

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

October 6, 2025

PL-CON-2025-00049 7055579 CANADA INC.

Ward: 3
PIN(s) 7334-92175, 73349-0828, Parcel 20990 SEC SWS, Part Lot 1, Concession 3, Parts 6-7, Plan 53R-22163 and Part 1, Plan SR-2980, except the row of the Canadian Pacific Railway, Township of Balfour, 3702 Highway 144, Chelmsford, [By-law 2010-100Z, C2]

Grant an approximate 2.6m wide easement/right-of-way over an approximate 158.6sq. m east portion of the subject property for access purposes in favour of 3692 Highway 144.

PREVIOUSLY SUBJECT TO REZONING 751-5/24-06 AND CONSENT APPLICATION B0043/2024 (AUG 12/24)

PL-CON-2025-00054 BELMAR BUILDERS INC.

Ward: 3
PIN(s) 73348-0753, SRO, Part of Lot 14, Plan 53M-1420, being Parts 19, 20 & 21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montée Généreux Street, Chelmsford, [By-law 2010-100Z, R3(108)]

On August 10, 2015, a Certificate was issued in Consent Application B0054/2015 to create Parts 19, 20 & 21, Plan 53R-20477, which was subsequently put into effect. The applicant is making this Application to cancel the Certificate so that this lot will merge on title with the abutting property legally described as Part Lot 14, Plan 53M-1420, Parts 16, 17 and 18, Plan 53R-20477 to facilitate a new development.

ALSO SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00055 AND PL-CON-2025-00056

PREVIOUSLY SUBJECT OF CONSENT APPLICATION B0054/2015 (JUL 6/15), REZONING APPLICATION 751-5/15-3, AND PLAN OF SUBDIVISION 780-5/08002

PL-CON-2025-00055 BELMAR BUILDERS INC.

Ward: 3

PIN(s) 73348-0751, SRO, Part of Lot 13, Plan 53M-1420, being Parts 13, 14 & 15, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montée G n reux Street, Chelmsford, [By-law 2010-100Z, R3(108)]

On August 10, 2015, a Certificate was issued in Consent Application B0055/2015 to create Parts 13, 14 & 15, Plan 53R-20477, which was subsequently put into effect. The applicant is making this Application to cancel the Certificate so that this lot will merge on title with the abutting property legally described as Part Lot 13, Plan 53M-1420, Parts 10, 11 and 12, Plan 53R-20477 to facilitate a new development.

ALSO SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00054 AND PL-CON-2025-00056

PREVIOUSLY SUBJECT OF CONSENT APPLICATION B0055/2015 (JUL 6/15), REZONING APPLICATION 751-5/15-3, AND PLAN OF SUBDIVISION 780-5/08002

PL-CON-2025-00056 BELMAR BUILDERS INC.

Ward: 3

PIN(s) 73348-0749, SRO, Part of Lot 12, Plan 53M-1420, being Parts 7, 8 & 9, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Mont e G n reux Street, Chelmsford, [By-law 2010-100Z, R3(108)]

On August 10, 2015, a Certificate was issued in Consent Application B0056/2015 to create Parts 7, 8 & 9, Plan 53R-20477, which was subsequently put into effect. The applicant is making this Application to cancel the Certificate so that this lot will merge on title with the abutting property legally described as Part Lot 12, Plan 53M-1420, Parts 1, 2, 3, 4, 5, & 6, Plan 53R-20477 to facilitate a new development.

ALSO SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00054 AND PL-CON-2025-00055

PREVIOUSLY SUBJECT OF CONSENT APPLICATION B0056/2015 (JUL 6/15), REZONING APPLICATION 751-5/15-3, AND PLAN OF SUBDIVISION 780-5/08002

**PL-CON-2025-00057 DAN SIMPSON
 KIM DUBREUIL**

Ward: 9

PIN(s) 73478-1082, Parts 1, 2, 9, 10, and 11, Plan 53R-18375, Part Lot 1, Concession 5, Township of Broder, 1147 Goodview Road, Sudbury, [By-law 2010-100Z, R1-2]

To create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 51.0m, a lot depth of approximately 32.0m and a lot area of approximately 1662.0 sq. m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B81/10 (JUL 8/10)

Written submissions regarding these applications must be received no later than Wednesday, October 1, 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-2025-00049

APPLICATION SUMMARY

File Date: July 23, 2025
Application Type: Consent (Land Severance)
Address(es): 3702 Highway 144, Chelmsford P0M 1L0
Applicant(s): TULLOCH
Owner(s): 7055579 CANADA 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
158.6

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

Depth
61

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

Frontage
2.6

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

PIN 73349-2175 is merged on title with abutting PIN 73349-0828. However, proposed easement/right-of-way only traverses over PIN 73349-2175.

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2020/03/02

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

DEVLA PROPERTIES 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/right-of-way over Part 6 Plan 53R22163 in favour of 3692 Highway 144 (PIN 73349-2176) as in SD516023 (see attached instrument).

Has the land ever had any previous severances?

Yes

Name of transferee

DEVLA PROPERTIES INC.

Date of transfer

2025/03/31

Use of severed land

Easement/right-of-way

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

See attached cover letter

Explain how the application is consistent with the Provincial Policy Statements

See attached cover letter

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

See attached cover letter

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
3638.65	61	59.65

Existing use of land

Restaurant

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

Vacant

Proposed use of land

Easement/right-of-way

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

3692 Highway 144 (PIN 73349-2176)

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)
Restaurant	Retained Land	No	289	289	1	17	17	4	16.6	19.9	13.11	28.36



Planners | Surveyors | Biologists | Engineers

July 23, 2025
P242041

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

Re: 3702 Highway 144, Chelmsford Easement/Right-of-Way

Dear Planning Services,

TULLOCH has been retained to coordinate the submission of a consent application that would have the effect of extending an existing easement/right-of-way over 3702 Highway 144, Chelmsford (being PINs 73349-2175 & 73349-0828), benefiting 3692 Highway 144, Chelmsford (being PIN 73349-2176). The existing easement was previously granted under City of Greater Sudbury Application for Consent No. B0043/2024. The application proposes to extend this existing easement by ± 2.6 metres in width and ± 158.6 square metres in area in order to facilitate the development of additional amenity area and a fence for a proposed ten (10) unit multiple dwelling on 3692 Highway 144, Chelmsford which is currently under construction.

We have reviewed the *2024 Provincial Planning Statement, Growth Plan for Northern Ontario* and *City of Greater Sudbury Official Plan* and found no conflicting policies with respect to the subject application.

Please find attached to this application in Pronto the following documents and information for your review:

- Concept Plan;
- Parcel Registries for the above noted PINs; and
- Instrument SD516023 (existing easement/right-of-way).

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly at [REDACTED]

Respectfully submitted,



Aaron Ariganello, BURP
Land Use Planner

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PART LOT 1 CONCESSION 3 BALFOUR PARTS 6,7 53R22163; ✓ SUBJECT TO AN EASEMENT AS IN LT114461; SUBJECT TO AN EASEMENT OVER PART 6 53R22163 IN FAVOUR OF
PART LOT 1 CONCESSION 3 PARTS 1,2,3,4,5 53R22163 AS IN SD516023; ✓ CITY OF GREATER SUDBURY

PROPERTY REMARKS:

PLANNING ACT CONSENT IN DOCUMENT SD516023.

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

DIVISION FROM 73349-1238

PIN CREATION DATE:

2025/05/13

OWNERS' NAMES

7055579 CANADA INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2025/05/13 **		
LT114461	1955/07/19	TRANSFER EASEMENT			THE INTERNATIONAL NICKEL COMPANY OF CANADA LIMITED	C
53R8266	1978/12/20	PLAN REFERENCE				C
	CORRECTIONS: PLAN NUMBERS P-7276-1 FOR HIGHWAYS REGISTER ADDED ON 2012/11/07 BY NEILL, JANICE. HIGHWAY NUMBERS NW SUDBURY BY PASS FOR HIGHWAYS REGISTER ADDED ON 2012/11/07 BY NEILL, JANICE. MUNICIPALITY CITY OF GREATER SUDBURY FOR HIGHWAYS REGISTER ADDED ON 2012/11/07 BY NEILL, JANICE.					
LT705654	1991/05/24	NOTICE			THE REGIONAL MUNICIPALITY OF SUDBURY	C
SD393103	2020/03/02	TRANSFER		1999384 ONTARIO LTD.	7055579 CANADA INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
SD393104	2020/03/02	CHARGE		7055579 CANADA INC.	CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	C
53R22163	2025/02/25	PLAN REFERENCE				C
	REMARKS: SD514198.					
SD516023	2025/03/31	TRANSFER EASEMENT		7055579 CANADA INC.	DEVLA PROPERTIES INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PL-CON-2025-00049

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 20990 SEC SWS; PT LT 1 CON 3 BALFOUR PT 1 **SR2980** EXCEPT THE ROW OF THE CANADIAN PACIFIC RAILWAY; S/T **LT114461** GREATER SUDBURY

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN LT275433.

