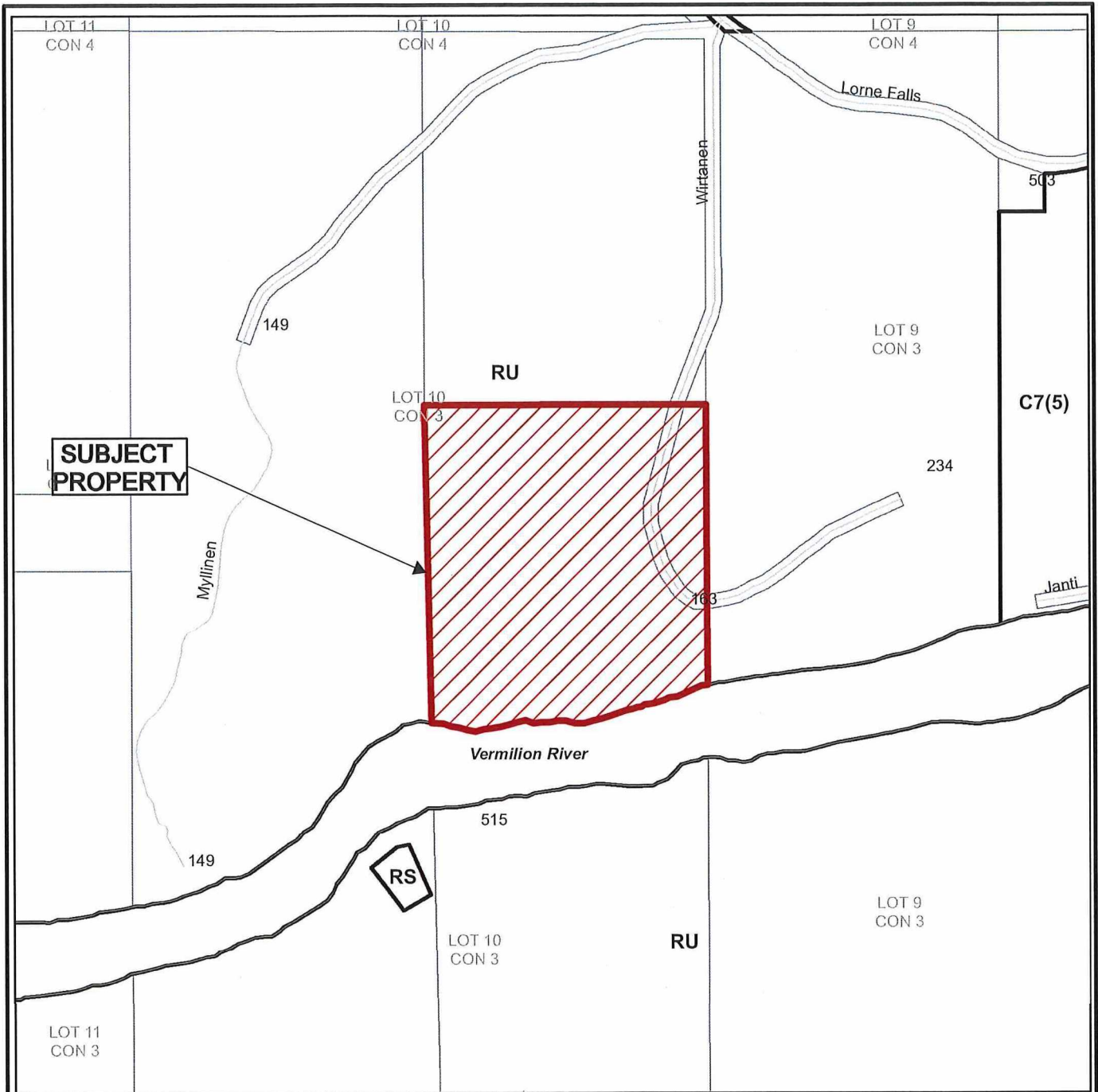
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
Old barn	Retained Land	Yes	48	48	1	6	8	6	15	317	1.2	73
Single family residence	Retained Land	No	83	83	1	9	9	5	7.5	87	32	360
Shed	Retained Land	No	31.5	31.5	1	7	4.5	5	19	117	13	330



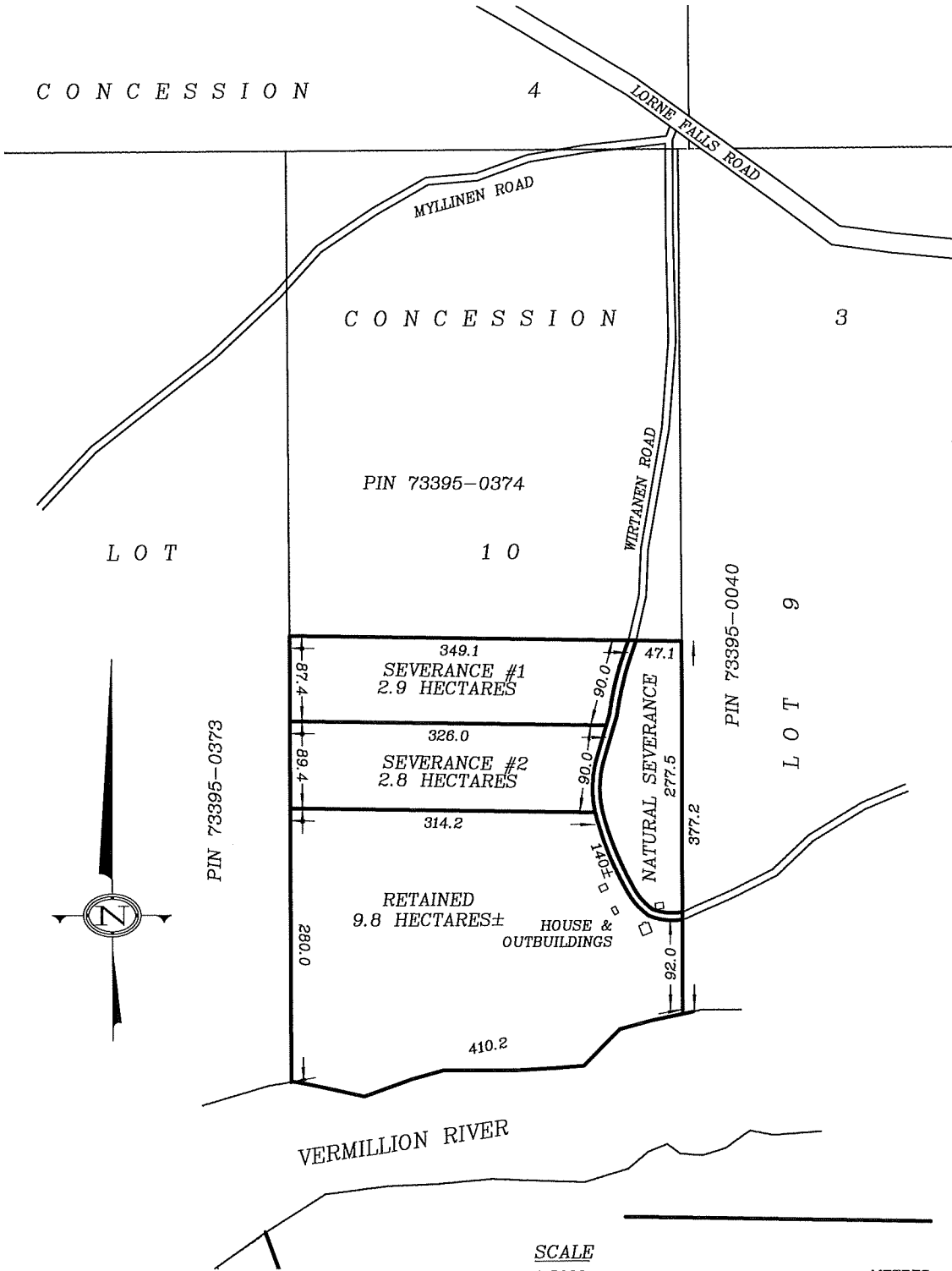
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Application for Consent

