APPLICATIONS FOR CONSENT

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

September 28, 2026

PL-CON-2026-00014 PAUL MENARD

Ward: 4

PIN(s) 733450151, Parcel 1722 SEC SWS, North half of East half of Lot 3, Concession 5, except LT203672 & LT213710, Township of Rayside, 21 Seguin Street, Blezard Valley, [By-law 2010-100Z, A]

To create a new lot on the northeast portion of the subject property providing a lot frontage of approximately 61.0m and a lot area of approximately 4059.0 sq. m (0.41 ha).

PL-CON-2026-00054 SUDBURY APARTMENT RENTALS LIMITED

Ward: 5

PIN(s) 021230026, Parcel 12399 SEC SES, Part Lot 4, Concession 5, Part Lot 9, Plan M-164, Parts 1-2, Plan 53R-12683, Township of McKim, 377 Lasalle Boulevard, Sudbury, [By-law 2010-100Z, R3-1(31)]

Grant an easement/right-of-way providing an approximate 3.48m lot frontage, 33.0m lot depth and 114.5 sq. m lot area for access purposes in favour of abutting PIN 02123-0027 (LT), municipally known at 385 Lasalle Boulevard.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0012/2022 (MAR 9/22)

PL-CON-2026-00055 2380363 ONTARIO LTD

Ward: 5

PIN(s) 021230027, Parcel 12507 SEC SES, Part Lot 4, Concession 5, Part Lot 8, Plan M-164, except Part 25, Plan SR-2888 and Part 1, Plan D439, Township of McKim, 385 Lasalle Boulevard, Sudbury, [By-law 2010-100Z, H51C2(120)]

Grant an easement/right-of-way providing an approximate 2.52m lot frontage, 33.0m lot depth and 84.0 sq. m lot area for access purposes in favour of abutting PIN 02123-0026 (LT), municipally known at 377 Lasalle Boulevard.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION PL-MV-2026-00044

PL-CON-2026-00057 **DOMINION PARK DEVELOPMENT CORP.**

Ward: 6

PIN(s) 735043271, Parcel M1114-124-1 SEC SES SRO, Lot 130, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3058 /3062 Manon Street, Hanmer, [By-law 2010-100Z, R2-2]

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

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION PL-MV-2026-00016

PL-CON-2026-00058 **BRIAN GATES**
MICHAEL J FULCHER

Ward: 11

PIN(s) 735820155; 735820145, Parcels 35600 and 26305 SEC SES, Lot 127, Plan M-131, Part Lot 3, Concession 3, Township of McKim, 891 / 893 Howey Drive, Sudbury, [By-law 2010-100Z, R2-2]

To consolidate a southern portion of the subject property being an approximate 2771.0 sq. m lot area with abutting PIN 73582-0159, municipally known as 887 Howey Drive.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0060/2024 AND MINOR VARIANCE APPLICATION A0081/2024 (SEP 11/24)

Written submissions regarding these applications must be received no later than Wednesday, September 23, 2026 for consideration.

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

Record #: PL-CON-2026-00014

APPLICATION SUMMARY

File Date: March 3, 2026

Application Type: Consent (Land Severance)

Address(es): 21 Seguin Street, Blezard Valley P0M 1L0

Applicant(s): PAUL MENARD

Owner(s): PAUL MENARD

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
4059

Depth
66.0

Frontage
61.50

☐ **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?
April 20, 1966

What is the number of dwelling units on the property?
1

What is the number of proposed new buildings/structures on the property?
0

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
Jacqueline Menard/Georges H. Menard

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?
Agricultural Reserve

Explain how the application conforms with the Official Plan
Please see June 4, 2024 Planning Justification Report (PJR)

Explain how the application is consistent with the Provincial Policy Statements
Please see Amended Pages 4 and 5 of June 4, 2024 PJR added to files

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
Please see June 4, 2024 PJR

CONCURRENT APPLICATIONS

☐ **Minor Variance**

File Number(s) - Minor Variance	Status - Minor Variance

☒ **Rezoning**

File Number(s) - Rezoning	Status - Rezoning
751-5/24-01	on-going

☒ **Official Plan Amendment**

File Number(s) - Official Plan Amendment	Status - Official Plan Amendment
701-5/24-01	on-going

LAND RETAINED

Area	Depth	Frontage
305600	790.0	324

Existing use of land
Agricultural

Proposed use of land
Agricultural

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 year-round	☐
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

Agricultural

Proposed use of land

Residence surplus

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

WATER/SEWAGE - SEVERED

Municipally owned and operated piped water system	[X]
Municipally owned and operated sanitary sewage system	[ ]
Lake	[ ]
Pit Privy	[ ]
Individual Well	[ ]
Communal Well	[ ]
Individual Septic System	[X]
Communal Septic System	[ ]
Other	[ ]

Explain Other

PROPERTY ACCESS - SEVERED

Provincial highway	[ ]
Road maintained by the municipality	[X]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained year-round	[ ]
Water	[ ]