Smoke
Easement

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE
RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2004/02/23

OWNERS' NAMES: 7055579 CANADA INC. ✓
CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2004/02/20 **						
✓ LT114461	1955/07/19	TRANSFER EASEMENT	Smoke Easement		THE INTERNATIONAL NICKEL COMPANY OF CANADA LIMITED	C
SR2980	1969/10/07	PLAN REFERENCE				C
53R8266	1978/12/20	PLAN REFERENCE				C
CORRECTIONS: PLAN NUMBERS P-7276-1 FOR HIGHWAYS REGISTER ADDED ON 2012/11/07 BY NEILL, JANICE. HIGHWAY NUMBERS NW SUDBURY BY PASS FOR HIGHWAYS REGISTER ADDED ON 2012/11/07 BY NEILL, JANICE. MUNICIPALITY CITY OF GREATER SUDBURY FOR HIGHWAYS REGISTER ADDED ON 2012/11/07 BY NEILL, JANICE.						
LT705654	1991/05/24	NOTICE			THE REGIONAL MUNICIPALITY OF SUDBURY	C
LT940851	2002/11/06	TRANSFER		*** COMPLETELY DELETED ***	1353021 ONTARIO LIMITED	
REMARKS: SEE PLANNING ACT STATEMENTS						
LT940852	2002/11/06	CHARGE		*** COMPLETELY DELETED ***	MONTVAL INC.	
LT948636	2003/04/28	CHARGE		*** COMPLETELY DELETED ***	CAISSE POPULAIRE VERMILLON INC.	
LT965614	2004/01/27	CHARGE		*** COMPLETELY DELETED ***	CAISSE POPULAIRE VERMILLON INC.	
SD8191	2004/12/01	CHARGE		*** COMPLETELY DELETED *** 1353021 ONTARIO LIMITED	CAISSE POPULAIRE VERMILLON INC.	
SD8253	2004/12/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MONTVAL INC.		
REMARKS: RE: LT940852						
SD16638	2005/04/19	POSTPONEMENT		*** COMPLETELY DELETED *** CAISSE POPULAIRE VERMILLON INC.	1353021 ONTARIO LIMITED	
REMARKS: LT948636 TO SD8191 DELETED 2019/05/17 J.GIBLIN (SD369612)						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PL-CON-2025-00049

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
SD16639	2005/04/19	POSTPONEMENT		*** COMPLETELY DELETED *** CAISSE POPULAIRE VERMILLON INC.	1353021 ONTARIO LIMITED	
		REMARKS: LT965614 TO SD8191 DELETED	2019/05/17 J.GIBLIN	(SD369612)		
SD252640	2013/06/14	TRANSFER		*** COMPLETELY DELETED *** 1353021 ONTARIO LIMITED	2372137 ONTARIO LIMITED	
		REMARKS: PLANNING ACT STATEMENTS.				
SD252641	2013/06/14	CHARGE		*** COMPLETELY DELETED *** 2372137 ONTARIO LIMITED	1353021 ONTARIO LIMITED	
SD260303	2013/10/02	NOTICE		*** COMPLETELY DELETED *** 2372137 ONTARIO LIMITED	1353021 ONTARIO LIMITED	
SD369612	2019/01/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CAISSE POPULAIRE VERMILLON INC.		
		REMARKS: SD8191.				
SD369613	2019/01/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CAISSE POPULAIRE VERMILLON INC.		
		REMARKS: LT948636.				
SD369614	2019/01/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CAISSE POPULAIRE VERMILLON INC.		
		REMARKS: LT965614.				
SD374274	2019/04/18	TRANS POWER SALE		*** COMPLETELY DELETED *** 1353021 ONTARIO LIMITED	1999384 ONTARIO LTD.	
		REMARKS: SD252641.				
SD374275	2019/04/23	CHARGE		*** COMPLETELY DELETED *** 1999384 ONTARIO LTD.	1353021 ONTARIO LIMITED	
SD393102	2020/03/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1353021 ONTARIO LIMITED		
		REMARKS: SD374275.				
SD393103	2020/03/02	TRANSFER		1999384 ONTARIO LTD.	7055579 CANADA INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
SD393104	2020/03/02	CHARGE		7055579 CANADA INC.	CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	C
SD514198	2025/02/24	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PL-CON-2025-00049



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #53

73349-0828 (LT)

PAGE 3 OF 3
PREPARED FOR Alicia01
ON 2025/02/25 AT 13:38:57

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
✓ 53R22163	2025/02/25	PLAN REFERENCE				C
	REMARKS: SD514198.					

✓

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PL-CON-2025-00049

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

FIRSTLY: PART LOT 1 CONCESSION 3 BALFOUR PART 1 53R22163, SUBJECT TO AN EASEMENT AS IN LT114461, TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 1 53R21466 AS IN #SD465952; SUBJECT TO AN EASEMENT IN GROSS AS IN SD492223, TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 6 53R22163 AS IN #SD516023; **SECONDLY:** PART LOT 1 CONCESSION 3 BALFOUR PART 2 53R22163, SUBJECT TO AN EASEMENT AS IN LT114461, TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 6 53R14276 AS IN #SD107146; TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PARTS 5,6,7,8 53R20446 AS IN #SD299321; TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 6 53R22163 AS IN #SD516023; **THIRDLY:** PART OF LOT 1 CONCESSION 3 BALFOUR PART 3 53R22163, SUBJECT TO AN EASEMENT AS IN LT114461, TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 4 53R22163 AS IN #LT144785; TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 6 53R22163 AS IN #SD516023; **FOURTHLY:** PART LOT 1 CONCESSION 3 BALFOUR PARTS 4,5 53R22163, SUBJECT TO AN EASEMENT LT114461, SUBJECT TO AN EASEMENT OVER PART 4 53R22163 AS IN #LT144785, TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 6 53R22163 AS IN #SD516023; CITY OF GREATER SUDBURY

PROPERTY REMARKS:

CROWN GRANT SEE A.331.. PLANNING ACT CONSENT IN DOCUMENT SD516020. PLANNING ACT CONSENT IN DOCUMENT SD516021. PLANNING ACT CONSENT IN DOCUMENT SD516022.

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONSOLIDATION FROM 73349-1207, 73349-2170, 73349-2172, 73349-2174

PIN CREATION DATE:

2025/05/13

OWNERS' NAMES

DEVLA PROPERTIES INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2025/05/13 **						
LT114461	1955/07/19	TRANSFER EASEMENT			THE INTERNATIONAL NICKEL COMPANY OF CANADA LIMITED	C
LT705654	1991/05/24	NOTICE			THE REGIONAL MUNICIPALITY OF SUDBURY	C
LT871505	1998/10/06	NOTICE			THE CORPORATION OF THE TOWN OF RAYSIDE BALFOUR	C
REMARKS: DRAINAGE BY-LAW						
SD393104	2020/03/02	CHARGE		7055579 CANADA INC.	CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	C
SD394166	2020/03/26	TRANSFER		CONLON, NIGEL ROBERT	DEVLA PROPERTIES INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
SD472245	2023/03/13	APL ANNEX REST COV		CHEMY HOLDINGS INC.		C
SD472759	2023/03/23	NOTICE		CHEMY DEVELOPMENT INC.	CHEMY HOLDINGS INC.	C
SD473059	2023/03/30	NOTICE		CITY OF GREATER SUDBURY		C
SD489958	2023/12/22	CHARGE		CHEMY HOLDINGS INC.	CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	C
SD489959	2023/12/22	NO ASSGN RENT GEN		CHEMY HOLDINGS INC.	CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	C
SD492223	2024/02/12	TRANSFER EASEMENT		CHEMY HOLDINGS INC.	HYDRO ONE NETWORKS INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
SD492224	2024/02/12	POSTPONEMENT		CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	HYDRO ONE NETWORKS INC.	C

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PL-CON-2025-00049

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		REMARKS: SD489458 TO SD492223				
53R22163	2025/02/25	PLAN REFERENCE				C
		REMARKS: SD514198.				
✓ SD516020	2025/03/31	TRANSFER		CHEMY HOLDINGS INC.	DEVLA PROPERTIES INC.	C
✓ SD516021	2025/03/31	TRANSFER		NORTHERN HOME BUILDERS AND RENOVATORS INC.	DEVLA PROPERTIES INC.	C
✓ SD516022	2025/03/31	TRANSFER		7055579 CANADA INC.	DEVLA PROPERTIES INC.	C
✓ SD516024	2025/03/31	APL CONSOLIDATE		DEVLA PROPERTIES INC.		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PL-CON-2025-00049

Properties

PIN 73349 - 1238 LT Interest/Estate Fee Simple Add Easement

Description SERVICENT: PT LT 1 CON 3 BALFOUR BEING PART 6 ON 53R-22163; CITY OF GREATER SUDBURY

DOMINANT: P.I.N. 73349-1207(LT) PT LT 1 CON 3 BALFOUR AS IN #LT144785; T/W AS IN #LT144785; S/T #LT114461; P.I.N. 73349-2167(LT) PART LOT 1 CONCESSION 3 BALFOUR DESIGNATED AS PART 1, PLAN 53R22163; S/T #LT114461; P.I.N. 73349-2165(LT) PART LOT 1 CONCESSION 3 BALFOUR DESIGNATED AS ; PART 2 53R22163; S/T #LT114461; P.I.N. 73349-1238(LT) PT LT 1 CON 3 BALFOUR DESIGNATED AS PARTS 4 & 5 ON 53R22163; S/T #LT114461; CITY OF GREATER SUDBURY

Address HIGHWAY 144
CHELMSFORD

Consideration

Consideration [REDACTED]

Transferor(s)

The transferor(s) hereby transfers the easement to the transferee(s).

Name 7055579 CANADA INC.
Address for Service 18 Jeanine Street, Sudbury, ON P3B 0E5
A person or persons with authority to bind the corporation has/have consented to the registration of this document.
This document is not authorized under Power of Attorney by this party.

Transferee(s) Capacity Share

Name DEVLTA PROPERTIES INC. Registered Owner
Address for Service 1-1049 Notre Dame Avenue, Sudbury, ON P3A 0E2

Statements

The City of Greater Sudbury has consented to the severance herein. See Schedules
Schedule: See Schedules

Signed By

Amanda Fiorella Berloni 254 Larch Street acting for First 2025 03 31
Sudbury Transferor(s) Signed
P3B 1M1

Tel [REDACTED]
Email [REDACTED]

Amanda Fiorella Berloni 254 Larch Street acting for Last 2025 05 08
Sudbury Transferor(s) Signed
P3B 1M1

Tel [REDACTED]
Email [REDACTED]

I have the authority to sign and register the document on behalf of the Transferor(s).