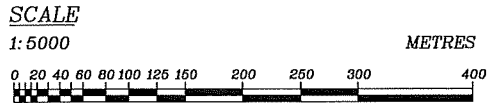
Subject Property being PIN 73395-0149,
 Parcel 10503 SEC SWS,
 Part Broken Lot 10, Concession 3 as in LT68517,
 Township of Lorne,
 163 Wirtanen Road, Worthington,
 City of Greater Sudbury

NTS PL-CON-2025-00030 and PL-CON-2025-00033
 Sketch 1 Date: 2025 06 02

SKETCH PREPARED FOR SEVERANCE APPLICATION
 PART LOT 10, CON. 3
 TOWNSHIP OF LORNE
 PIN 73395-0149



NOTE
 THIS SKETCH IS PREPARED FROM COMPILED AND
 CALCULATED INFORMATION NOT FROM AN ACTUAL SURVEY.
 DISTANCES SHOWN HAVE NOT BEEN VERIFIED.
CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
 FOR TRANSACTION OR MORTGAGE PURPOSES.



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 KEATLEY SURVEYING LTD., is STRICTLY PROHIBITED.

DATE: MAY 9, 2025

FILE: 5973

SCALE = 1:5,000

KEATLEY SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 P.O. BOX 578
 LITTLE CURRENT, ONTARIO

PL-CON-2025-00030
 Sketch 2



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

Record #: PL-CON-2025-00032

APPLICATION SUMMARY

File Date: May 20, 2025

Application Type: Consent (Land Severance)

Address(es): 2093 Schreyer Street, Valley East P3P 0E3

Applicant(s): TULLOCH

Owner(s): DOMINION PARK DEVELOPMENTS CORP.

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area

Depth

Frontage

Creation of Lot(s) for Semi-Detached or Row Housing

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

2097 Schreyer Street

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

May 22, 2014

What is the number of dwelling units on the property?

2

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

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

1

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

n/a

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

Yes

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

SD513927: Hydro easement

SD513924: Telecommunications services easement

SD513921: Telecommunications services easement

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

was long ago

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

Living Area I

Explain how the application conforms with the Official Plan

Semi-detached dwellings are permitted within Living Area I and Lot creation in Living Areas is permitted in accordance with minimum lot sizes set out in the Zoning By-law. The proposed severance adheres to the zone standards set out in the applicable Zoning By-law.

Explain how the application is consistent with the Provincial Policy Statements

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

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

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

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
581.7	44	11.0

Existing use of land

Semi-detached dwelling

Proposed use of land

Semi-detached dwelling

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

Municipally owned and operated piped water system

Municipally owned and operated sanitary sewage system

Lake

Pit Privy

Individual Well

Communal Well

Individual Septic System

Communal Septic System

Other

Explain Other

PROPERTY ACCESS - RETAINED

Provincial highway

Road maintained by the municipality

Municipal road that is maintained seasonally

Municipal road that is maintained yearly

Water

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

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

LAND SEVERED

Existing use of land

Semi-detached dwelling

Proposed use of land

Semi-detached dwelling

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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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)
Semi-detached dwelling (will be separated by common wall)	Retained Land	No	329	658	1	18.3	18.5	5	6.5	19.01	1.75	1.97



Planners | Surveyors | Biologists | Engineers

May 15, 2025
252274

Development Approvals – Planning Services
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

Re: 2093 & 2097 Schreyer Street (Lot 152) Consent - Hanmer

Dear Planning Services,

TULLOCH has been retained by the current owner of those lands known municipally as 2093 and 2097 Schreyer Street in Greater Sudbury (Hanmer) to facilitate a Consent to sever the subject lands along the common wall of an existing semi-detached dwelling to separate the subject property so that each lot only contains one dwelling unit. The subject lands are described as Lot No. 152 on a registered plan of subdivision described as M-1115 which has been submitted to the City alongside this application.

Please find attached the following documents and supporting information in support of a complete application.

- Consent Application Form.
- Plan of Survey of Lot 152 on Registered Plan M-1115
- Registered Plan of Subdivision M-1115
- Blockmap with Adjacents
- Legal Property Description (Geowarehouse)

We trust that this submission package will enable the City of Greater Sudbury to issue a Notice of Complete Application with respect to the subject proposal. Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly at

Sudbury Office 131 Fielding Rd., Lively, ON. P3Y 1L7
F: 800.797.2997 | F: 705.671.9477