Indicate the parking and docking facilities to be used via water

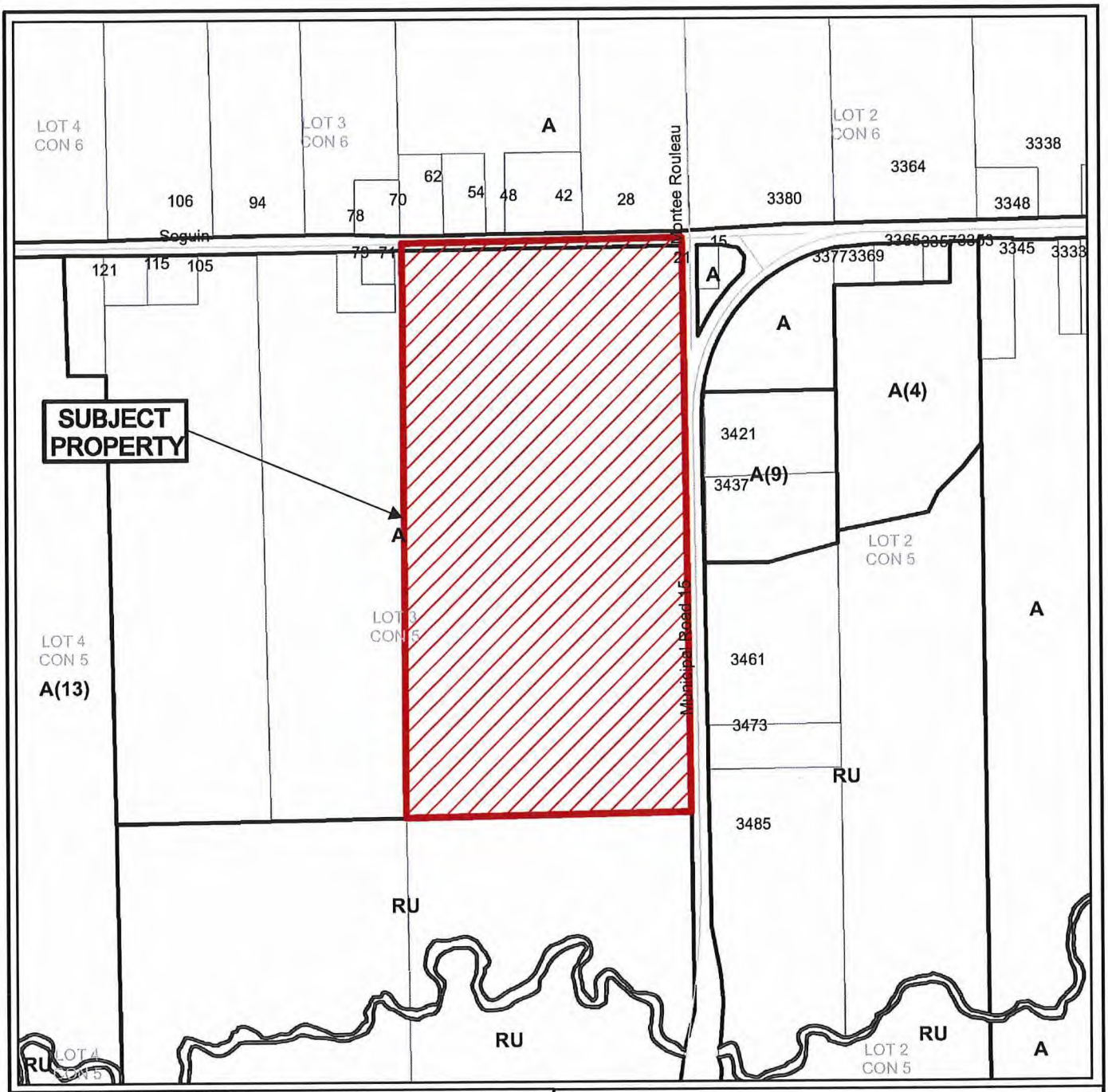
Estimate the distance of these facilities from the severed land and nearest public road by water

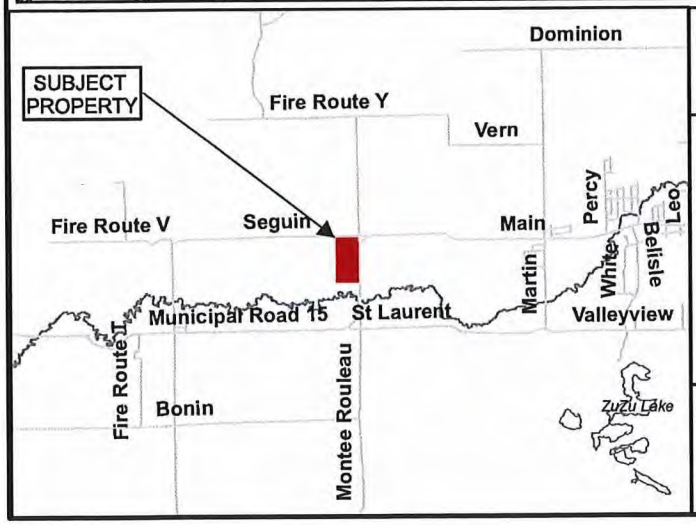
PROPOSED BUILDING/STRUCTURE

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)

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)
Dwelling	Severed Land	No	95.3	190.6	2	10.9	11	10	14.3	40.6	27.4	23.2
Garage	Severed Land	No	54.8	54.8	1	7.4	7.4	6.5	33.42	25.1	42.02	12.07
shed	Severed Land	No	14.04	14.04	1	3.9	3.6	4	44.12	17.4	47.29	10.0
Barn	Retained Land	No	164.0	276	2	9.8	16.7	13.3	74.4	698.0	67.2	312.7
Machine Shed	Retained Land	No	63.4	63.4	1	5.2	12.2	7	167.8	610.0	69.4	314.2
Above Ground Pool	Severed Land	No	0	0	0	7.4	7.4	1.35	33.4	25.15	50.9	3.21





Application for Consent

N

Subject Property being PIN 73345-0151,
Parcel 1722 SEC SWS,
North half of East half of Lot 3, Concession 5,
except LT203672 & LT213710,
Township of Rayside,
21 Seguin Street, Blezard Valley,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00014
Date: 2026 08 17