John Robert Leblanc 15 Mackenzie Street acting for First 2025 03 28
Sudbury Transferee(s) Signed
P3C 4Y1

Tel [REDACTED]
Email [REDACTED]

John Robert Leblanc 15 Mackenzie Street acting for Last 2025 05 08
Sudbury Transferee(s) Signed
P3C 4Y1

Tel [REDACTED]
Email [REDACTED]

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

DESMARAIS, KEENAN LLP

15 Mackenzie Street
Sudbury
P3C 4Y1

2025 05 08

Tel

Email

Fees/Taxes/Payment

Statutory Registration Fee	\$70.90
Provincial Land Transfer Tax	\$0.00
Total Paid	\$70.90

File Number

Transferor Client File Number : 107207

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 73349 - 1238 SERVIENT: PT LT 1 CON 3 BALFOUR BEING PART 6 ON 53R-22163; CITY OF GREATER SUDBURY

DOMINANT: P.I.N. 73349-1207(LT) PT LT 1 CON 3 BALFOUR AS IN #LT144785; T/W AS IN #LT144785; S/T #LT114461; P.I.N. 73349-2167(LT) PART LOT 1 CONCESSION 3 BALFOUR DESIGNATED AS PART 1, PLAN 53R22163; S/T #LT114461; P.I.N. 73349-2165(LT) PART LOT 1 CONCESSION 3 BALFOUR DESIGNATED AS ; PART 2 53R22163; S/T #LT114461; P.I.N. 73349-1238(LT) PT LT 1 CON 3 BALFOUR DESIGNATED AS PARTS 4 & 5 ON 53R22163; S/T #LT114461; CITY OF GREATER SUDBURY

BY: 7055579 CANADA INC.

TO: DEVL A PROPERTIES INC.

Registered Owner

1. PIERRE NAULT

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for DEVL A PROPERTIES INC. described in paragraph(s) (C) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

- (a) Monies paid or to be paid in cash
- (b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)
(ii) Given Back to Vendor
- (c) Property transferred in exchange (detail below)
- (d) Fair market value of the land(s)
- (e) Liens, legacies, annuities and maintenance charges to which transfer is subject
- (f) Other valuable consideration subject to land transfer tax (detail below)
- (g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))
- (h) VALUE OF ALL CHATTELS -items of tangible personal property
- (i) Other considerations for transaction not included in (g) or (h) above
- (j) Total consideration

4.

Explanation for nominal considerations:

- o) Transfer of easement or right of way for no consideration.

5.

The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
6. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument: Transfer Easement
LRO 53 Registration No. SD516023 Date: 2025/03/31

B. Property(s): PIN 73349 - 1238 Address HIGHWAY 144
CHELMSFORD Assessment -
Roll No

C. Address for Service: 1-1049 Notre Dame Avenue, Sudbury, ON P3A 0E2

PL-CON-2025-00049

LAND TRANSFER TAX STATEMENTS

D. (i) Last Conveyance(s): PIN 73349 - 1238 Registration No. SD393103

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: John Robert Leblanc
15 Mackenzie Street
Sudbury P3C 4Y1



Form 2 – Planning Act


Certificate of Official

Pursuant to subsection 53(42) of the *Planning Act*, I certify that the consent of the Consent Authority of the City of Greater Sudbury was given on:

DATE: August 12, 2024

TO: Convey

An easement/right-of-way for access purposes over Part 6, Plan 53R-22163, in favour of Parts 1, 2, 3, 4 and 5, Plan 53R-22163.



Official

Dated this 3 day of March 2025

Note: Pursuant to subsection 53(43) of the *Planning Act*, consent lapses at the expiration of two years from the date of this certificate if the transaction in respect of which the consent was given is not carried out within the two year period.

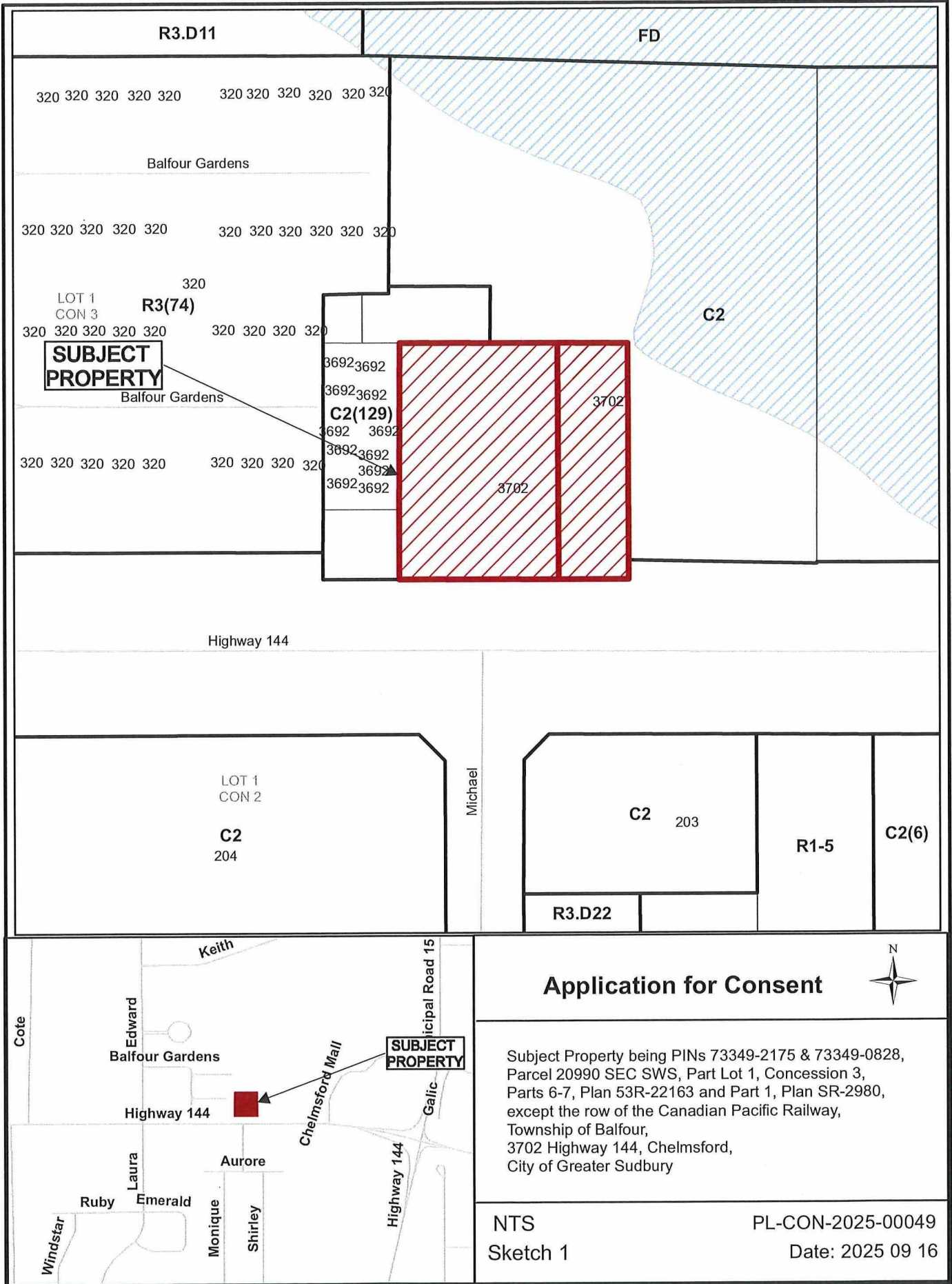
TOGETHER WITH a free and uninterrupted Easement / Right of Way for access purposes in favour of the Transferees, their Successors and assigns for ingress and egress for both pedestrians and vehicles of all kinds over, along, through and upon Part of Lot 1, Concession 3, designated as **Part 6 on Plan 53R-22163**; Township of Balfour, City of Greater Sudbury for the benefit of

P.I.N. 73349-1207(LT) Part of Lot 1, Concession 3, BALFOUR
Designated as Part 3 on Plan 53R-22163;
CITY OF GREATER SUDBURY

P.I.N. 73349-2167(LT) Part of Lot 1, Concession 3, BALFOUR
Designated as Part 1 on Plan 53R-22163;
CITY OF GREATER SUDBURY

P.I.N. 73349-2165(LT) Part of Lot 1, Concession 3, BALFOUR
Designated as Part 2 on Plan 53R-22163;
CITY OF GREATER SUDBURY

P.I.N. 73349-1238(LT) Part of Lot 1, Concession 3, BALFOUR
Designated as Parts 4 and 5 on Plan 53R-22163;
CITY OF GREATER SUDBURY