PL-CON-2025-00032

Respectfully submitted,

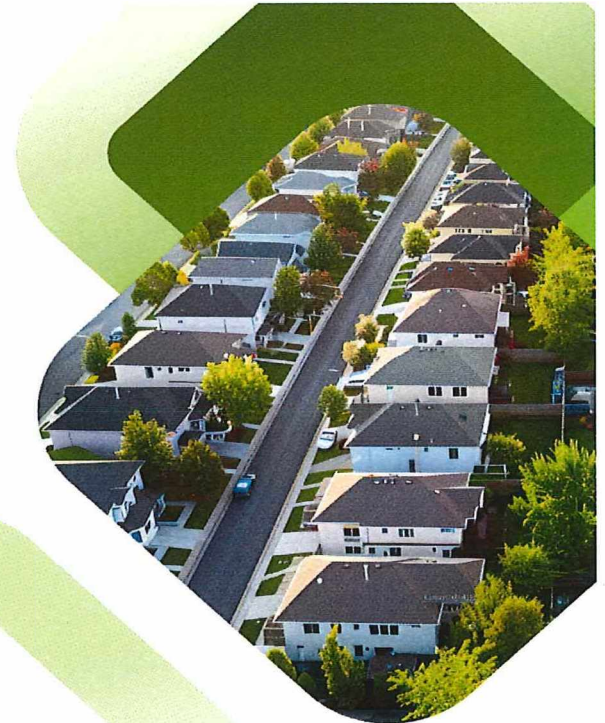


Ryland Thompson
Planner

HANMER

PIN 735043218

GeoWarehouse Property Report



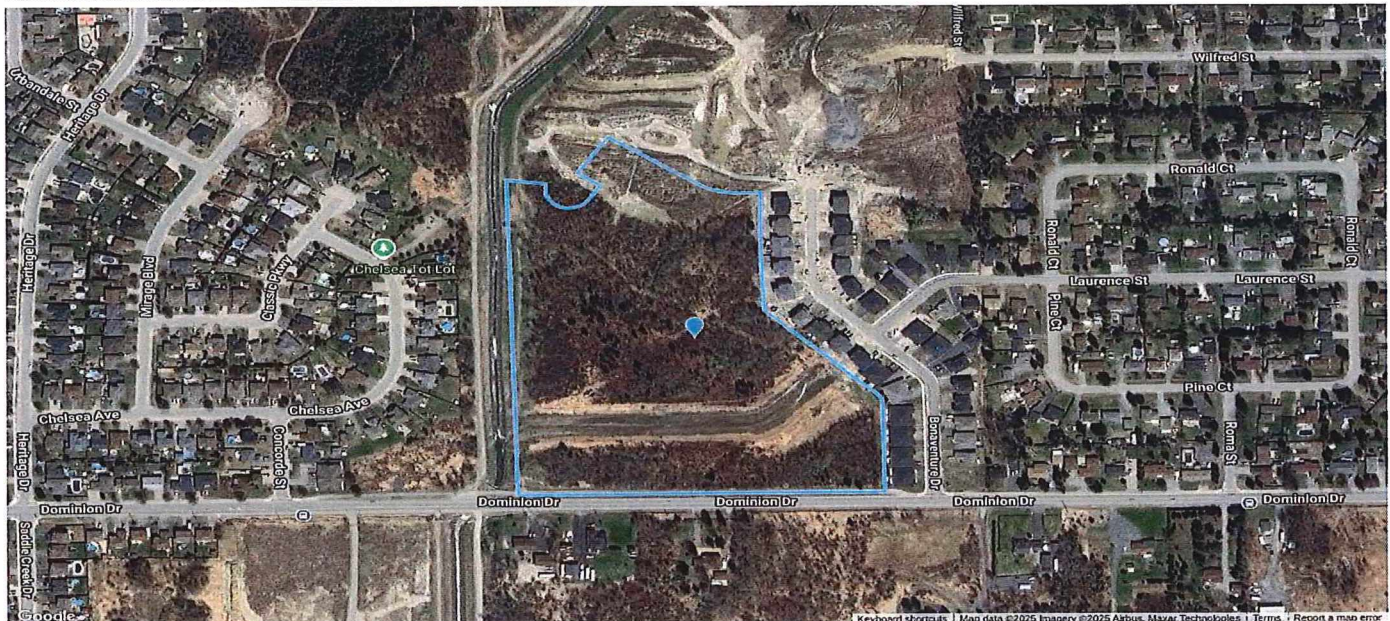
Property Details

GeoWarehouse Address:

Not Available

HANMER

PIN:	735043218
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:

DOMINION PARK DEVELOPMENTS CORP.

Legal Description

SURFACE RIGHTS ONLY: BLOCK P PLAN M1115, LOTS 148-154 PLAN M1115 SUBJECT TO AN EASEMENT IN GROSS AS IN SD325803 SUBJECT TO AN EASEMENT AS IN LT119692 SUBJECT TO AN EASEMENT AS IN SD325795 SUBJECT TO AN EASEMENT AS IN SD325807 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1, 4, 10, 11 & 83, 53R22143 AND PARTS 1 & 2, 53R9100 AS IN SD513913 SUBJECT TO AN EASEMENT OVER PARTS 2 - 11, 53R22143 AS IN SD513921 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2 - 11, 53R22143 AS IN SD513924 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2 - 11, 53R22143 AS IN SD513927 CITY OF GREATER SUDBURY

Lot Size

Area: 76674.0 sq.m

Perimeter: 1257.0 m

Measurements: 23.31m x 136.48m x 43.97m x 21.6m x
21.38m x 3.05m x 3.05m x 3.05m x 3.05m x
3.02m x 3.02m x 3.02m x 3.02m x 3.02m x
3.02m x 3.02m x 3.02m x 3.02m x 10.39m x
31.68m x 319.77m x 289.58m x 95.13m x
129.02m x 95.72m

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
		Transfer	DOMINION PARK DEVELOPMENTS CORP.;	See Notes 1

Notes :

1. The following Pins were transferred together with the subject Property

735043162, 735043161, 735043160, 735043159, 735043158, 735043068, 735043200, 735043066, 735043241, 735041108, 735042902, 735041106, 735042900, 735041104, 735041126, 735043128