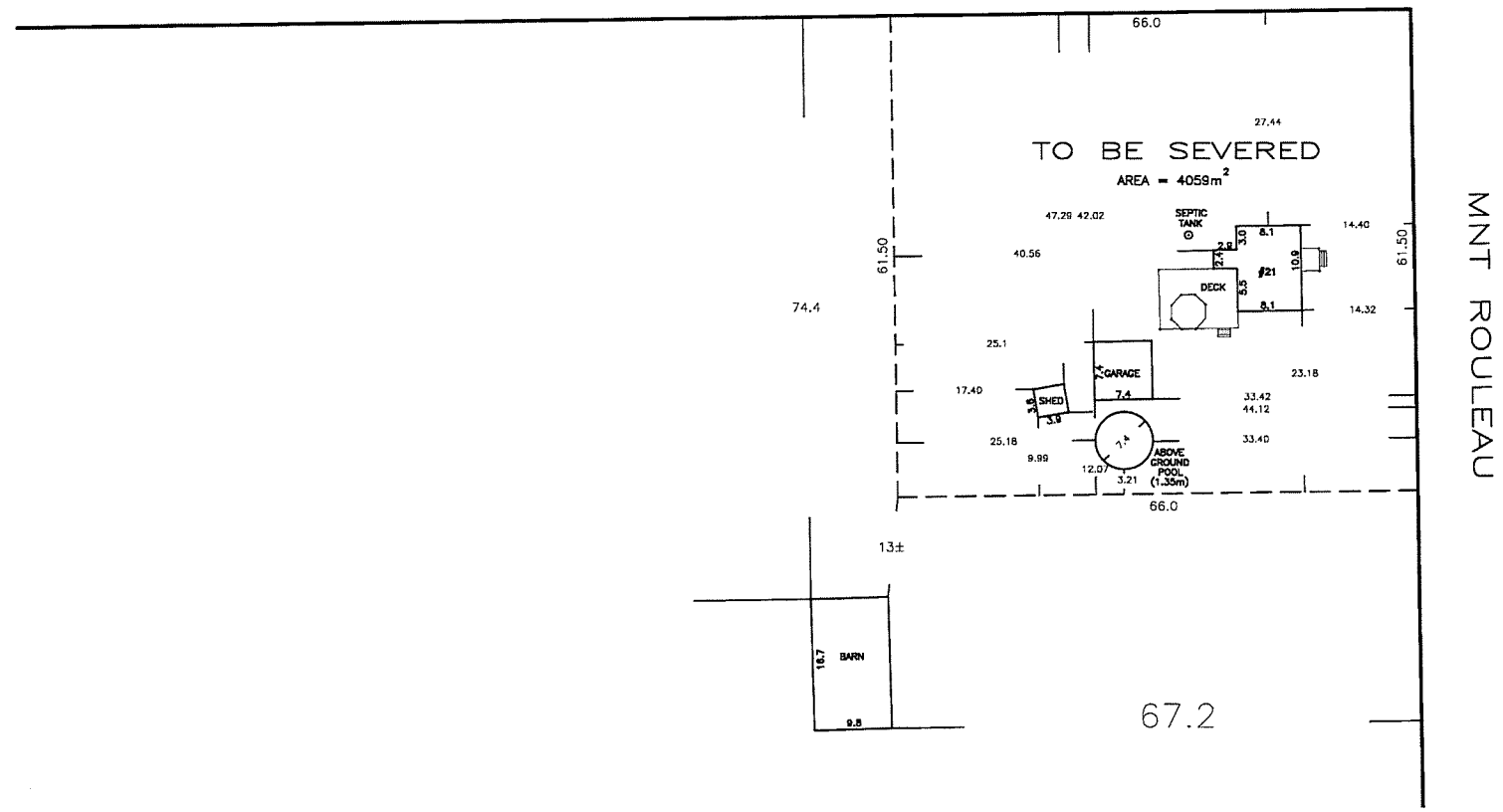
SKETCH

PART OF LOT 3
CONCESSION 5

GEOGRAPHIC TOWNSHIP OF RAYSIDE

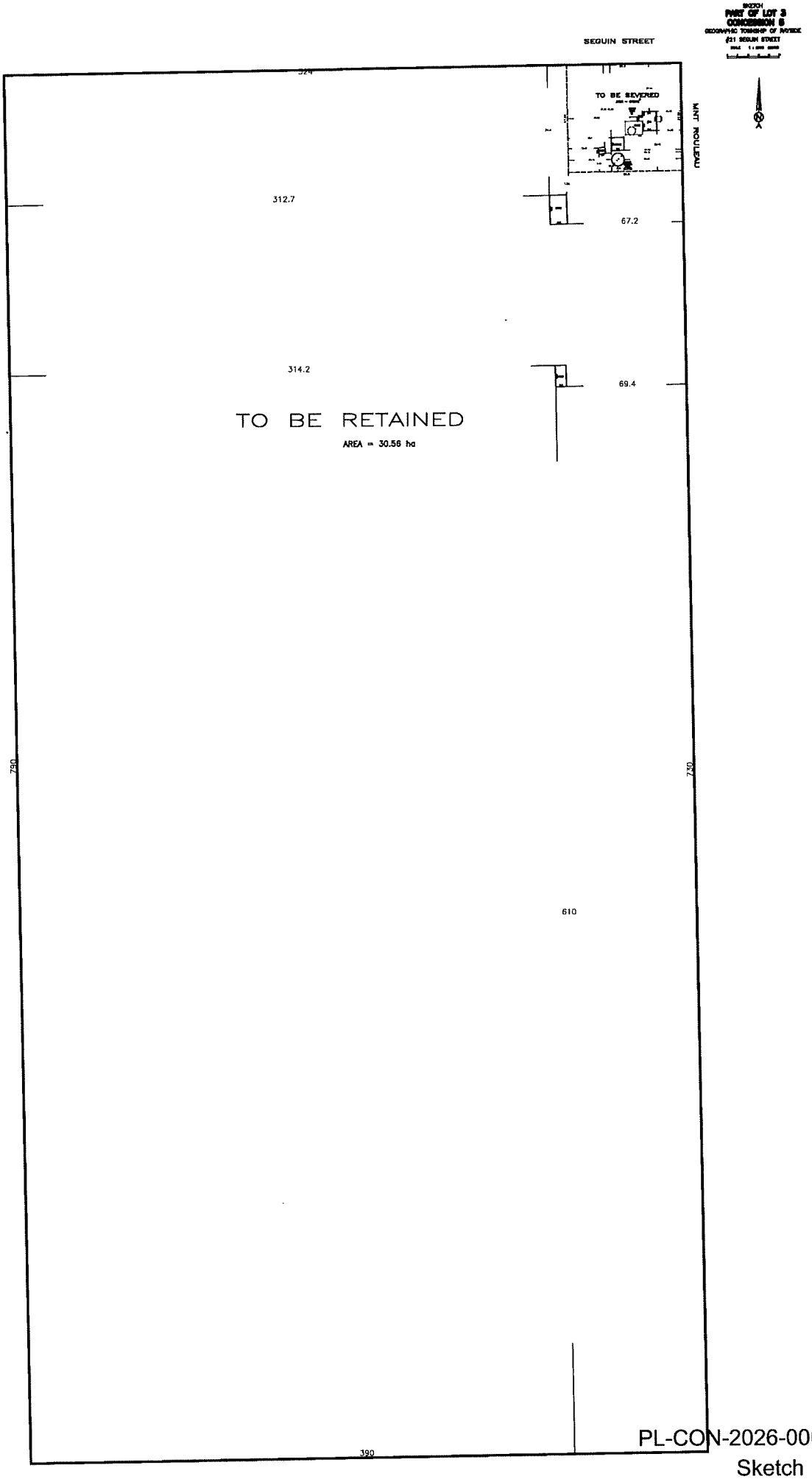
#21 SEGUIN STREET

SCALE 1 : 600 METRIC





PL-CON-2026-00014
Sketch a



PL-CON-2026-00014
Sketch 3

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

Record #: PL-CON-2026-00054

APPLICATION SUMMARY

File Date: August 5, 2026

Application Type: Consent (Land Severance)

Address(es): 377 Lasalle Boulevard, Sudbury P3A 1W7

Applicant(s): TULLOCH

Owner(s): SUDBURY APARTMENT RENTALS LIMITED

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
114.5

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

Depth
33.1

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

Frontage
3.48

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
385 Lasalle Boulevard (Separate application to be submitted concurrently)

Are you the registered owner or an authorized agent?
Authorized Agent

What is the date of acquisition of subject land?
Dec 22, 2021

What is the number of dwelling units on the property?
6

What is the number of proposed new buildings/structures on the property?
0

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
2380363 Ontario Ltd (owners of 385 Lasalle Blvd)

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?
Regional Corridor

Explain how the application conforms with the Official Plan
Conforms to Regional Corridor Designation Policies (§4.3.2.3)
See Cover Letter

Explain how the application is consistent with the Provincial Policy Statements
Easement will be consistent with §2.2.1, 2.3.1.1.2 & 3.2.1
See Cover Letter

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

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
644.9	39.61	16.29

Existing use of land
Multiple Dwelling

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	[X]
Municipally owned and operated sanitary sewage system	[X]
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	[X]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained year-round	[X]
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

Driveway

Proposed use of land

Driveway

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

PIN 02123-0027 (385 Lasalle Blvd)

WATER/SEWAGE - SEVERED

Municipally owned and operated piped water system	[X]
Municipally owned and operated sanitary sewage system	[X]
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	[X]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained year-round	[X]
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)

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)
Existing 2-Storey Building	Retained Land	No	180.69	361.38	2	10.95	16.43	6	7.5	15.58	1.86	3.45

TULLOCH

Planners | Surveyors | Biologists | Engineers

August 8, 2026
251335-700

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

> Re: Concurrent applications for Consent to Sever (Easements): 377 & 385 Lasalle Boulevard, Sudbury

Dear Ms. Lewis,

TULLOCH has been retained by the owners of the lands noted above to prepare two applications for Consent to Sever. This cover letter is intended to provide a statement of how this consent is Consistent with the Provincial Planning Statement, and in conformity with the Growth Plan for Northern Ontario and the City of Greater Sudbury Official Plan.

The subject lands consist of two Parcels and are legally identified as follows:

- 377 Lasalle Blvd (PIN 02123-0026): PCL 12399 SEC SES PT LT 9 PLAN M164, PTS 1, 2 53R12683 CITY OF SUDBURY
- 385 Lasalle Blvd (PIN 02123-0027): PCL 12507 SEC SES LT 8, PLAN M164, EXCEPT PT 25, SR2888, EXCEPT PART 1ON D439, CITY GREATER SUDBURY