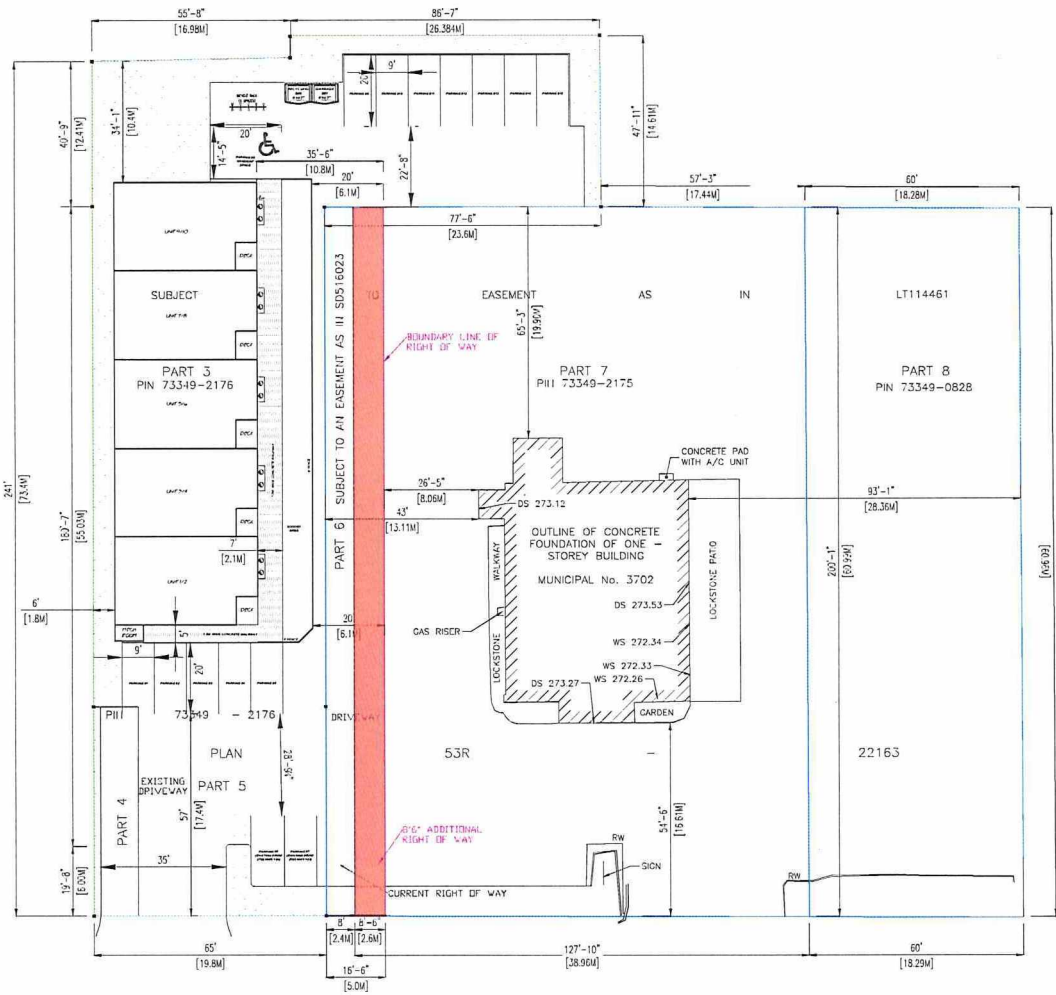
Application for Consent



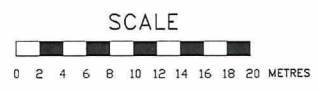
Subject Property being PINs 73349-2175 & 73349-0828, Parcel 20990 SEC SWS, Part Lot 1, Concession 3, Parts 6-7, Plan 53R-22163 and Part 1, Plan SR-2980, except the row of the Canadian Pacific Railway, Township of Balfour, 3702 Highway 144, Chelmsford, City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00049
Date: 2025 09 16



HIGHWAY 144



- 3702 HWY 144
- 3692 HWY 144
- PROPOSED RIGHT OF WAY



PROJECT	10 UNIT BUILDING	DATE	2025-07-22	DRAWN	PP
ADDRESS	3692 HWY. 144	SCALE	1/16"=1'-0"	PROJECT #	
TITLE	Plot Plan	DATE	2025-07-22	DRAWN	PP
		SCALE	1/16"=1'-0"		

PL-CON-2025-00049
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-2025-00054

APPLICATION SUMMARY

File Date: August 21, 2025
Application Type: Consent (Land Severance)
Address(es): 0 Montee Genereux Street, Chelmsford, Ontario
Applicant(s): TULLOCH
Owner(s): BELMAR BUILDERS 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

B0054/2015

Type of Consent being cancelled

Lot Creation

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

No

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

PINs 73348-0753 (subject application), 73348-0751 (related application) & 73348-0749 (related application)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2017/08/04

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?

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

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

Yes

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

Easements as in LT123673, SD285980, SD285982, SD285984 & SD285986

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

Lot 14 Plan 53M-1420 - CGS file no. unknown. By-law passed to deem Lots 12, 13 & 14 to not be apart of subdivision Plan 53M-1420 - this was registered as instrument SD521451

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

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

751-5/24-10

Final and binding - passed under by-law 2025-93Z

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
3230	50	52.8

Existing use of land

Vacant

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

Vacant

Proposed use of land

Residential

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

WATER/SEWAGE - SEVERED

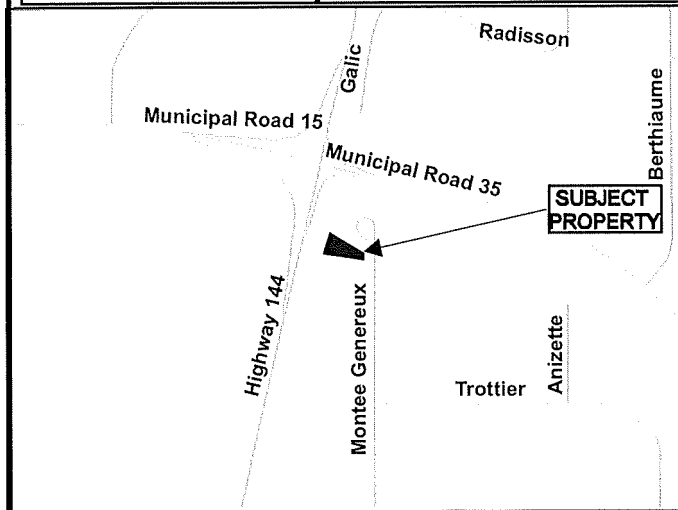
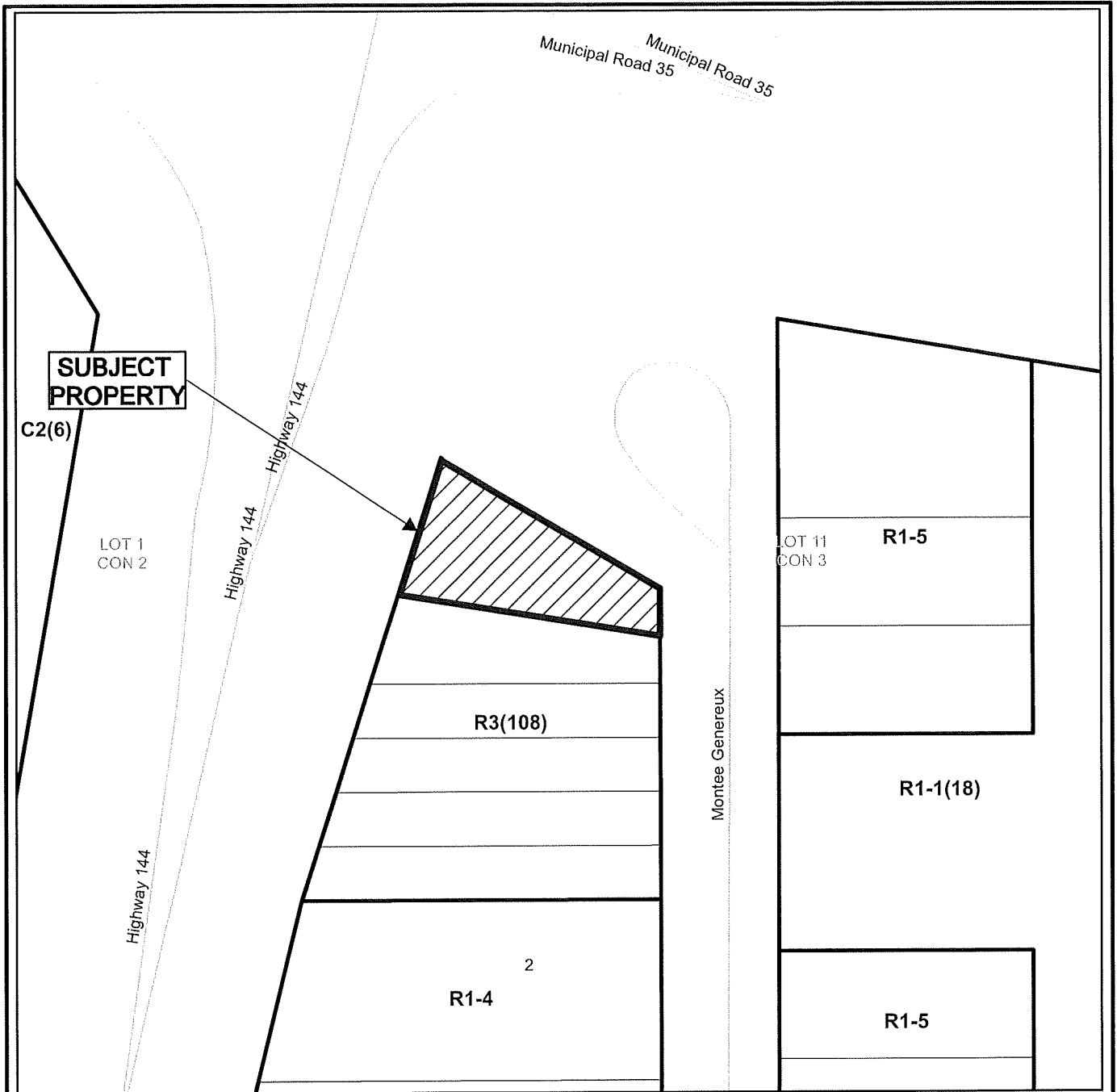
- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other


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

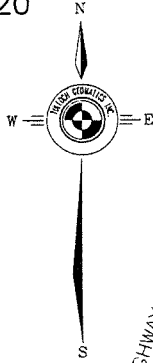


Application for Consent 

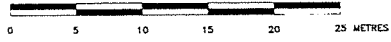
Subject Property being PIN 73348-0753,
 SRO, Part of Lot 14, Plan 53M-1420,
 being Parts 19, 20 & 21, Plan 53R-20477,
 Part Lot 1, Concession 2,
 Township of Balfour,
 0 Montee Genereux Street, Chelmsford,
 City of Greater Sudbury

NTS PL-CON-2025-00054
 Sketch 1 Date: 2025 09 16

PLAN OF SURVEY OF
LOTS 12, 13 & 14
REGISTERED PLAN 53M-1420
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 TERRY DEL BOSCO, ONTARIO LAND SURVEYOR
 2015



