

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

August 5, 2025

PL-CON-2025-00036 TIMESTONE CORPORATION

Ward: 5

PIN(s) 021230415, 021230431, Part Lot 4, Concession 5, Parts 3-6, Plan 53R-11472, Parts 1-4, Plan 53R-16114 and Parts 1-4, Plan 53R-20608, Township of McKim, 319 Lasalle Boulevard, Sudbury [By-law 2010-100Z, C3, C3(13)]

Lease the subject lands, being the site of St. Joseph's Continuing Care Centre, for a period of more than twenty-one (21) years.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0096/2000 (SEP 11/00) AND A0011/2024 (FEB 29/24)

**PL-CON-2025-00041 DENIS HOULE
FRANCINE HOULE**

Ward: 7

PIN(s) 735130205, Parcel 11451 SEC SES, Part Mining Claim S28056, except Part 2, Plan 53R-11000, Part Lot 5, Concession 5, Township of MacLennan, 17 Cottage Lane, Skead [By-law 2010-100Z, R1-1]

To create a new lot on the west vacant portion of the subject property providing a lot frontage of approximately 9.7m, a lot depth of approximately 64.0m and a lot area of approximately 4096.0 sq. m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS PL-MV-2025-00045 AND PL-MV-2025-00046

**PL-CON-2025-00045 DUSTIN CERETTI
EMILY CERETTI**

Ward: 3

PIN(s) 733480295, Parcel 29659 SEC SWS SRO, Part Lot 2, Concession 2, Part 1, Plan 53R-13131, Township of Balfour, 200 Lavallee Road, Chelmsford [By-law 2010-100Z, RU]

To create a new lot on the east portion of the subject property providing a lot frontage of approximately 98.0m and a lot area of approximately 20090.0 sq. m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0665/1989 (MAR 19/90), B0318/1990 (JUN 18/90) AND B0479/1990 (OCT 1/90)

**Written submissions regarding these applications must be received no later than
Wednesday, July 30, 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-2025-00036

APPLICATION SUMMARY

File Date: June 3, 2025
Application Type: Consent (Land Severance)
Address(es): 319 Lasalle Boulevard, Sudbury P3A 1W7
Applicant(s): WEAVER, SIMMONS LLP
Owner(s): TIMESTONE CORPORATION

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

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

Creation of New Lot

Area
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
5415.16

Depth
84.497

Frontage
64.087

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

TWO PINS;

02123 - 0415 LT FIRSTLY: PART LOT 4 CON 5 TOWNSHIP OF MCKIM DESIGNATED AS PARTS 3, 4, 5 AND 6 ON PLAN 53R11472; *** SECONDLY: PART OF LOT 4 CON 5, TOWNSHIP OF MCKIM DESIGNATED AS PARTS 1, 2, 3 AND 4 ON PLAN 53R16114; *** ** SUBJECT TO EASEMENT LT346793 OVER PART 1 ON 53R14236; *** SUBJECT TO EASEMENT LT750944 OVER PARTS 1, 2 AND 3 ON PLAN 53R14236 AND PART 4 PLAN 53R16114; *** SUBJECT TO EASEMENT LT843871 OVER PARTS 1, 2 AND 3 ON PLAN 53R14859; CITY OF SUDBURY

02123 - 0431 LT

PT LT 4 CON 5 TWP MCKIM PTS 1, 2, 3 & 4 53R20608; S/T EASEMENT OVER PT 2 53R20608 AS IN LT39704; S/T EASEMENT OVER PT 4 53R20608 AS IN LT925803; CITY OF GREATER SUDBURY

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2022/05/31

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?

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

Timestone Corporation lease with St-Joseph Continuing Care of Sudbury

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

Yes

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

Hydro-Electric Power Commission of Ontario- Hydro Easement

The Corporation of the City of Sudbury-Sewer

Site plan control agreement

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?