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

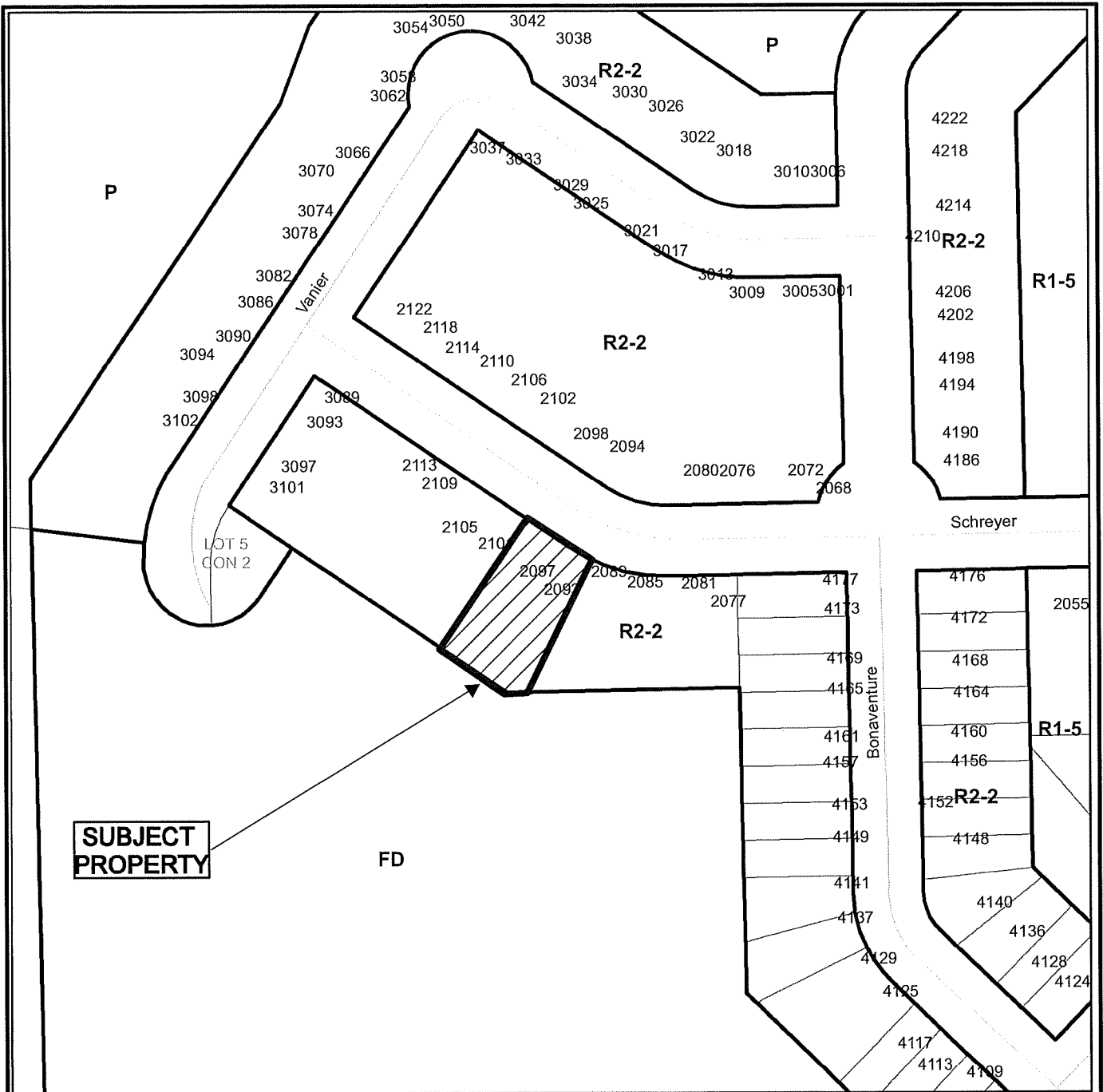
Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.



SUBJECT PROPERTY

FD

R2-2

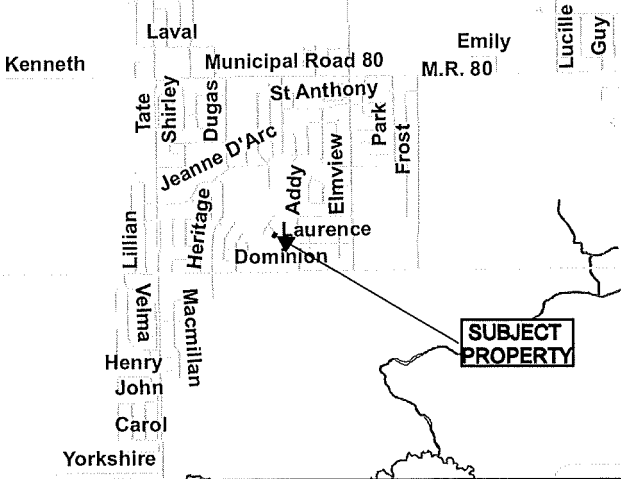
R2-2

R2-2

R1-5

R1-5

R2-2



SUBJECT PROPERTY

Application for Consent



Subject Property being Part of PIN 73504-3218,
 Lot 152, Plan M-1115,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 2093 Schreyer Street, Valley East,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00032
 Date: 2025 06 13

PLAN OF SURVEY OF
 LOT 152
 REGISTERED PLAN M-1115
 GEOGRAPHIC TOWNSHIP OF HANMER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 TULLOCH GEOMATICS INC.
 2025
 SCALE 1:100

THE INTENDED PLOT SIZE OF THIS PLAN IS 810mm IN WIDTH
 BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100.

METRIC:

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

DISTANCE NOTE:

GROUND DISTANCES SHOWN HEREIN CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.999954.

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) GNSS OBSERVATIONS USING THE SMARTNET SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

ROTATION NOTE:

NO ROTATION HAS BEEN APPLIED TO THE GRID BEARINGS OF UNDERLYING PLAN P.

LEGEND:

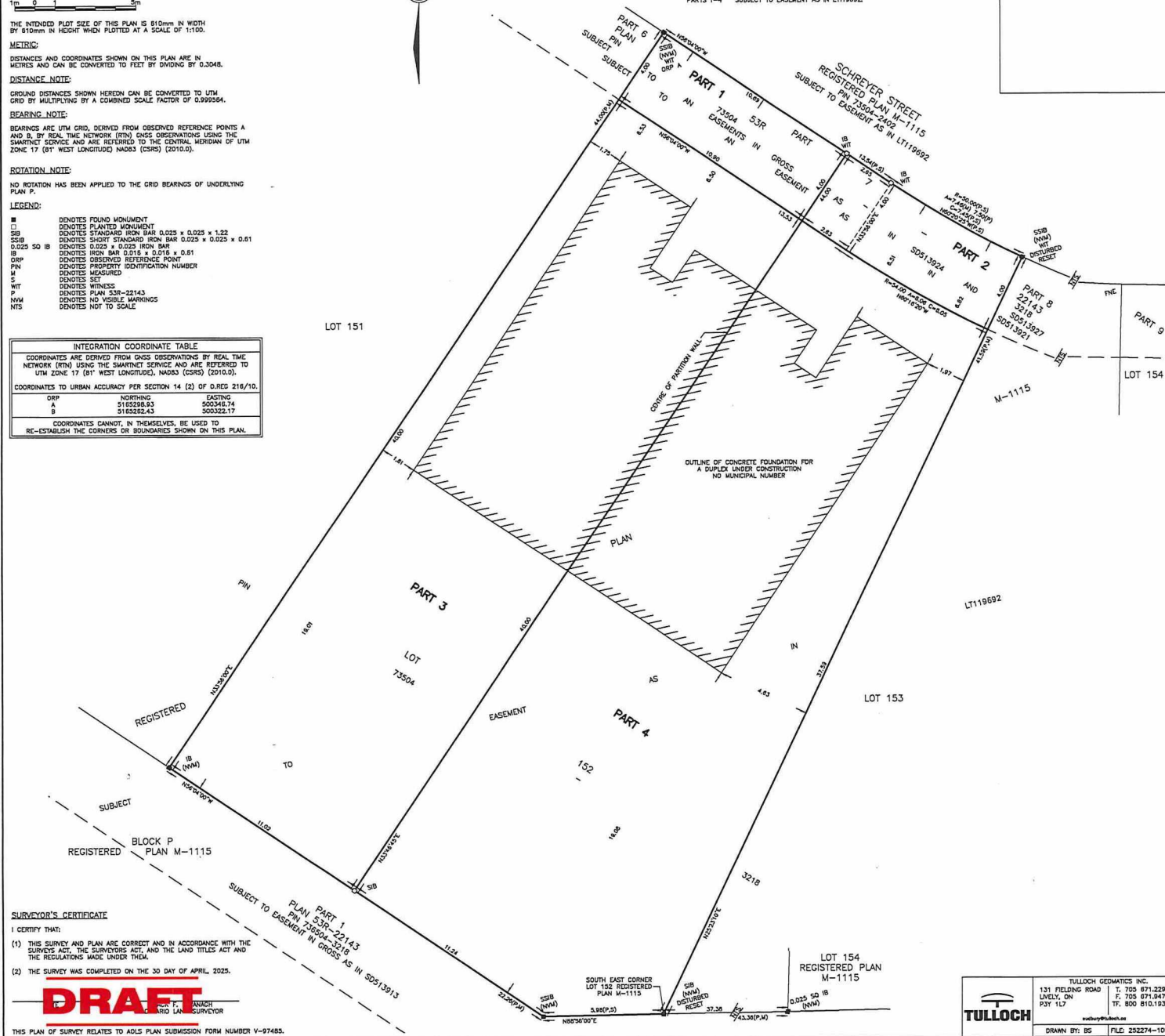
- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
- SSB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.81
- 0.025 S0 IB DENOTES 0.025 x 0.025 IRON BAR
- IB DENOTES IRON BAR 0.018 x 0.018 x 0.81
- DRP DENOTES OBSERVED REFERENCE POINT
- M DENOTES PROPERTY IDENTIFICATION NUMBER
- ME DENOTES MEASURED
- S DENOTES SET
- WT DENOTES WITNESS
- P DENOTES PLAN 53R-22143
- NM DENOTES NO VISIBLE MARKINGS
- NTS DENOTES NOT TO SCALE

INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS BY REAL TIME NETWORK (RTN) USING THE SMARTNET SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
DRP	NORTHING	EASTING
A	5185298.93	500340.74
B	5185292.43	500322.17
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



SCHEDULE			
PART	LOT	PLAN	AREA
1			43.8 m ²
2	ALL OF LOT 152	REGISTERED PLAN M-1115	41.5 m ²
3			0.044 HA
4			0.054 HA

PARTS 1-2 SUBJECT TO EASEMENTS IN CROSS AS IN S0513924 AND S051927.
 PARTS 1-3 SUBJECT TO EASEMENT AS IN S0513921.
 PARTS 1-4 SUBJECT TO EASEMENT AS IN LT119692.



SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - (2) THE SURVEY WAS COMPLETED ON THE 30 DAY OF APRIL, 2025.

DRAFT

THIS PLAN OF SURVEY RELATES TO ADLS PLAN SUBMISSION FORM NUMBER V-97485.

	TULLOCH GEOMATICS INC.	
	131 FIELDING ROAD LIVELY, ON P3Y 1L7	T: 705 871-2295 F: 705 871-9477 TF: 800 810-1937
DRAWN BY: BS		FILE: 232274-100

PL-CON-2025-00032
 sketch 2

"CAUTION"

- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

SKETCH FOR PLANNING ACT APPLICATION
 PART OF LOT 12, CON. 3
 #20 SECOND AVE & # 1974 BANCROFT DR.
 GEOGRAPHIC TOWNSHIP OF NEELON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:200



NOTE

PIN 73578-0040 (PARTS 1-3, PLAN 53R-10840) IS TO BE SEVERED. (AREA = ±495 sq.m.)
 PIN 73578-0080 & PIN 73578-0029 IS TO BE RETAINED (AREA = ±403 sq.m.)

BUILDINGS SHOWN IN ABUTTING LANDS HAVE BEEN ROUGHLY DIGITIZED FROM GOOGLE EARTH IMAGERY.
 DIMENSIONS SHOWN HEREON ARE COMPILED FROM EXISTING SOURCES.
 DATE OF GOOGLE EARTH IMAGERY AUG. 5, 2016

D.S.	ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
DORLAND LIMITED	298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA	
PREPARED BY: A.A.	SCALE: 1:200 METRIC	
CHECKED: SJG	CAD FILE: 18800-SKETCH.dwg	
DATE: APRIL 17, 2025	P.S. TAB: SKETCH w.Ortho 200s	

PL-WON-2025-0002a
 Sketch 3



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

Record #: PL-CON-2025-00033

APPLICATION SUMMARY

File Date: May 21, 2025

Application Type: Consent (Land Severance)

Address(es): 163 Wirtanen Road, Worthington P0M 3H0

Applicant(s): CURTIS OLSON

Owner(s): VERNON OLSON AND CURTIS OLSON AND LINDA OLSON

**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
28200

Depth
320

Frontage
90

Creation of Lot(s) for Semi-Detached or Row Housing

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2023/05/18

What is the number of dwelling units on the property?

1

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

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

Unknown at this time

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

No

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

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

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

Rural

Explain how the application conforms with the Official Plan

The application will provide for creation of new rural residential lots without requiring the addition or extension of any municipal services.

Explain how the application is consistent with the Provincial Policy Statements

The application will provide for creation of new rural residential lots without requiring the addition or extension of any municipal services.

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

The application will provide for creation of new rural residential lots without requiring the addition or extension of any municipal services.