SCALE 1 : 250



OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0).
 COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O-REG. 216/10

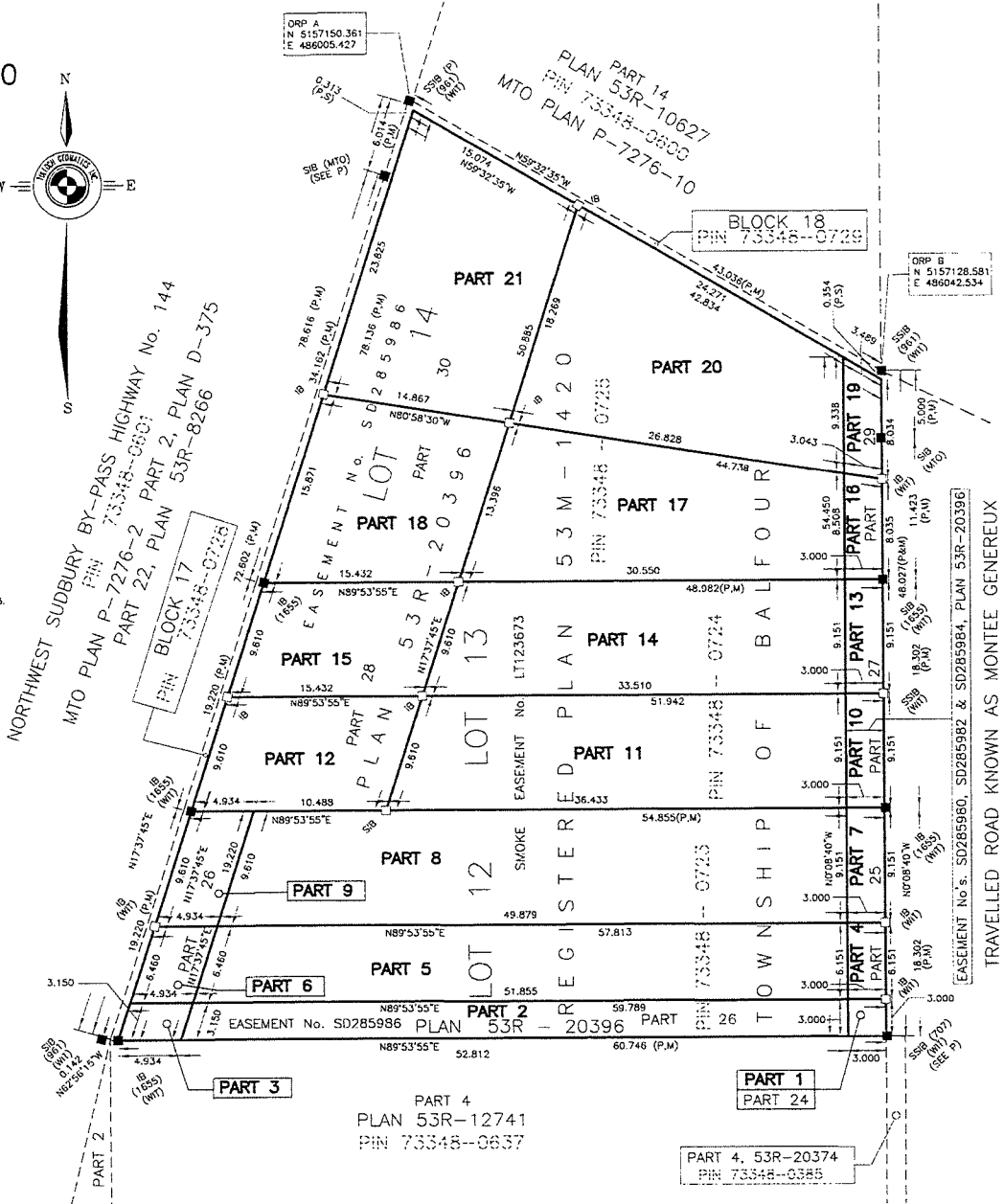
POINT ID	NORTHING	EASTING
ORP A	N 5157150.361	E 486005.427
ORP B	N 5157128.581	E 486042.534

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

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, NAD83 (CSRS) (2010.0).
 UNDERLYING PLAN BEARINGS ARE GRID BEARINGS.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY 0.9999585.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RB DENOTES ROCK BAR
- RPL DENOTES ROCK PLUG
- M DENOTES MEASURED
- S DENOTES SET
- NVM DENOTES NO VISIBLE MARKINGS
- WIT DENOTES WITNESS MONUMENT
- PROPP DENOTES PROPORTIONED
- PI# DENOTES PROPERTY IDENTIFIER NUMBER
- 1655 DENOTES TERRY DEL BOSCO, O.L.S.
- 707 DENOTES R. T. LANE, O.L.S.
- 943 DENOTES D.W. ENDLEMAN, O.L.S.
- 961 DENOTES R.G. HOLDER, O.L.S.
- 1542 DENOTES J. A. COLE, O.L.S.
- P DENOTES REGISTERED PLAN 53M-1420
- MTO DENOTES REGISTERED PLAN 53R-20396
- DENOTES MINISTRY OF TRANSPORTATION
- DENOTES NOT TO SCALE



PLAN 53R-20477

RECEIVED AND DEPOSITED
 DATE 2015-07-17
Colette Prevost
 REPRESENTATIVE FOR THE LAND REGISTRAR
 FOR THE LAND TITLES DIVISION OF SUDBURY

I REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE LAND TITLES ACT.
 JULY 16, 2015
 DATE *Terry Del Bosco*
 TERRY DEL BOSCO, O.L.S.

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 25th DAY OF JUNE, 2015.

JULY 16, 2015
 DATED AT SUDBURY, ONTARIO *Terry Del Bosco*
 TERRY DEL BOSCO, O.L.S.

PART	LOT	SCHEDULE		AREA
		PLAN	PIN	
1				9± sq. m.
2				157± sq. m.
3				15± sq. m.
4				18± sq. m.
5	ALL OF LOT 12	ALL OF PIN 73348-0723		314± sq. m.
6				30± sq. m.
7				27± sq. m.
8				444± sq. m.
9				45± sq. m.
10		53M-1420		27± sq. m.
11				320± sq. m.
12	ALL OF LOT 13	ALL OF PIN 73348-0724		141± sq. m.
13				27± sq. m.
14				293± sq. m.
15				141± sq. m.
16				25± sq. m.
17				307± sq. m.
18	ALL OF LOT 14	ALL OF PIN 73348-0725		215± sq. m.
19				26± sq. m.
20				340± sq. m.
21				309± sq. m.

TOWNSHIP OF BALFOUR

PARTS 1 TO 21 INCLUSIVE ARE SUBJECT TO EASEMENT No. LT123673.
 PARTS 1, 4, 7, 10, 13, 16 & 19 ARE SUBJECT TO EASEMENT No.s. SD285980, SD285982 & SD285984.
 PARTS 1, 2, 3, 6, 9, 12, 15, 18 & 21 ARE SUBJECT TO EASEMENT No. SD285986.

PL-CON-2025-00054
 PL-CON-2025-00055
 PL-CON-2025-00056

Sketch 2



1942 REGENT STREET SUDBURY, ONTARIO



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-2025-00055

APPLICATION SUMMARY

File Date: August 21, 2025
Application Type: Consent (Land Severance)
Address(es): 0 Montee Genereux Street
Applicant(s): TULLOCH
Owner(s): BELMAR BUILDERS 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
B0055/2015

Type of Consent being cancelled
Lot Creation

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?
No

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

PINs 73348-0753 (related applicaiton), 73348-0751 (subject application) & 73348-0749 (related application)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2017/08/04

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?

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

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

Yes

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

Easements as in LT123673, SD285980, SD285982, SD285984 & SD285986

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

Lot 13 Plan 53M-1420 - CGS file no. unknown. By-law passed to deem Lots 12, 13 & 14 to not be part of subdivision Plan 53M-1420 - this was registered as instrument SD521451