The intent of the applications is to create two mutual access easements over both properties to facilitate a two-way, 6-metre-wide driveway which will enable access to the parking areas at the rear of both lots, as shown on the Concept Plan attached. Table 1 outlines the rationale regarding how these applications are consistent with the Provincial Planning Statement and are in conformity with the Growth Plan for Northern Ontario and the City of Greater Sudbury Official Plan.

Table 1

	RESPONSE
Explain how the applications are consistent with the Provincial Planning Statement (PPS)	The easements are needed to facilitate access to the parking facilities at the rear. Even though easements are not specifically referenced in the PPS, their creation will support continued use and future development that is consistent with the PPS, specifically: *2.3.1.1.2: "Land use patterns within settlement areas should be based on densities and a mix of land uses which:* *a) efficiently use land and resources;* *2.2.1: "Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by* *b) permitting and facilitating:* *2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3"* *3.2.1: "Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles."* The easements will result in two properties being able to utilize a single entrance, resulting in a reduction in the number of entrances required. This results in a reduction of conflict points between entering/exiting traffic and users of Lasalle Boulevard, which makes the street safer and more efficient to use. The shared driveway enabled by the easements also demonstrates an efficient use of land by reducing the need of a second driveway being constructed, which allows a more reasonable building envelope to be available. Finally, the provision of parking is required for the proposed multiple dwelling to be constructed. Enabling a two-way driveway will allow the parking area to be utilized, and in turn, allow the lot at 385 Lasalle, a lot that is currently underutilized, to undergo residential intensification.

	The proposed easements are the consistent with the PPS.
Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario (GPNO)	The entire GPNO was reviewed, and it was determined that these applications do not conflict with it.
Explain how the applications conform with the Official Plan (OP)	Both lots are in the Regional Corridor Designation in the OP. Policies related to the built form within this designation are outlined in Section 4.3.2.3: *"Regional Corridors shall be planned to:* *a. provide for a mix of housing types, tenures and affordability; encourage a cycling and pedestrian-friendly built form by locating commercial and other active non-residential uses at grade;:* *d. in order to minimize the disruption of traffic flow along arterial roads and promote better development, small lot rezoning will be discouraged and land assembly for consolidated development will be promoted. Land assembly will reduce the need for additional driveways along arterials and can be used to promote a more consistent streetscape."* The proposed easements will enable both lots to utilize a single driveway, which will reduce the number of entrances needed (functioning similar to what would occur through lot consolidation). The reduction in intersecting driveways along Lasalle means fewer conflict points with pedestrian traffic, automobile traffic and transit vehicles on Lasalle Boulevard, all of which demonstrate development that encourages pedestrian-friendly form and fewer opportunities for disrupted traffic flow when compared to two separate driveways.