Secondary Community Node

Explain how the application conforms with the Official Plan

1. Supports Aging Population (Section 16)

The application aligns with Section 16 of the Official Plan, which prioritizes planning for an aging population. The development of a long-term care home directly addresses the city's objectives to:

Facilitate housing options that meet the needs of seniors and vulnerable populations.

Support aging in place by integrating long-term care homes into communities where residents have access to services, amenities, and public transit.

Encourage a range of housing types to meet demographic needs.

2. Appropriate Land Use Designation

The proposed site is designated Living Area I, which supports residential development and related uses, including supportive housing and long-term care homes, subject to zoning. The Official Plan encourages residential intensification within these areas to efficiently use existing infrastructure and provide accessible housing options for residents.

If the site falls within an Institutional Area designation, the application also conforms by:

Promoting community health and social services (such as hospitals, residential care facilities, and long-term care homes).

Aligning with the Plan's objectives to co-locate health services with complementary uses.

3. Efficient Use of Infrastructure

The application takes advantage of existing municipal services (water, sewer, roads) in Living Area I, which is consistent with Official Plan policies encouraging development where municipal infrastructure exists to:

Promote cost-effective service delivery.

Minimize environmental impact by avoiding rural or unserved development.

4. Compatibility with Neighbourhood Character

The proposal respects the urban design and community character objectives of the Official Plan:

The design ensures compatibility with adjacent uses (e.g. building height, setbacks, landscaping).

The location is accessible to transit, local services, and amenities, promoting walkability and community integration.

5. Healthy Community Objectives (Section 1.3.1)

The Official Plan promotes a Healthy Community by supporting diverse housing choices and ensuring accessible services for all ages. The proposed long-term care home aligns with this by providing essential healthcare and housing services within the community.

6. Sustainability and Efficient Land Use

The Plan encourages intensification and efficient land use within the urban boundary to reduce urban sprawl, protect rural lands, and preserve natural features. The proposed use contributes to sustainable community development.

Explain how the application is consistent with the Provincial Policy Statements

Supports Healthy, Livable, and Safe Communities

The PPS promotes a range and mix of housing options, including long-term care homes, to meet the needs of current and future residents. Specifically, Policy 1.1.1(b) identifies long-term care homes as an essential institutional use that supports human health and social well-being, aligning with the provincial objective of accommodating an appropriate mix of uses.

Efficient Land Use and Development Patterns

The application directs growth to areas where services and infrastructure are available or planned, consistent with Policy 1.1.1(a) and 1.1.3, promoting cost-effective development patterns that minimize land consumption and servicing costs.

Infrastructure and Public Service Facilities

Policy 1.6.1 supports the provision of public service facilities, including long-term care homes, as essential community services. The application contributes to providing health services necessary to meet the needs of the population

Protecting Public Health and Safety

The PPS requires that institutional uses, including long-term care homes, be located outside of hazard lands (floodplains, erosion-prone areas). The application complies with Policy 3.1.5(a) by avoiding placement of the facility in hazardous areas, thereby protecting the health and safety of residents and staff

Accessibility and Inclusion

The application aligns with Policy 1.1.1(f) by improving accessibility for older persons and ensuring the full participation of all members of society, which is an explicit goal of the PPS

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

Economic Diversification:

The application contributes to economic diversification by expanding the health services sector, supporting the GPNO's goal of reducing reliance on traditional resource-based industries.

Workforce Development:

The proposed long-term care home creates health sector jobs, aligning with the GPNO's focus on workforce education and training opportunities.

Infrastructure Efficiency:

By utilizing existing municipal infrastructure, the proposal supports cost-effective development consistent with the GPNO's infrastructure planning goals.

Indigenous Participation:

The application can engage local Indigenous communities for potential employment and partnership opportunities, promoting inclusive economic growth.

Alignment with the Places to Grow Act:

The project supports strategic, sustainable growth in Northern Ontario communities.