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

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

751-5/24-10

Final and binding - passed under by-law 2025-93Z

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
3230	50	52.8

Existing use of land

Vacant

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

Vacant

Proposed use of land

Residential

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

WATER/SEWAGE - SEVERED

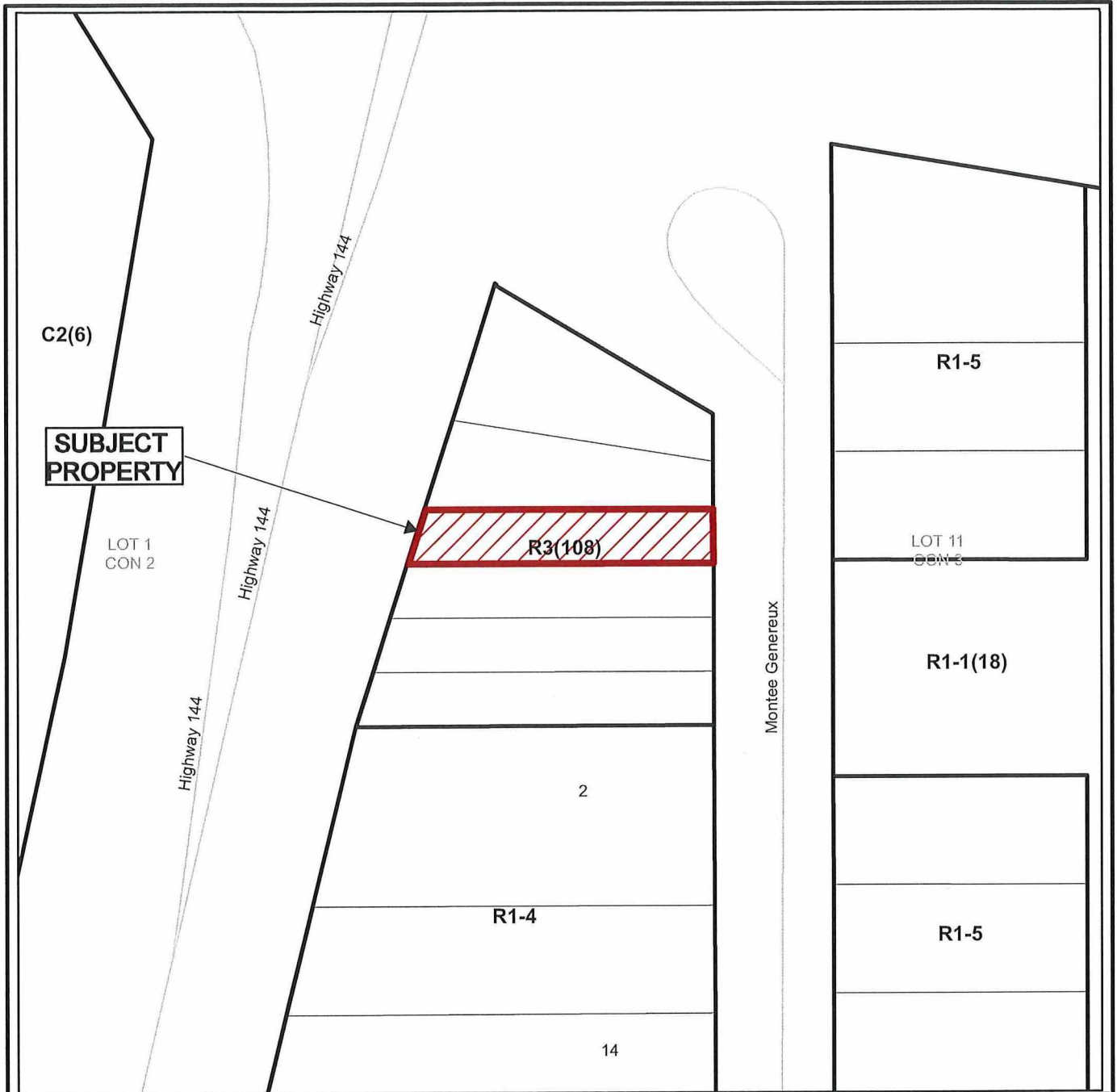
- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other


PROPERTY ACCESS - SEVERED

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

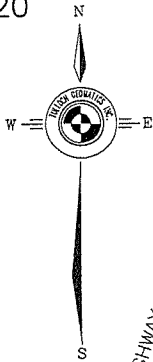
Indicate the parking and docking facilities to be used via water

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

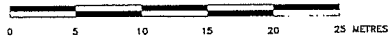


Application for Consent		
<p>Subject Property being PIN 73348-0751, SRO, Part of Lot 13, Plan 53M-1420, being Parts 13, 14 & 15, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux Street, Chelmsford, City of Greater Sudbury</p>		
<p>NTS Sketch 1</p>	<p>PL-CON-2025-00055 Date: 2025 09 16</p>	

PLAN OF SURVEY OF
LOTS 12, 13 & 14
REGISTERED PLAN 53M-1420
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 TERRY DEL BOSCO, ONTARIO LAND SURVEYOR
 2015



SCALE 1 : 250



POINT ID	NORTHING	EASTING
ORP A	N 5157150.361	E 486005.427
ORP B	N 5157126.981	E 486042.534

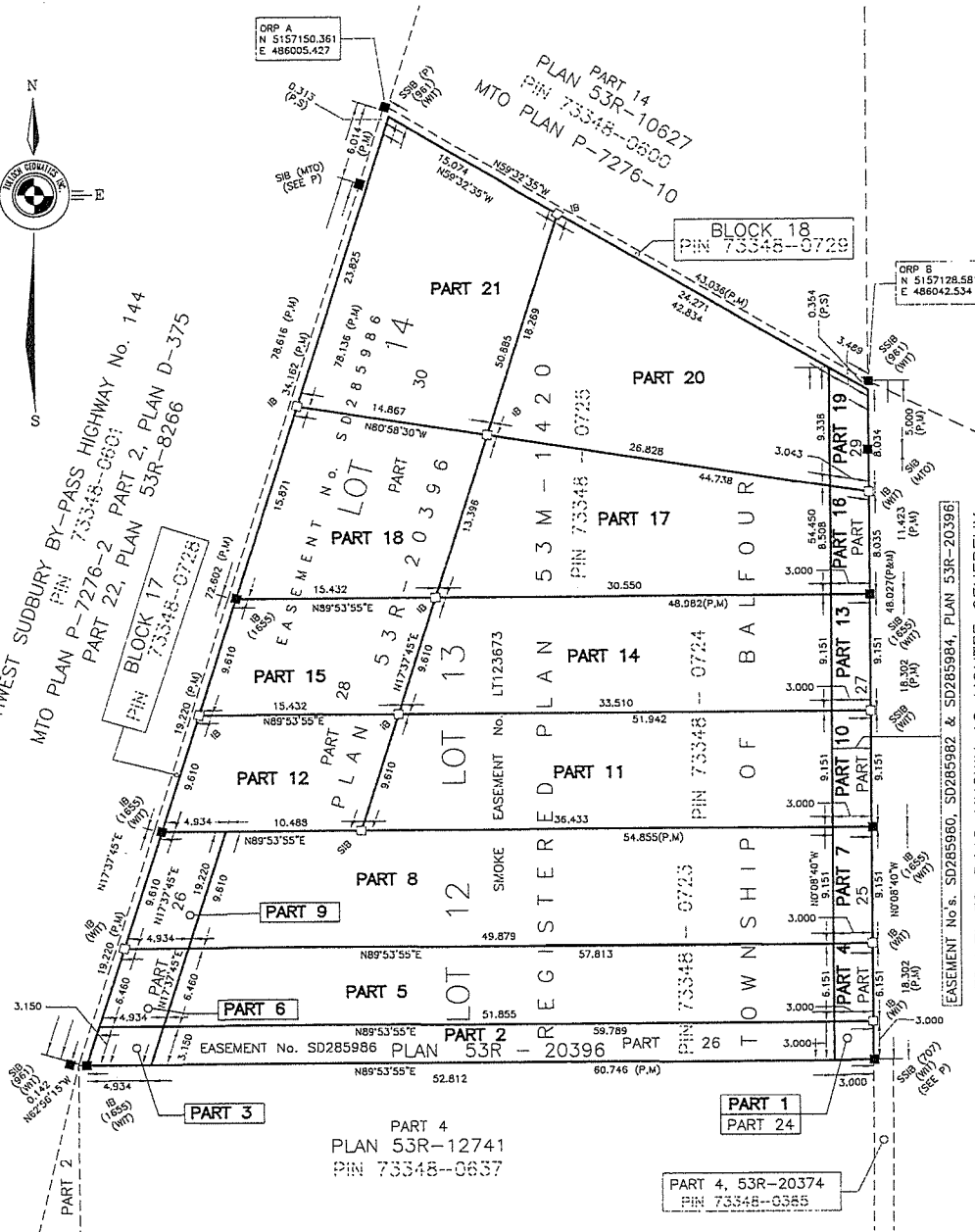
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, NAD83 (CSRS) (2010.0).
 UNDERLYING PLAN BEARINGS ARE GRID BEARINGS.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY 0.999565.

LEGEND


- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RB DENOTES ROCK BAR
- RPL DENOTES ROCK PLUG
- M DENOTES MEASURED
- S DENOTES SET
- NVM DENOTES NO VISIBLE MARKINGS
- WIT DENOTES WITNESS MONUMENT
- PROP DENOTES PROPORTIONED
- PI# DENOTES PROPERTY IDENTIFIER NUMBER
- 1655 DENOTES TERRY DEL BOSCO, O.L.S.
- 707 DENOTES R. T. LANE, O.L.S.
- 943 DENOTES D.W. ENDELMAN, O.L.S.
- 961 DENOTES R.G. HOLDER, O.L.S.
- 1542 DENOTES J. A. COLE, O.L.S.
- P DENOTES REGISTERED PLAN 53M-1420
- P# DENOTES REGISTERED PLAN 53R-20396
- MTO DENOTES MINISTRY OF TRANSPORTATION
- NOT TO SCALE

NORTHWEST SUDBURY BY-PASS HIGHWAY No. 144
 MTO PLAN P-7276-2 PIN 73348-0837
 PART 22, PLAN 53R-8266
 BLOCK 17
 PIN 73348-0725



PLAN 53R-20477

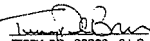
RECEIVED AND DEPOSITED
 DATE 2015-07-17
 "COLETTE PREVOST"
 REPRESENTATIVE FOR THE LAND REGISTRAR
 FOR THE LAND TITLES DIVISION OF SUDBURY

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 JULY 16, 2015
 DATE 
 TERRY DEL BOSCO, O.L.S.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 25th DAY OF JUNE, 2015.

JULY 16, 2015
 DATED AT SUDBURY, ONTARIO


 TERRY DEL BOSCO, O.L.S.

PART	LOT	SCHEDULE	
		PLAN	AREA
1			9± sq. m.
2			157± sq. m.
3			15± sq. m.
4			18± sq. m.
5	ALL OF LOT 12	ALL OF PIN 73348-0723	314± sq. m.
6			30± sq. m.
7			27± sq. m.
8			444± sq. m.
9			45± sq. m.
10		53M-1420	27± sq. m.
11			320± sq. m.
12	ALL OF LOT 13	ALL OF PIN 73348-0724	141± sq. m.
13			27± sq. m.
14			293± sq. m.
15			141± sq. m.
16			25± sq. m.
17			307± sq. m.
18	ALL OF LOT 14	ALL OF PIN 73348-0725	215± sq. m.
19			26± sq. m.
20			340± sq. m.
21			309± sq. m.

TOWNSHIP OF BALFOUR

PARTS 1 TO 21 INCLUSIVE ARE SUBJECT TO EASEMENT No. LT123673.
 PARTS 1, 4, 7, 10, 13, 16 & 19 ARE SUBJECT TO EASEMENT No's. SD285980, SD285982 & SD285984.
 PARTS 1, 2, 3, 6, 9, 12, 15, 18 & 21 ARE SUBJECT TO EASEMENT No. SD285986.