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

- Legal Property Descriptions (2)
- Concept Plan

Should there be any questions with respect to the above, please contact the undersigned directly at [redacted]

Respectfully Submitted,

Matt Jay, CPT
Land Use Planner

Vanessa Smith, M.Pl, RPP
Project Manager | Senior Planner

GeoWarehouse®
POWERED BY TERANET

GeoWarehouse Property Report
Generated on July 24, 2026

377 LASALLE BLVD
SUDBURY

PIN 021230026

GeoWarehouse Property Report



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geowarehouse.ca

PL-CON-2026-00054

Property Details

GeoWarehouse Address:
377 LASALLE BLVD
SUDBURY
P3A1W7



PIN:	021230026
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:
SUDBURY APARTMENT RENTALS LIMITED

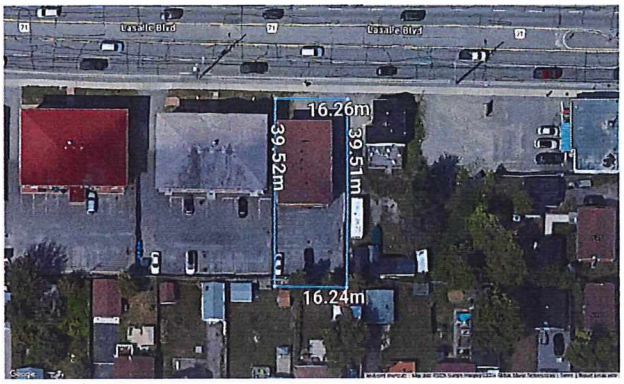
Legal Description

PCL 12399 SEC SES PT LT 9 PLAN M164, PTS 1, 2 53R12683 CITY OF SUDBURY

Lot Size

Area:	641.0 sq.m
Perimeter:	111.0 m
Measurements:	16.26m x 39.52m x 16.24m x 39.51m

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



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Dec 22, 2021	[redacted]	Transfer	SUDBURY APARTMENT RENTALS LIMITED;	
Mar 16, 2021		Transfer	12682184 CANADA INC.;	
Aug 09, 1993		Transfer	PATTERSON, KELLE LEE; BRAWLEY, BRIDGET DAWN;	
May 04, 1989		Transfer	CHARLES, ODETTE YOLLANDE; CHARLES, MARCEL FERDINAND;	

Terms and Conditions

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

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

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

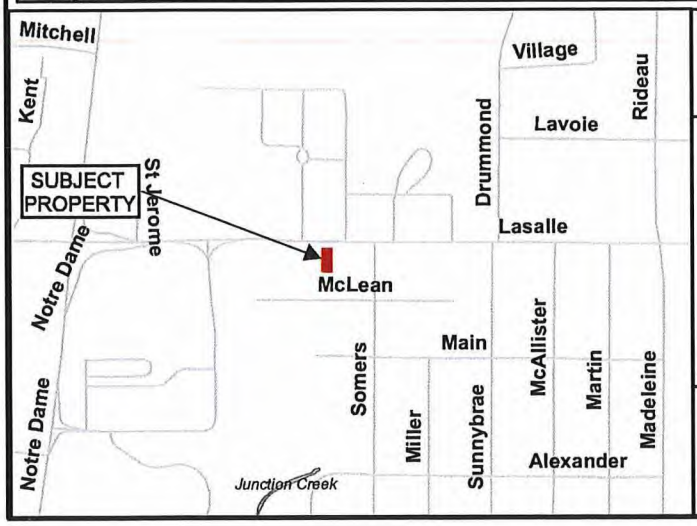
Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. $2) in cases such as transfers between spouses or in tax exempt transfers.