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
5415.16	84.497	64.087

Existing use of land

St Joseph's Continuing Care Centre - LaSalle

Proposed use of land

St Joseph's Continuing Care Centre - LaSalle

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

St Joseph's Continuing Care Centre - LaSalle

Proposed use of land

St Joseph's Continuing Care Centre - LaSalle
We wish to register the lease that is over 21 years

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

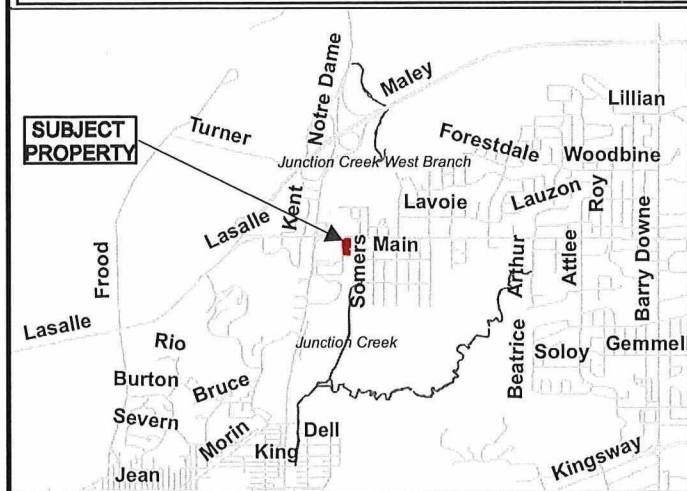
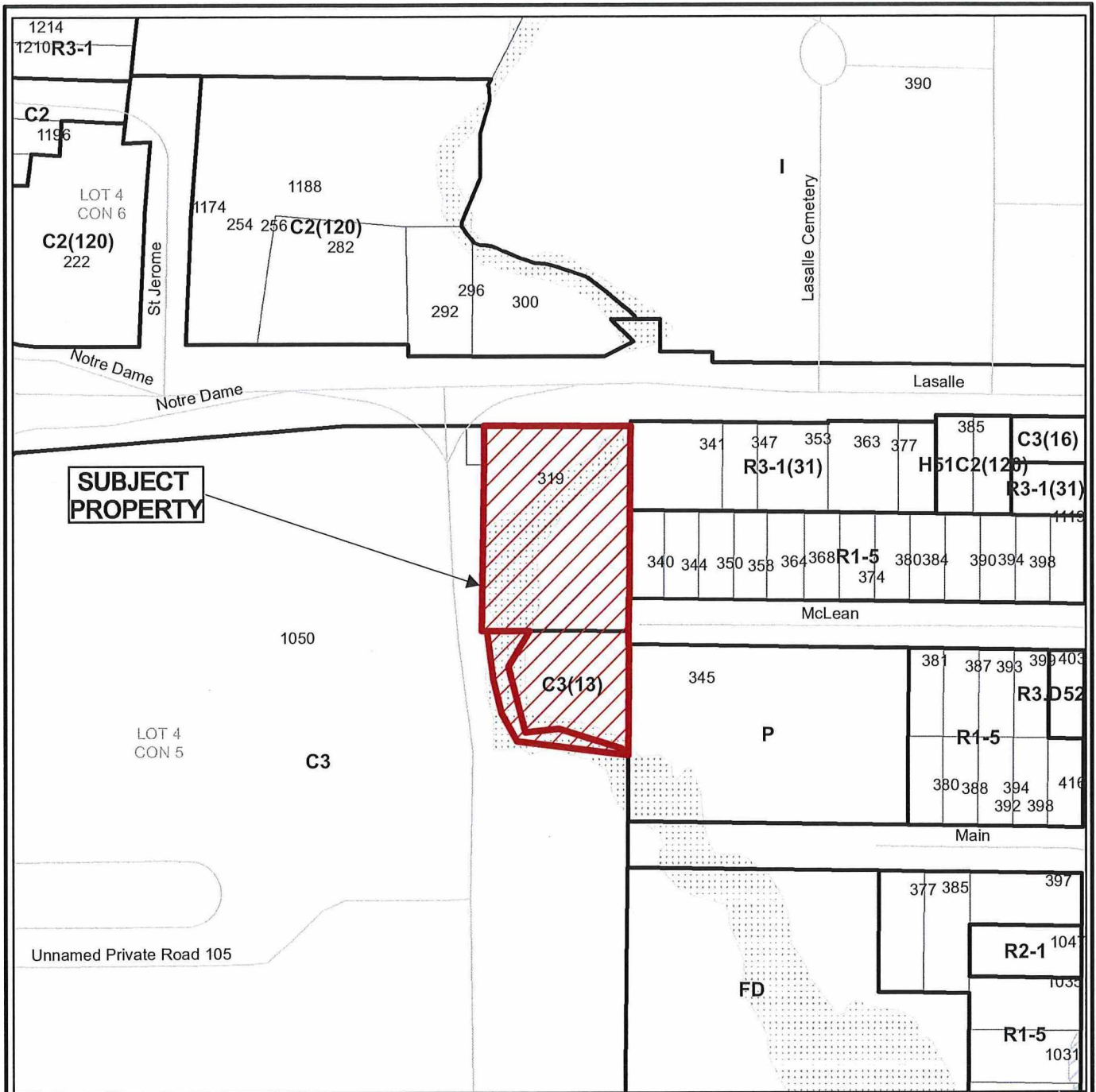
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
Residential long term care home	Retained Land	No	8082.4716	8082.4716	2	80.82	80.82	7.62	8.2	8.6	8	8.3