PL-CON-2025-00054
 PL-CON-2025-00055
 PL-CON-2025-00056

Sketch 2



1942 REGENT STREET SUDBURY, ONTARIO



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-2025-00056

APPLICATION SUMMARY

File Date: August 21, 2025
Application Type: Consent (Land Severance)
Address(es): 0 Montee Genereux Street
Applicant(s): TULLOCH
Owner(s): BELMAR BUILDERS 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

B0056/2015

Type of Consent being cancelled

Lot Creation

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

No

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

PINs 73348-0753 (related application), 73348-0751 (related application) & 73348-0749 (subject application)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2017/08/04

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?

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

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

Yes

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

Easements as in LT123673, SD285980, SD285982, SD285984 & SD285986

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

Lot 12 Plan 53M-1420 - CGS file no. unknown. By-law passed to deem Lots 12, 13 & 14 to not be apart of subdivision Plan 53M-1420 - this was registered as instrument SD521451

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

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

751-5/24-10

Final and binding - passed under by-law 2025-93Z

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
3230	50	52.8

Existing use of land

Vacant

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

Vacant

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

Municipal Road 35

SUBJECT PROPERTY

C2(6)
LOT 1
CON 2

Highway 144

Highway 144

Highway 144

R3(108)



2

14

R1-4

16

18

20

Montee Genereux

R1-5

LOT 11
CON 3

R1-1(18)

1

R1-5

3118

3112

3106

Trottier

R1-5

Municipal Road 15

Highway 144

Montee Genereux

Trottier

Anizette

Municipal Road 35

SUBJECT PROPERTY

Application for Consent

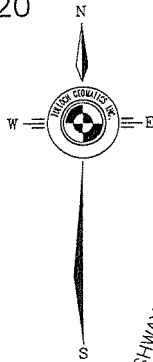


Subject Property being PIN 73348-0749,
SRO, Part of Lot 12, Plan 53M-1420,
being Parts 7, 8 & 9, Plan 53R-20477,
Part Lot 1, Concession 2,
Township of Balfour,
0 Montee Genereux, Chelmsford,
City of Greater Sudbury

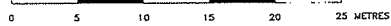
NTS
Sketch 1

PL-CON-2025-00056
Date: 2025 09 11

PLAN OF SURVEY OF
LOTS 12, 13 & 14
REGISTERED PLAN 53M-1420
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 TERRY DEL BOSCO, ONTARIO LAND SURVEYOR
 2015



SCALE 1 : 250



POINT ID	NORTHING	EASTING
ORP A	N 5157150.361	E 486005.437
ORP B	N 5157126.581	E 486042.534

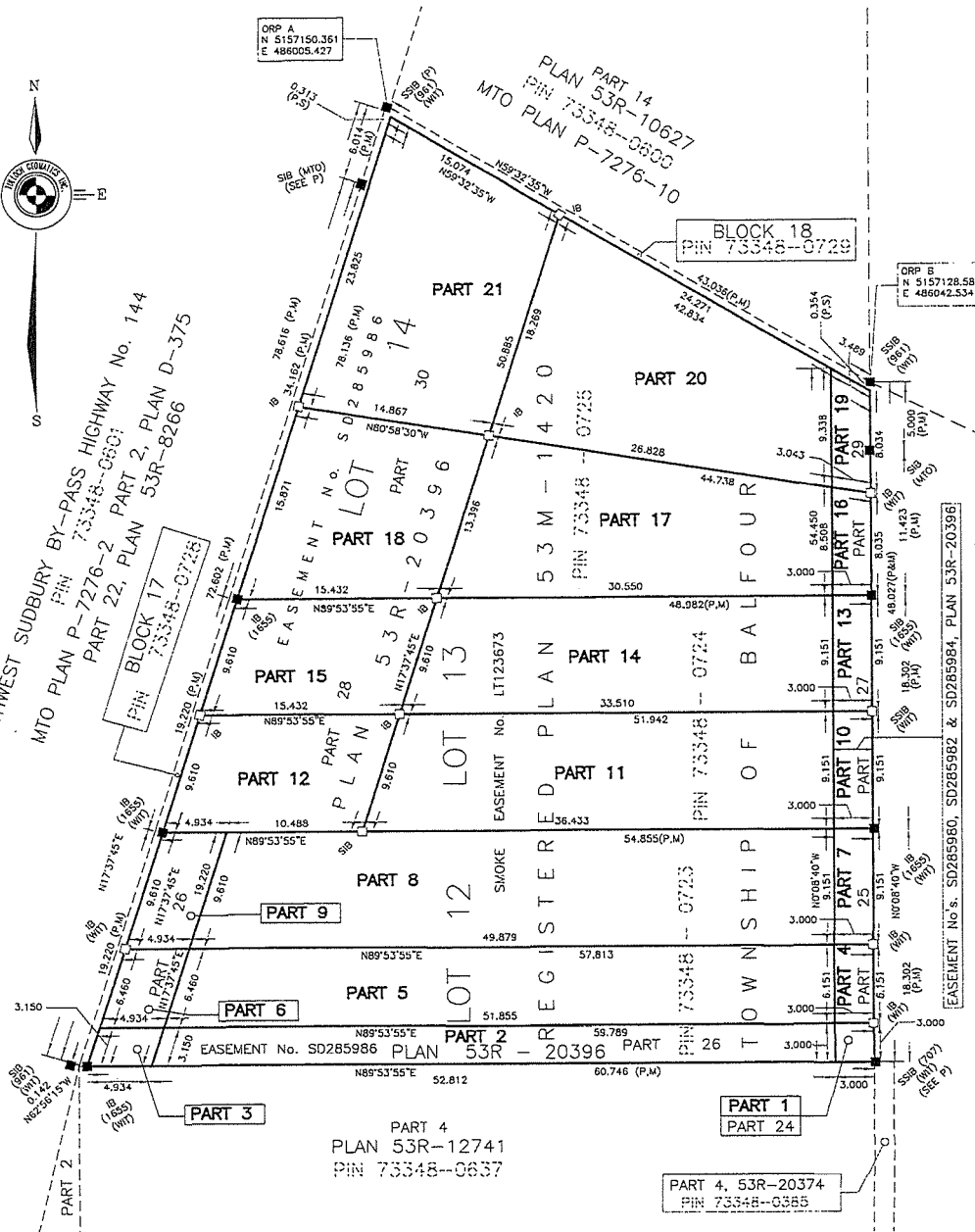
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, NAD83 (CSRS) (2010.0).
 UNDERLYING PLAN BEARINGS ARE GRID BEARINGS.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY 0.999555.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RB DENOTES ROCK BAR
- RPL DENOTES ROCK PLUG
- M DENOTES MEASURED
- S DENOTES SET
- NVM DENOTES NO VISIBLE MARKINGS
- WIT DENOTES WITNESS MONUMENT
- PROP DENOTES PROPORTIONED
- PI# DENOTES PROPERTY IDENTIFIER NUMBER
- 1655 DENOTES TERRY DEL BOSCO, O.L.S.
- 707 DENOTES R. T. LANE, O.L.S.
- 543 DENOTES D.W. ENDLEMAN, O.L.S.
- 961 DENOTES R.G. HOLDER, O.L.S.
- 1542 DENOTES J. A. COLE, O.L.S.
- P DENOTES REGISTERED PLAN 53M-1420
- P# DENOTES REGISTERED PLAN 53R-20396
- MTO DENOTES MINISTRY OF TRANSPORTATION
- NOT TO SCALE

NORTHWEST SUDBURY BY-PASS HIGHWAY No. 144
 MTO PLAN P-7276-2, PART 2, PLAN 53R-8266
 PART 22, PLAN 53R-8266
 BLOCK 17
 PIN 73348-0725



1942 REGENT STREET SUDBURY, ONTARIO

PLAN 53R-20477

RECEIVED AND DEPOSITED
 DATE 2015-07-17
Collette Prevost
 REPRESENTATIVE FOR THE LAND REGISTRAR
 FOR THE LAND TITLES DIVISION OF SUDBURY

I REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE LAND TITLES ACT.
 JULY 16, 2015
 DATE *Terry Del Bosco*
 TERRY DEL BOSCO, O.L.S.

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 25th DAY OF JUNE, 2015.

JULY 16, 2015
 DATED AT SUDBURY, ONTARIO *Terry Del Bosco*
 TERRY DEL BOSCO, O.L.S.

PART	LOT	SCHEDULE		AREA
		PLAN	PIN	
1				9± sq. m.
2				157± sq. m.
3				15± sq. m.
4				18± sq. m.
5	ALL OF LOT 12		ALL OF PIN 73348-0723	314± sq. m.
6				30± sq. m.
7				27± sq. m.
8				444± sq. m.
9				45± sq. m.
10		53M-1420		27± sq. m.
11				320± sq. m.
12	ALL OF LOT 13		ALL OF PIN 73348-0724	141± sq. m.
13				27± sq. m.
14				293± sq. m.
15				141± sq. m.
16				25± sq. m.
17				307± sq. m.
18	ALL OF LOT 14		ALL OF PIN 73348-0725	215± sq. m.
19				26± sq. m.
20				340± sq. m.
21				309± sq. m.

TOWNSHIP OF BALFOUR

PARTS 1 TO 21 INCLUSIVE ARE SUBJECT TO EASEMENT No. LT123673.
 PARTS 1, 4, 7, 10, 13, 16 & 19 ARE SUBJECT TO EASEMENT No.s. SD285980, SD285982 & SD285984.
 PARTS 1, 2, 3, 6, 9, 12, 15, 18 & 21 ARE SUBJECT TO EASEMENT No. SD285986.