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
98000	390	140

Existing use of land

Rural Residential

Proposed use of land

No change

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 Rural

Proposed use of land

Rural Residential

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

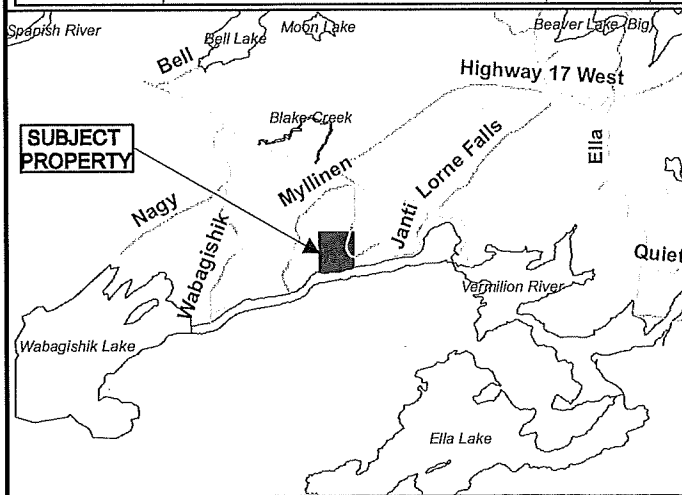
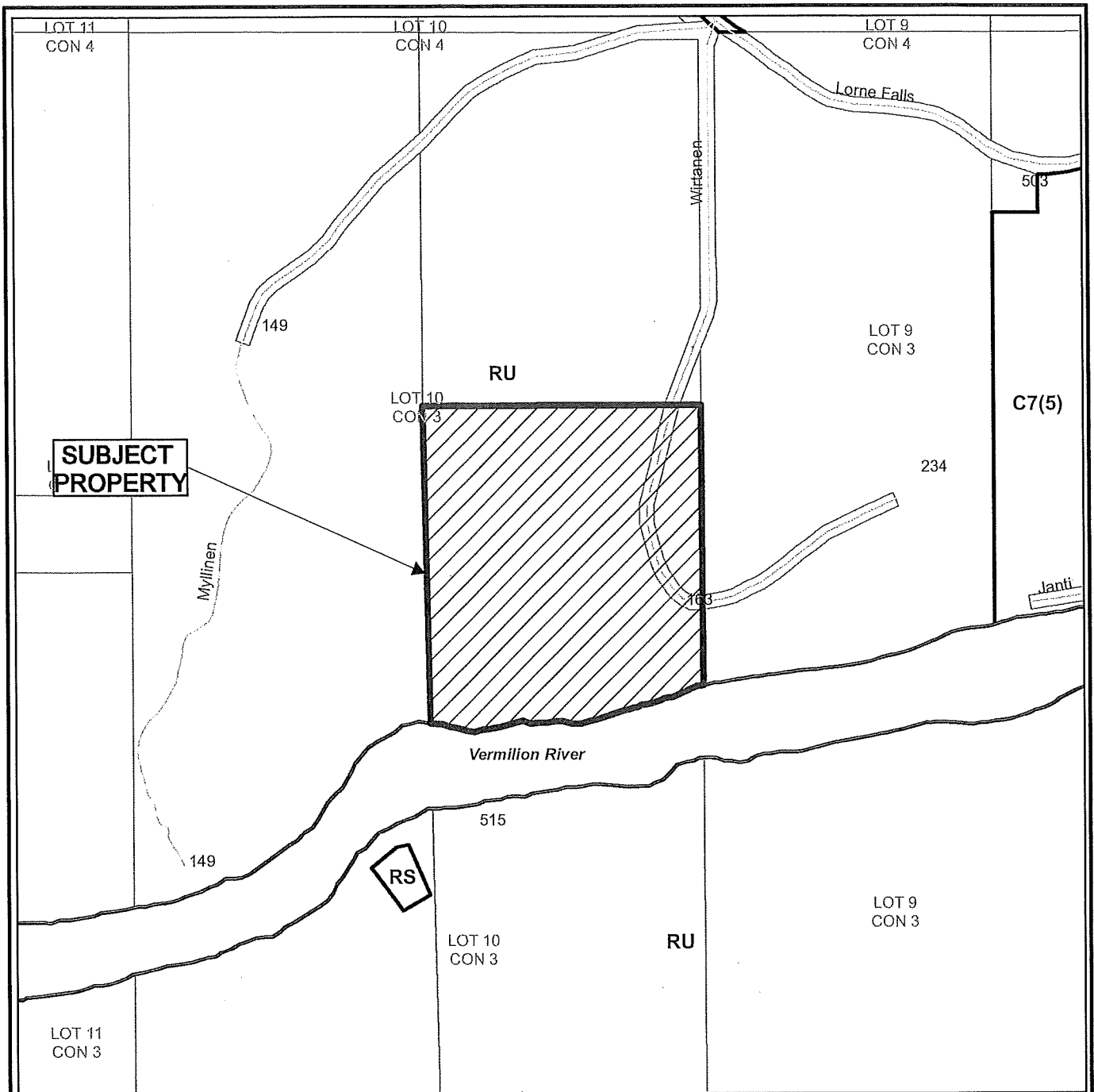
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
House	Retained Land	No	81	81	1	9	9	5	6.5	87	31.4	356
Old barn	Retained Land	No	48	48	1	6	8	6	15	317	73	73
Shed	Retained Land	No	31.5	31.5	1	7	4.5	5	19	117	330	98



Application for Consent

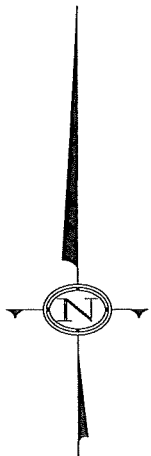
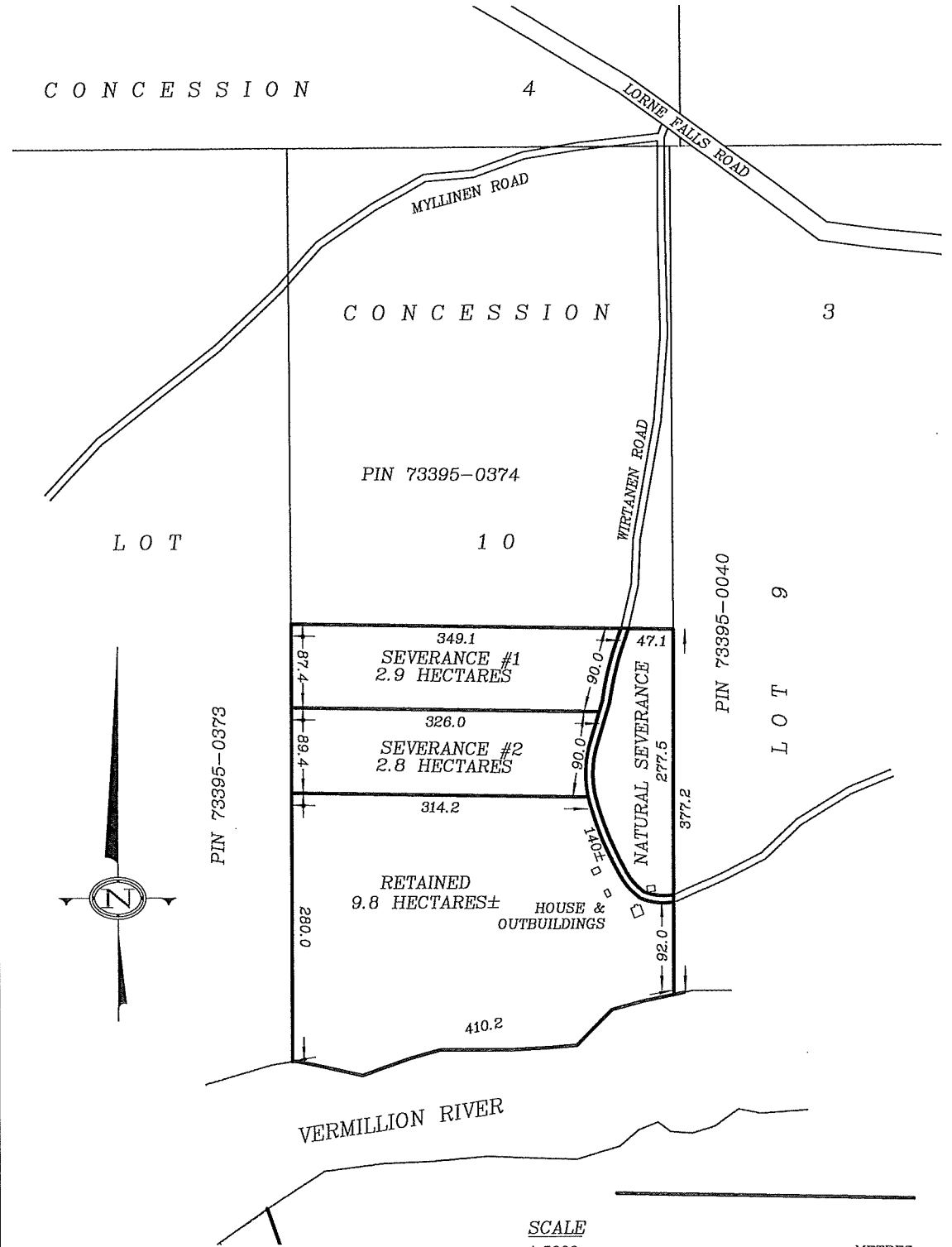