Application for Consent



Subject Property being PINs 02123-0415 & 02123-0431,
Part Lot 4, Concession 5, Parts 3-6, Plan 53R-11472,
Parts 1-4, Plan 53R-16114 and Parts 1-4, Plan 53R-20608,
Township of McKim,
319 Lasalle Boulevard, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00036
Date: 2025 06 10



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-2025-00041

APPLICATION SUMMARY

File Date: June 11, 2025
Application Type: Consent (Land Severance)
Address(es): 17 Cottage Lane, Skead P0M 2Y0
Applicant(s): DENIS HOULE
Owner(s): DENIS HOULE AND FRANCINE HOULE

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
4096

Depth
64

Frontage
9.71

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?

Easement/Right-of-Way

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

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

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

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

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?

June 2020

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?

4

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 2

Explain how the application conforms with the Official Plan

No conflict. Keeping residential

Explain how the application is consistent with the Provincial Policy Statements

No conflict. Keeping residential

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

No conflict. Keeping residential

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

PL-MV-2025-00046

Approved

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
16008	192	9.71

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

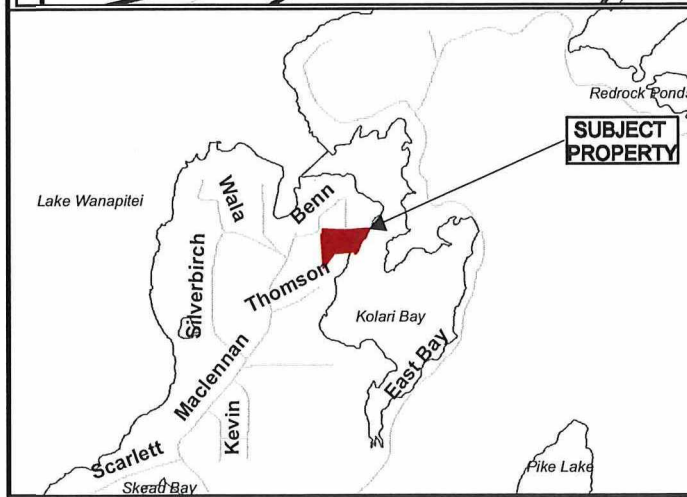
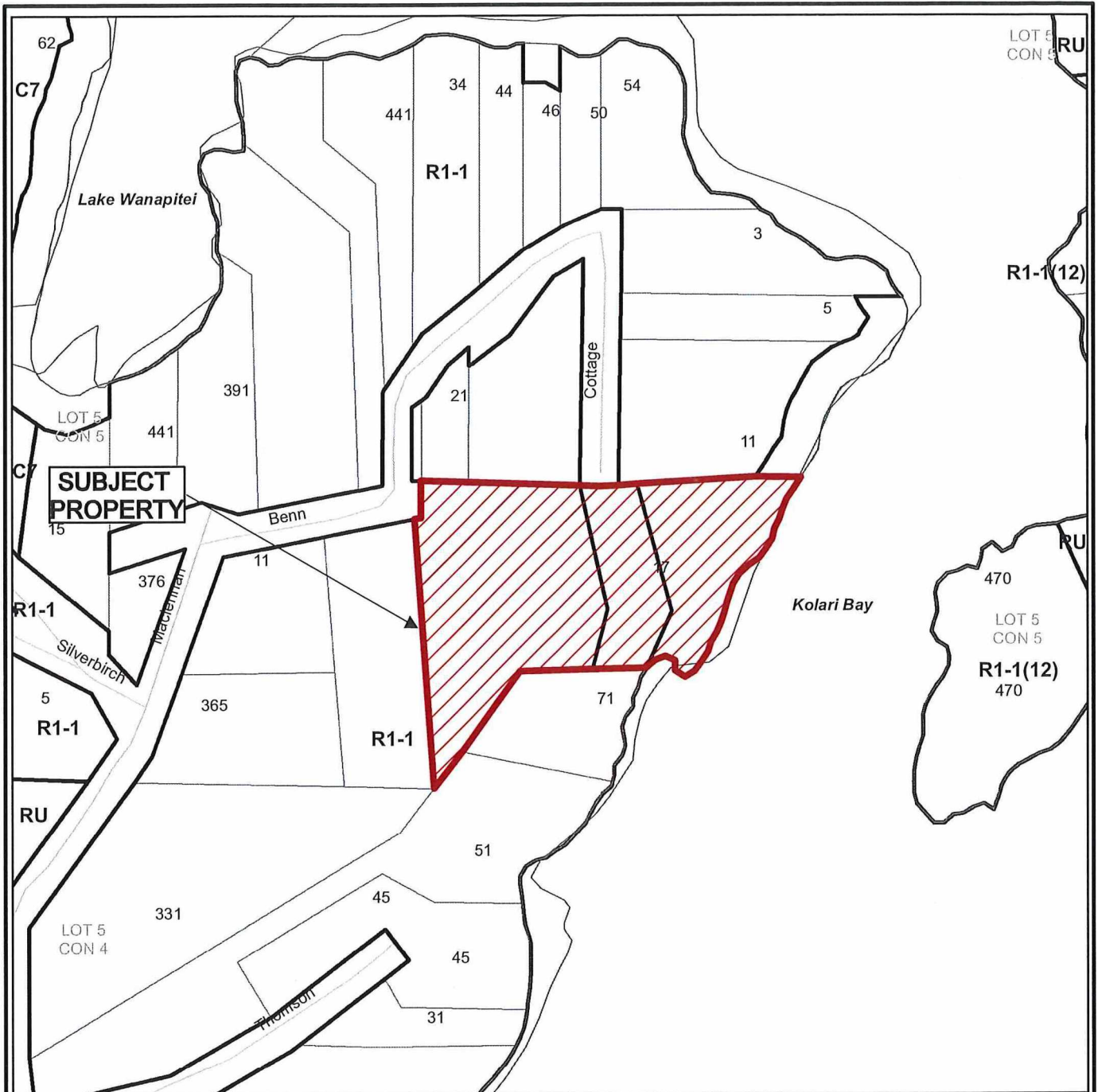
Estimate the distance of these facilities from the severed land and nearest public road by water


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	108	108	1	8	13.5	6	130	50.8	60	75
Shed 1	Retained Land	No	13.69	13.69	1	3.7	3.7	3.7	115	68	50	85
Shed 2	Retained Land	No	11.47	11.47	1	3.1	3.7	3	145	40	83.5	55
Sauna	Retained Land	No	9.61	9.61	1	3.1	3.1	3	182	2	45	90