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

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





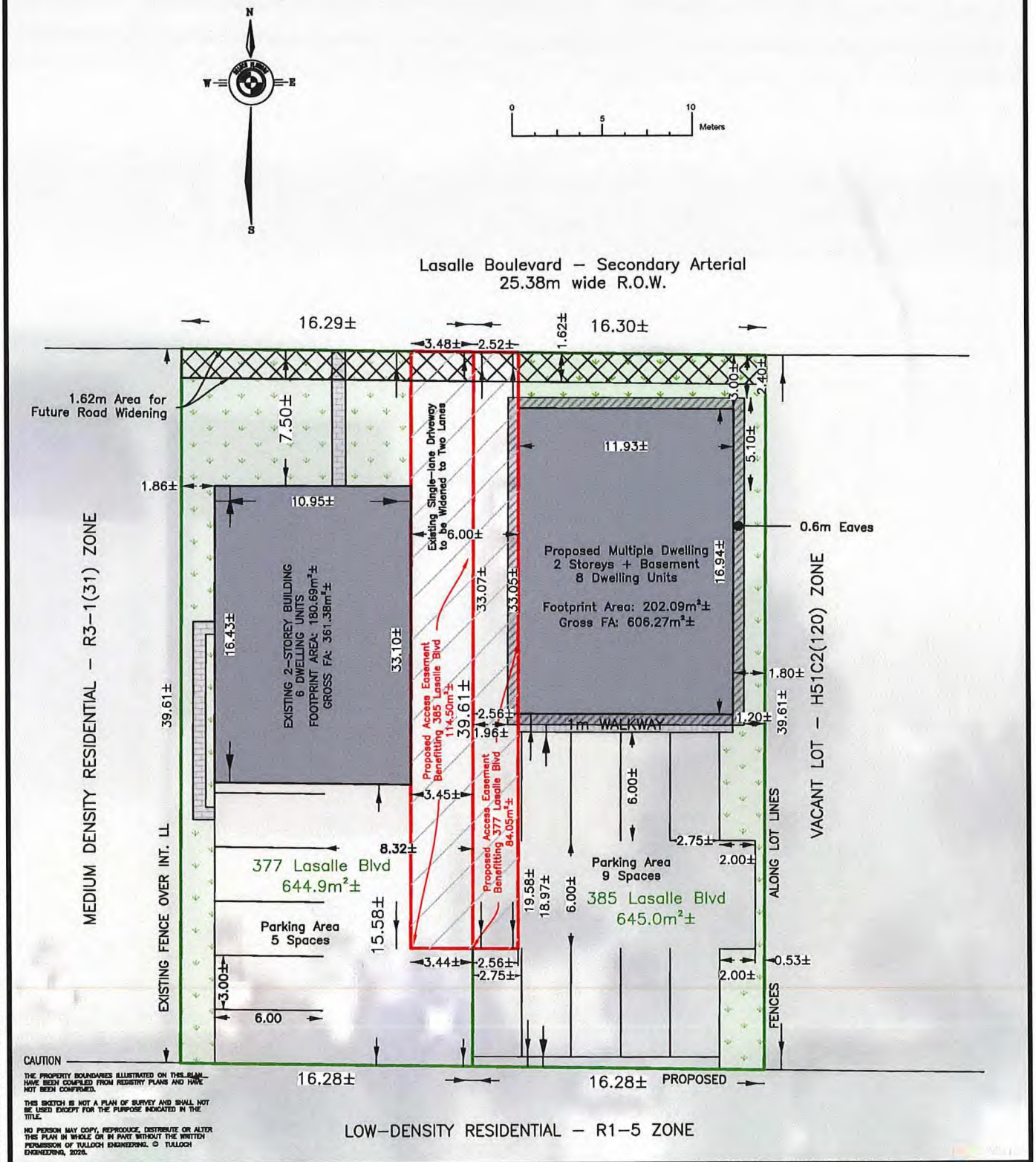
Application for Consent

N

Subject Property being PIN 02123-0026,
Parcel 12399 SEC SES,
Part Lot 4, Concession 5,
Part Lot 9, Plan M-164,
Parts 1-2, Plan 53R-12683,
Township of McKim,
377 Lasalle Boulevard, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00054
Date: 2026 08 06



THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

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TULLOCH
T: 705-522-6303
131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:	DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
377 & 385 Lasalle Blvd **City of Greater Sudbury**	MDJ	VS	23-1235-700
DRAWING:	SCALE:	PLOT SIZE:	DATE:
Site Sketch for Proposed Access Easements	1:300	8.5x11	July 29, 2026

P:\2023\231235\Task 700 - 385 Lasalle Blvd\231235-700 385 Lasalle Consent - 2026-07-xx.dwg

PL-CON-2026-00054 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-2026-00055

APPLICATION SUMMARY

File Date: August 5, 2026

Application Type: Consent (Land Severance)

Address(es): 385 Lasalle Boulevard, Sudbury P3A 1W7

Applicant(s): TULLOCH

Owner(s): 2380363 ONTARIO LTD

PLANNING APPLICATION
PURPOSE OF TRANSACTION

☐ **Addition to Lot**

Area **Area (Second Additional Lot if Applicable)**

Depth **Depth (Second Additional Lot if Applicable)**

Frontage **Frontage (Second Additional Lot if Applicable)**

☐ **Creation of New Lot**

Area

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
84.05

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

Depth
33.07

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

Frontage
2.52

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
377 Lasalle Blvd (Separate Application being submitted)

Are you the registered owner or an authorized agent?
Authorized Agent

What is the date of acquisition of subject land?
April 7, 2026

What is the number of dwelling units on the property?
1

What is the number of proposed new buildings/structures on the property?
1

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
SUDBURY APARTMENT RENTALS LIMITED (Owners of 377 Lasalle Blvd)

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
Plan M164,

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

Explain how the application conforms with the Official Plan
Conforms to Regional Corridor Designation Policies (§4.3.2.3)

See Cover Letter

Explain how the application is consistent with the Provincial Policy Statements
Easement will be consistent with §2.2.1, 2.3.1.1.2 & 3.2.1.
See Cover Letter

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

CONCURRENT APPLICATIONS

☐ **Minor Variance**

File Number(s) - Minor Variance	Status - Minor Variance
PL-MV-2026-00044	Complete

☐ **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
645.0	39.61	16.30

Existing use of land
Single-detached dwelling

Proposed use of land
Multiple Dwelling

Proposed use of land

Will a certificate be required for the retained land?
No

WATER/SEWAGE - RETAINED

Municipally owned and operated piped water system	[X]
Municipally owned and operated sanitary sewage system	[X]
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	[X]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained year-round	[X]
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

Open space associated with Single Dwelling

Proposed use of land

Driveway associated with Multiple Dwelling

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

PIN 02123-0026 (377 Lasalle Blvd)

WATER/SEWAGE - SEVERED

Municipally owned and operated piped water system	[X]
Municipally owned and operated sanitary sewage system	[X]
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	[X]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained year-round	[X]
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)
Multiple Dwelling	Retained Land	No	202.09	606.27	2	11.93	16.94	7.5	3	19.58	2.56	1.8

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)
Existing Dwelling	Retained Land	Yes	74.54	74.54	1	5	9.62	8.64	1.14	28.85	3.84	3.74
Attached Deck	Retained Land	Yes	32.63	32.63	0	7.25	4.5	1	10.77	24.34	5.09	3.92
Shed 1	Retained Land	Yes	21.56	21.56	1	3.75	5.75	3	32.86	1	1.47	11.01
Shed 2	Retained Land	Yes	25.19	25.19	1	7.75	3.25	3	35.35	1	7.33	1.18

TULLOCH

Planners | Surveyors | Biologists | Engineers

August 8, 2026
251335-700

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

> Re: Concurrent applications for Consent to Sever (Easements): 377 & 385 Lasalle Boulevard, Sudbury

Dear Ms. Lewis,

TULLOCH has been retained by the owners of the lands noted above to prepare two applications for Consent to Sever. This cover letter is intended to provide a statement of how this consent is Consistent with the Provincial Planning Statement, and in conformity with the Growth Plan for Northern Ontario and the City of Greater Sudbury Official Plan.