Subject Property being PIN 73395-0149,
 Parcel 10503 SEC SWS,
 Part Broken Lot 10, Concession 3 as in LT68517,
 Township of Lorne,
 163 Wirtanen Road, Worthington,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00030 and PL-CON-2025-00033
 Date: 2025 06 02

SKETCH PREPARED FOR SEVERANCE APPLICATION
 PART LOT 10, CON. 3
 TOWNSHIP OF LORNE
 PIN 73395-0149



NOTE
 THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION NOT FROM AN ACTUAL SURVEY.
 DISTANCES SHOWN HAVE NOT BEEN VERIFIED.
CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

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DATE: MAY 9, 2025

KEATLEY SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 P.O. BOX 578
 LITTLE CURRENT, ONTARIO

FILE: 5973

SCALE = 1:5,000

PL-00N-2025-00033
 Sketch 2



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

Record #: PL-CON-2025-00035

APPLICATION SUMMARY

File Date: May 27, 2025
Application Type: Consent (Land Severance)
Address(es): 23 Patricia Street, Lively P3Y 1B1
Applicant(s): DENNIS LINDSAY
Owner(s): DENNIS LINDSAY AND LORI LINDSAY

**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
696.85

Depth
38.1

Frontage
18.29

Creation of Lot(s) for Semi-Detached or Row Housing

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?

07/01/2005

What is the number of dwelling units on the property?

1

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

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

NA

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?

Living Area 1

Explain how the application conforms with the Official Plan

Residential - use will be the same as current

Explain how the application is consistent with the Provincial Policy Statements

Residential Housing Lot

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

Residential housing unit consistent with surrounding dwellings

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
696.85	38.10	18.29

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

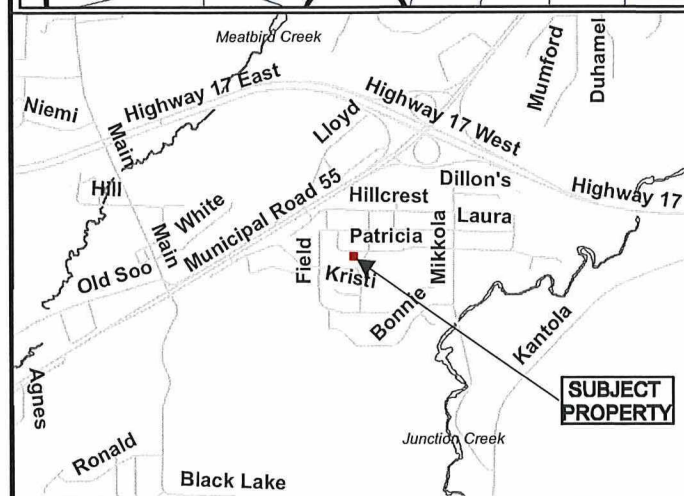
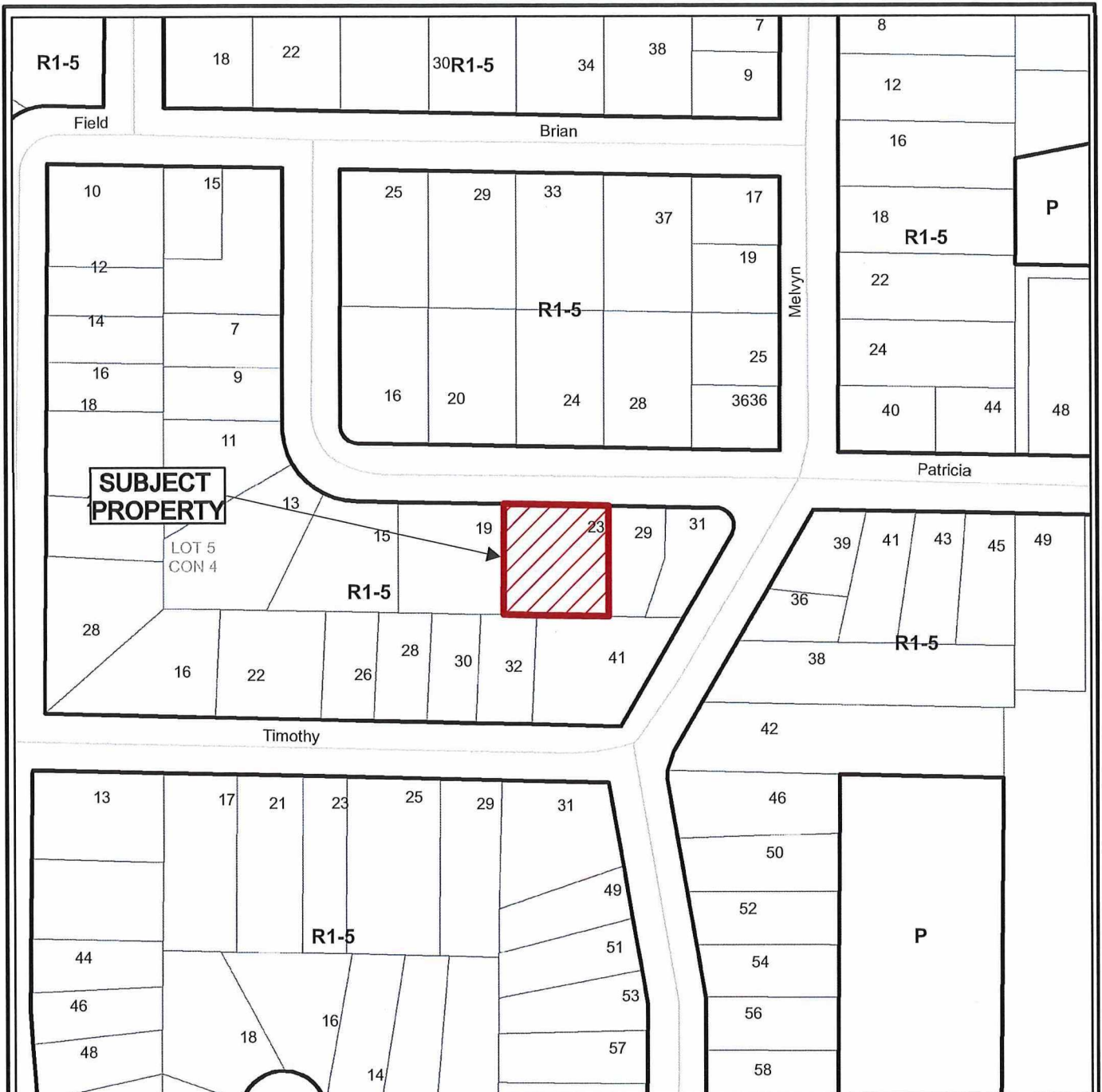
Estimate the distance of these facilities from the severed land and nearest public road by water