Application for Consent 

Subject Property being PIN 73513-0205,
 Parcel 11451 SEC SES, Part Mining Claim S28056,
 except Part 2, Plan 53R-11000,
 Part Lot 5, Concession 5,
 Township of MacLennan,
 17 Cottage Lane, Skead,
 City of Greater Sudbury

NTS PL-CON-2025-00041
 Sketch 1 Date: 2025 06 25



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-2025-00045

APPLICATION SUMMARY

File Date: June 27, 2025
Application Type: Consent (Land Severance)
Address(es): 200 Lavallee Road, Chelmsford P0M 1L0
Applicant(s): DUSTIN CERETTI
Owner(s): DUSTIN CERETTI AND EMILY CERETTI

**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
20090

Depth
205

Frontage
98

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?

Easement/Right-of-Way

Area

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

Depth

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

Frontage

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

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

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?

June 27 2025

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?

6

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

TBD

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?

Yes

Name of transferee

Unknown - B665/89 (March 19, 1990) and B0479/90 (Oct 1, 1990)

Date of transfer

B665/89 (March 19, 1990) and B0479/90 (Oct 1, 1990)

Use of severed land

Residential

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

Keeping rural as rural

Explain how the application is consistent with the Provincial Policy Statements

Keeping rural as rural

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