The subject lands consist of two Parcels and are legally identified as follows:

- 377 Lasalle Blvd (PIN 02123-0026): PCL 12399 SEC SES PT LT 9 PLAN M164, PTS 1, 2 53R12683 CITY OF SUDBURY
- 385 Lasalle Blvd (PIN 02123-0027): PCL 12507 SEC SES LT 8, PLAN M164, EXCEPT PT 25, SR2888, EXCEPT PART 1ON D439, CITY GREATER SUDBURY

The intent of the applications is to create two mutual access easements over both properties to facilitate a two-way, 6-metre-wide driveway which will enable access to the parking areas at the rear of both lots, as shown on the Concept Plan attached. Table 1 outlines the rationale regarding how these applications are consistent with the Provincial Planning Statement and are in conformity with the Growth Plan for Northern Ontario and the City of Greater Sudbury Official Plan.

Table 1

	RESPONSE
Explain how the applications are consistent with the Provincial Planning Statement (PPS)	The easements are needed to facilitate access to the parking facilities at the rear. Even though easements are not specifically referenced in the PPS, their creation will support continued use and future development that is consistent with the PPS, specifically: *2.3.1.1.2: "Land use patterns within settlement areas should be based on densities and a mix of land uses which:* *a) efficiently use land and resources;* *2.2.1: "Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by* *b) permitting and facilitating:* *2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3"* *3.2.1: "Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles."* The easements will result in two properties being able to utilize a single entrance, resulting in a reduction in the number of entrances required. This results in a reduction of conflict points between entering/exiting traffic and users of Lasalle Boulevard, which makes the street safer and more efficient to use. The shared driveway enabled by the easements also demonstrates an efficient use of land by reducing the need of a second driveway being constructed, which allows a more reasonable building envelope to be available. Finally, the provision of parking is required for the proposed multiple dwelling to be constructed. Enabling a two-way driveway will allow the parking area to be utilized, and in turn, allow the lot at 385 Lasalle, a lot that is currently underutilized, to undergo residential intensification.

	The proposed easements are the consistent with the PPS.
Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario (GPNO)	The entire GPNO was reviewed, and it was determined that these applications do not conflict with it.
Explain how the applications conform with the Official Plan (OP)	Both lots are in the Regional Corridor Designation in the OP. Policies related to the built form within this designation are outlined in Section 4.3.2.3: *"Regional Corridors shall be planned to:* *a. provide for a mix of housing types, tenures and affordability; encourage a cycling and pedestrian-friendly built form by locating commercial and other active non-residential uses at grade;:* *d. in order to minimize the disruption of traffic flow along arterial roads and promote better development, small lot rezoning will be discouraged and land assembly for consolidated development will be promoted. Land assembly will reduce the need for additional driveways along arterials and can be used to promote a more consistent streetscape."* The proposed easements will enable both lots to utilize a single driveway, which will reduce the number of entrances needed (functioning similar to what would occur through lot consolidation). The reduction in intersecting driveways along Lasalle means fewer conflict points with pedestrian traffic, automobile traffic and transit vehicles on Lasalle Boulevard, all of which demonstrate development that encourages pedestrian-friendly form and fewer opportunities for disrupted traffic flow when compared to two separate driveways.

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

- Legal Property Descriptions (2)
- Concept Plan

Should there be any questions with respect to the above, please contact the undersigned directly a[redacted]

Respectfully Submitted,

Matt Jay, CPT
Land Use Planner

Vanessa Smith, M.Pl, RPP
Project Manager | Senior Planner

GeoWarehouse®
POWERED BY TERANET

GeoWarehouse Property Report
Generated on July 24, 2026

385 LASALLE BLVD
SUDBURY

PIN 021230027

GeoWarehouse Property Report



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geowarehouse.ca

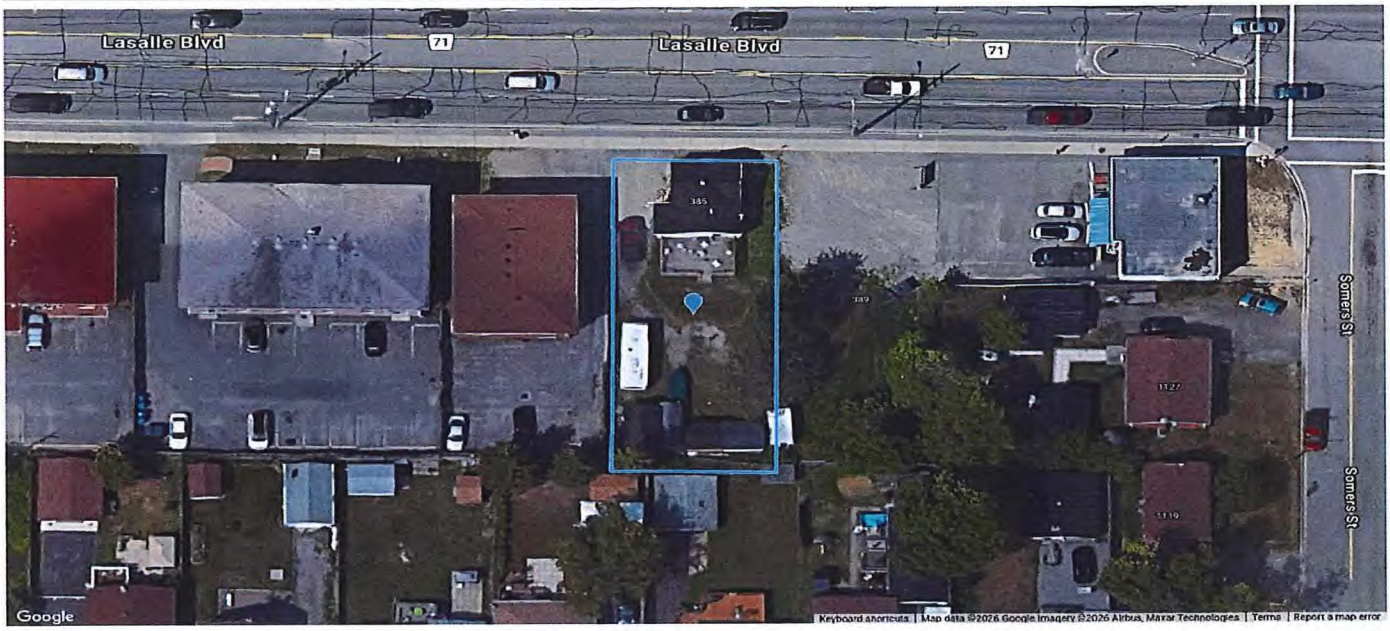
PL-CON-2026-00055

Property Details

GeoWarehouse Address:
385 LASALLE BLVD
SUDBURY
P3A1W7



PIN:	021230027
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:
2380363 ONTARIO LIMITED