PL-CON-2025-00054
 PL-CON-2025-00055
 PL-CON-2025-00056

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-2025-00057

APPLICATION SUMMARY

File Date: August 28, 2025
Application Type: Consent (Land Severance)
Address(es): 1147 Goodview Road, Sudbury P3G 1B5
Applicant(s): PINO VOCATURO
Owner(s): DAN SIMPSON AND KIM DUBREUIL

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
1662.78

Depth
32.1

Frontage
51.8

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?

Authorized Agent

What is the date of acquisition of subject land?

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?

2

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

Pino Vocaturo

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

Will remain residential

Explain how the application is consistent with the Provincial Policy Statements

Will remain residential

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

Will remain residential

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
1418.82	44.2	32.1

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

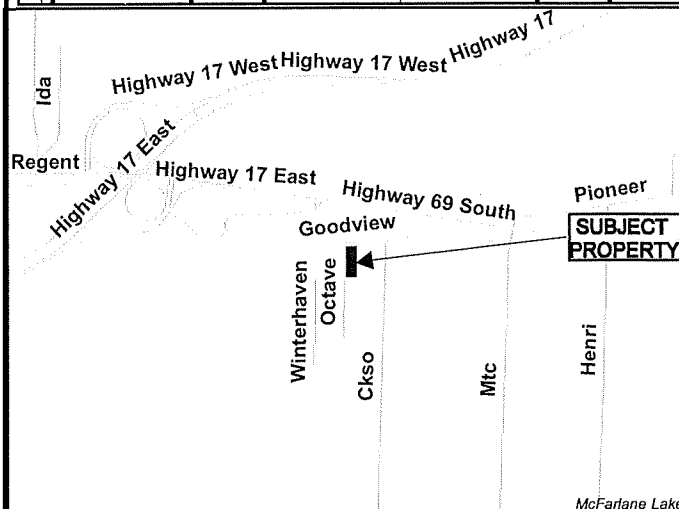
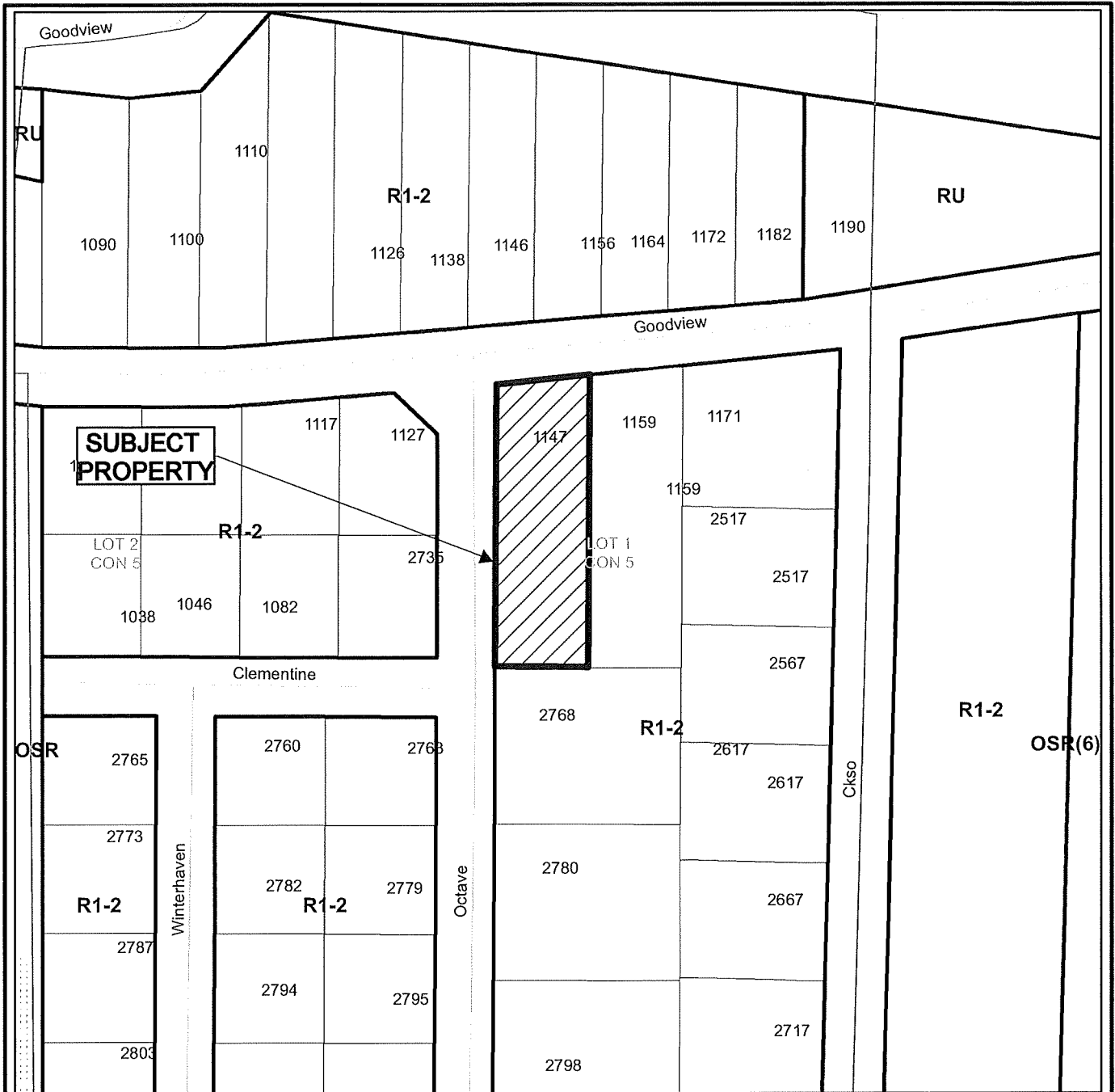
Estimate the distance of these facilities from the severed land and nearest public road by water

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	76.65	76.65	1	7.3	10.5	6	19.6	18.9	4.6	16.76
Garage	Retained Land	No	53.6	53.6	1	4.6	11.66	3.7	20.6	14	18.9	8.5



Application for Consent

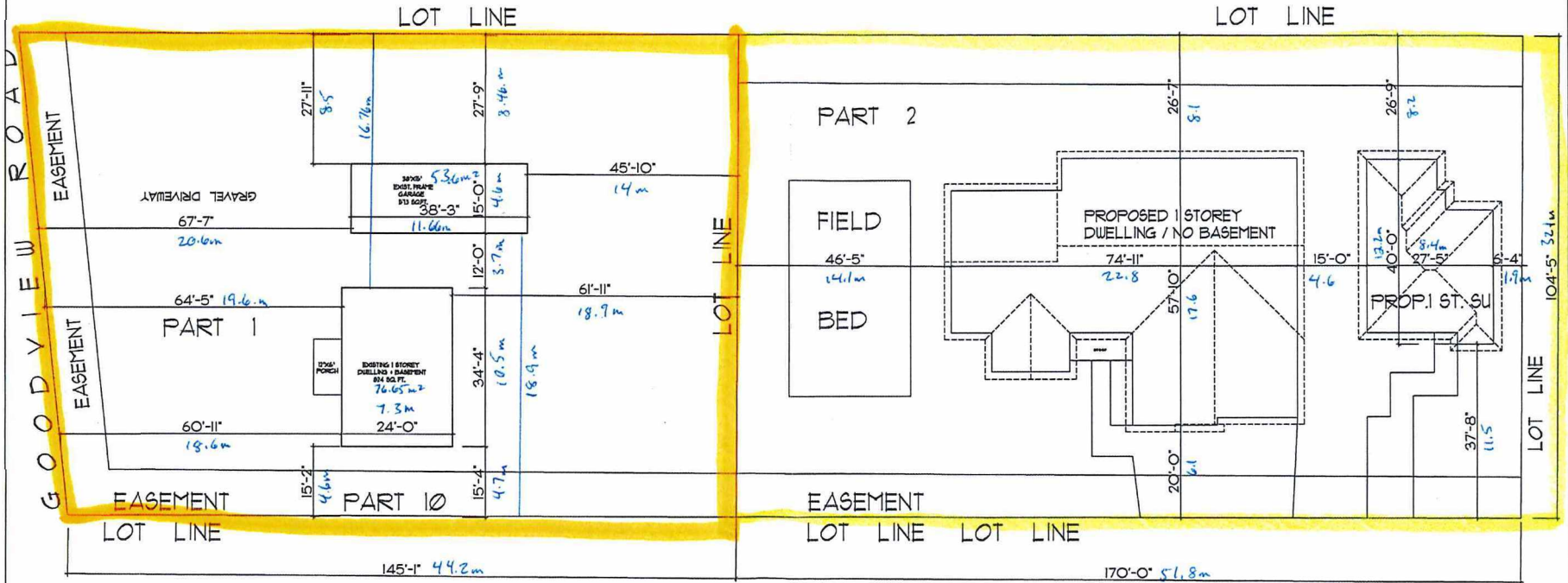
N


Subject Property being PIN 73478-1082, Parts 1, 2, 9, 10, and 11, Plan 53R-18375, Part Lot 1, Concession 5, Township of Broder, 1147 Goodview Road, Sudbury, City of Greater Sudbury

NTS
 Sketch 1

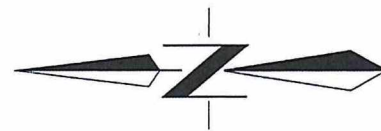
PL-CON-2025-00057
 Date: 2025 09 18

PLAN 53R-8375
 PART OF LOT 1
 CONCESSION 5
 GEOGRAPHIC TWP. OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



17,752 SQ. FT. LOT	1662.78m ²
3,496 SQ.FT. DWELLING	324.8m ²
923 SQ.FT. SU	85.7m ²
4,419 SQ. FT TOTAL	410.5
24.8% TOTAL LOT COVERAGE	

OCTAVE STREET



DRAWING OCTAVE ROAD	
DATE AUG 2025	
PLANNING SITE PLAN	NO. SP-1

PL-000-2025-00057
 sketch 2