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
146575	812	103

Existing use of land

Rural farmland

Proposed use of land

Rural farmland

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 and farm land

Proposed use of land

same

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

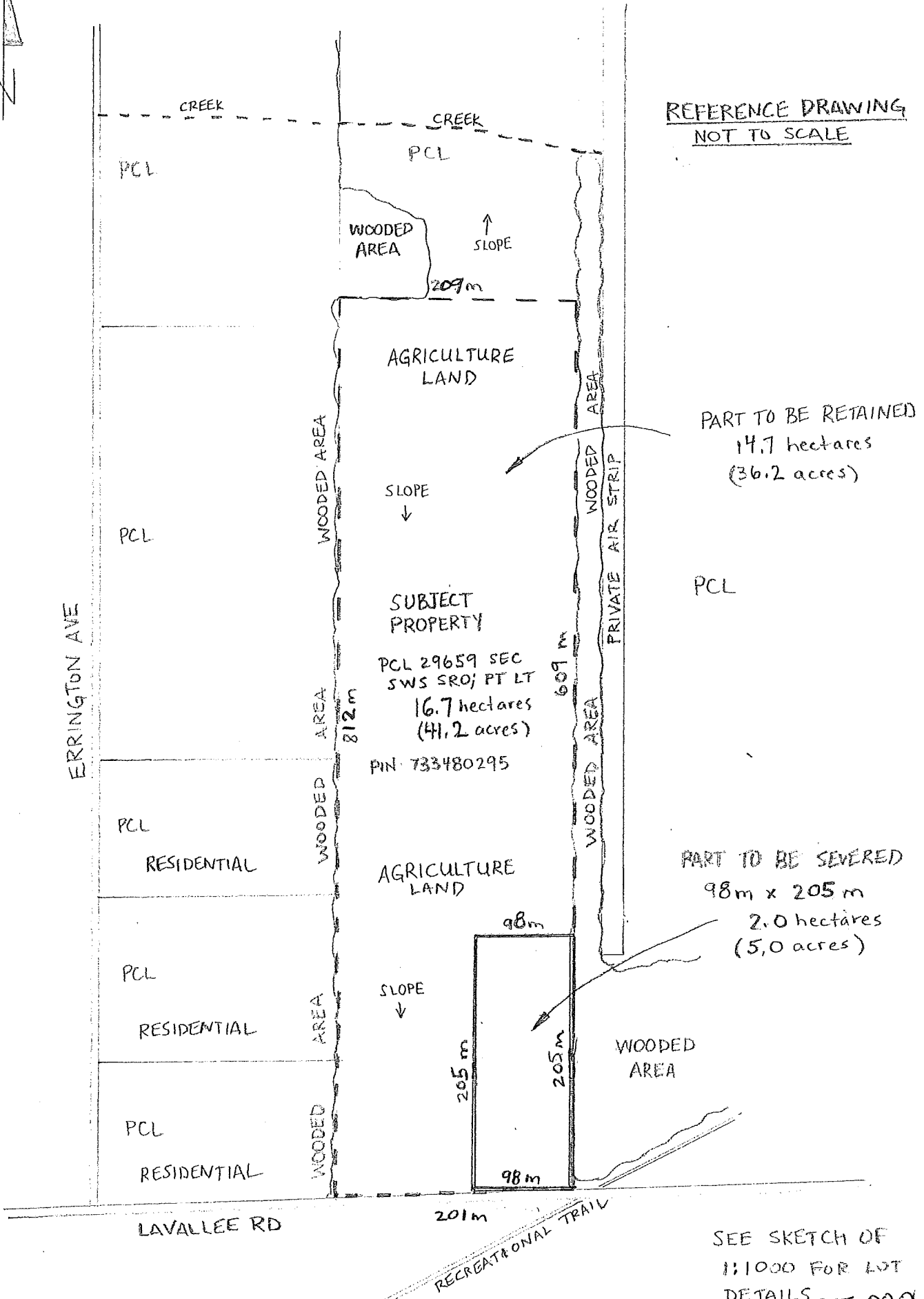
PROPOSED BUILDING/STRUCTURE

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	Severed Land	No	111.48	111.48	1	10	20	5.18	22.5	175.5	20	58
Shed 1	Severed Land	Yes	2	2	1	2	1	2	27.5	175.5	47.5	47.5
Shed 2	Severed Land	Yes	2	2	1	2	1	2	27.5	175.5	52.5	42.5
Shed 3	Severed Land	Yes	2	2	1	2	1	2	27.5	175.5	57.5	37.5
Shed 4	Severed Land	Yes	2	2	1	2	1	2	27.5	175.5	36	32.5
Shed 5	Severed Land	Yes	2	2	1	2	1	2	27.5	175.5	65	27.5

200 LAVALLEE RD, CHELMSFORD ON POMEROY



REFERENCE DRAWING
NOT TO SCALE

PART TO BE RETAINED
14.7 hectares
(36.2 acres)

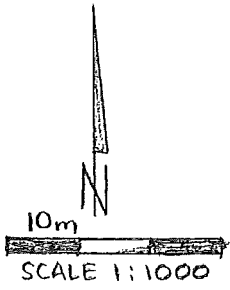
SUBJECT
PROPERTY
PCL 29659 SEC
SWS SRO; PT LT
16.7 hectares
(41.2 acres)
PIN: 733480295

PART TO BE SEVERED
98m x 205m
2.0 hectares
(5.0 acres)

SEE SKETCH OF
1:1000 FOR LOT
DETAILS
PL-CON-2025-00045
Sketch 2

200 LAVALLEE RD, CHELMSFORD, ON P0M1L0

PCL 29659 SEC
SWS SRO; PT LT
15.4 hectares
(38.6 acres)
PIN 733480295



SLOPE
↓

PART TO BE RETAINED
14.7 hectares
(36.2 acres)

PART TO BE SEVERED
98 m x 205 m
2.0 hectares
(5.0 acres)

SLOPE
↓

AGRICULTURE
LAND

205 m

AGRICULTURE
LAND

205 m

SLOPE
↓

RESIDENTIAL
LAND

SEPTIC

SAND
POINT



EXISTING
DWELLING



UTILITY
SHEDS

DRIVEWAY

DRIVEWAY

RECREATIONAL
TRAIL

LAVALLEE RD

WOODED
AREA

PRIVATE AIR STRIP

WOODED
AREA

PCL

WOODED
AREA

PL-CON-2025-00045
Sketch 3