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)
House	Retained Land	No	126	241	2	15.24	17	7	6	15	1.83	1.22
Shed 1	Retained Land	No	9.29	9.29	1	3.048	3.048	3.048	33.85	1.2	1.2	14
Shed 2	Retained Land	No	9.29	9.29	1	3.048	3.048	4.6	29.6	5.45	1.2	14



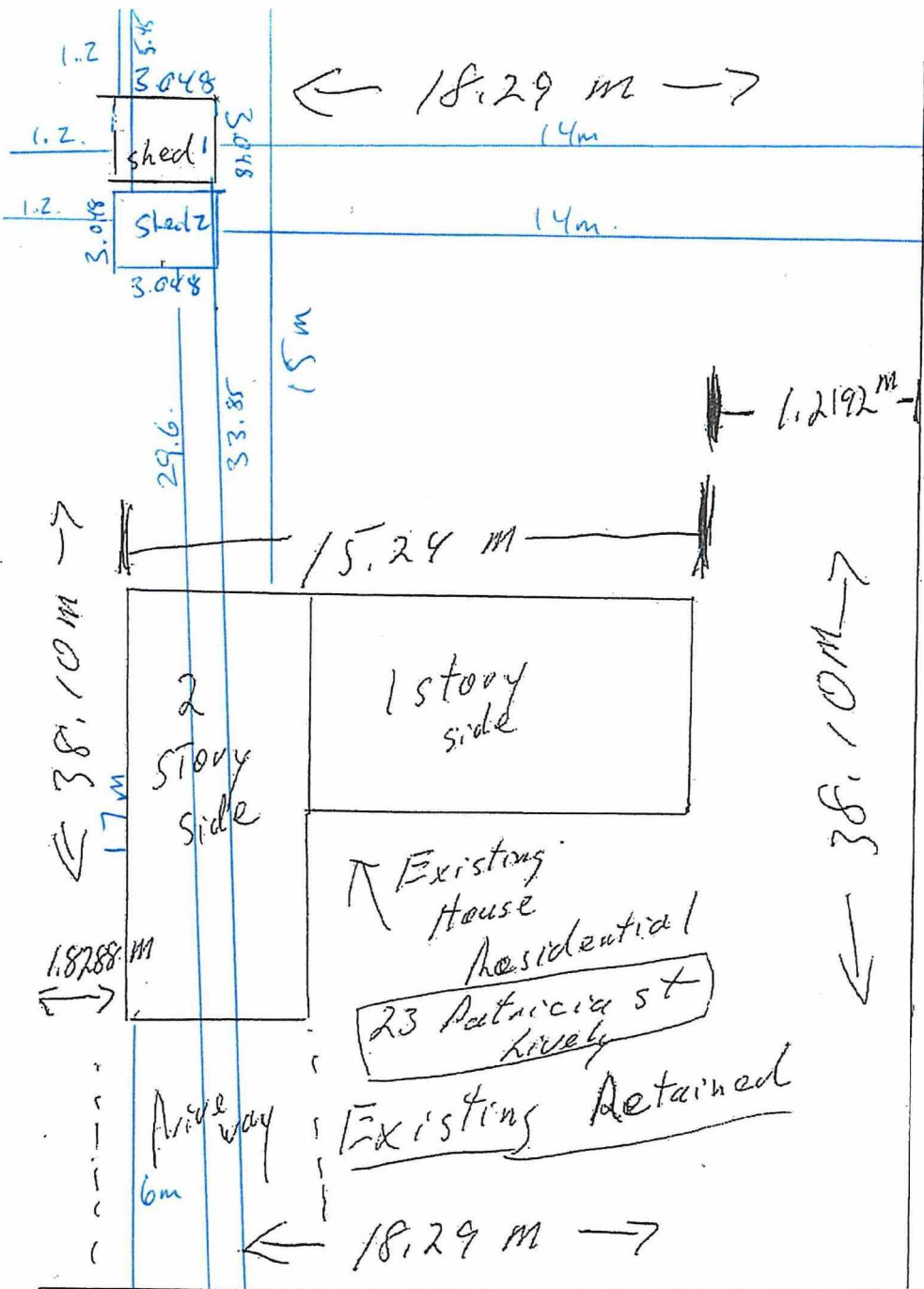
N


Application for Consent

Subject Property being PIN 73375-0033,
 Parcel 13564 SEC SWS SRO,
 Lot 21, Plan M-351,
 Part Lot 5, Concession 4,
 Township of Waters,
 23 Patricia Street, Lively,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00035
 Date: 2025 06 10



← 18.29 m →

Vacant area

← 38.10 m →

Proposed Severance

← 18.29 m →

←

Head Patricia St, Liverpool
 PL-CON-2025-00039 sketch