Legal Description

PCL 12507 SEC SES LT 8, PLAN M164, EXCEPT PT 25, SR2888, EXCEPT PART 1ON D439, CITY GREATER SUDBURY

Lot Size

Area:	641.0 sq.m
Perimeter:	111.0 m
Measurements:	16.25m x 39.51m x 16.24m x 39.51m

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



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Apr 07, 2026	[redacted]	Transfer	2380363 ONTARIO LIMITED;	
Dec 23, 1975		Transfer	BLAIS, GERARD;	

Terms and Conditions

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

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

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

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

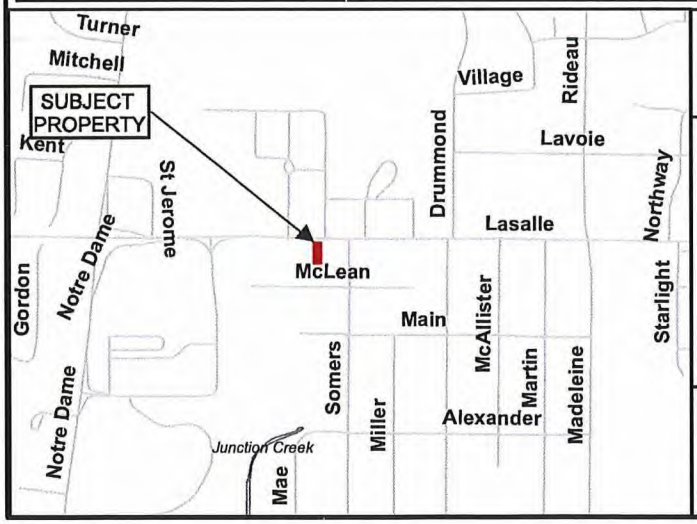
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Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded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

PL-CON-2026-00055





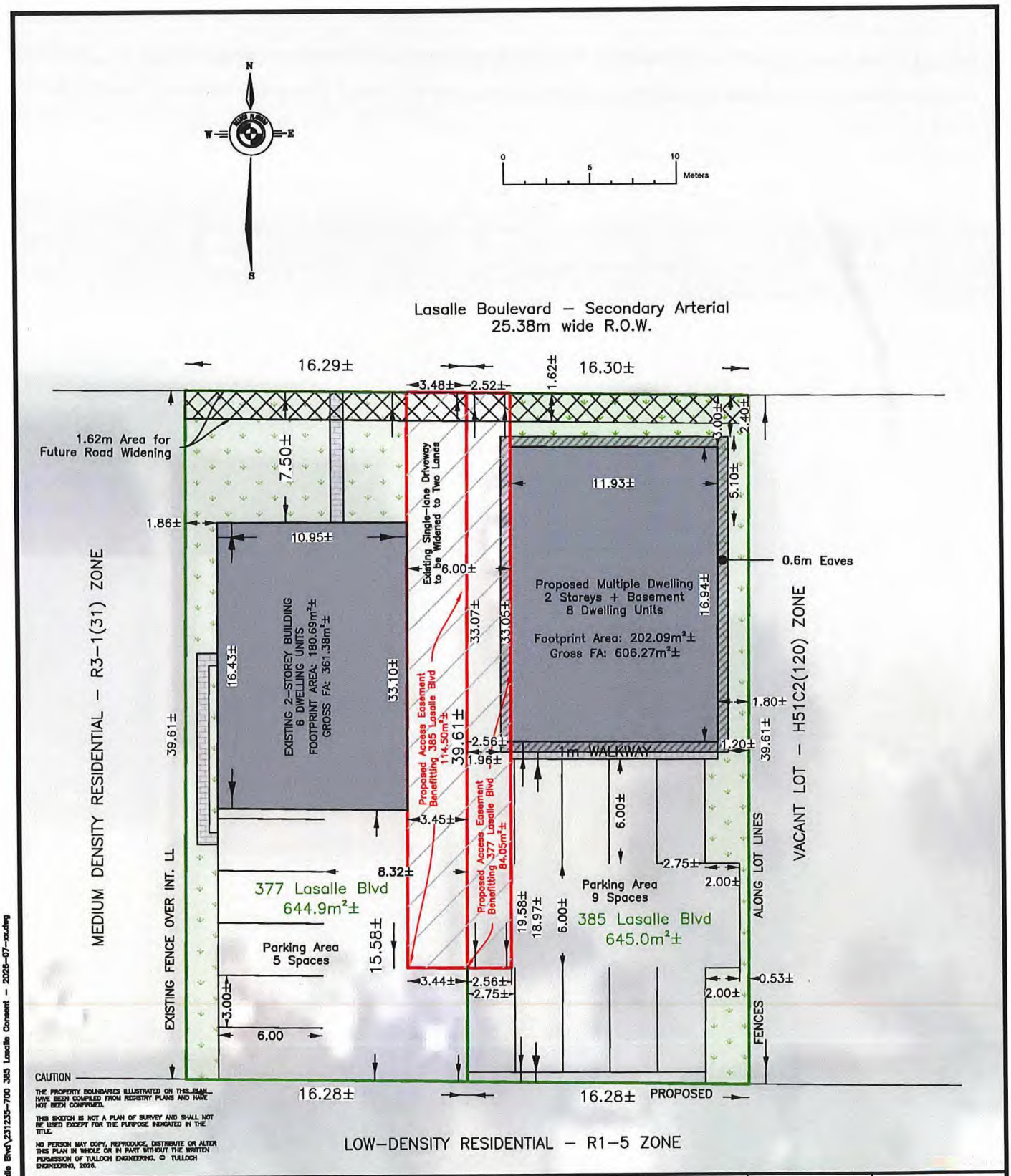
Application for Consent

N

Subject Property being PIN 02123-0027,
Parcel 12507 SEC SES,
Part Lot 4, Concession 5,
Part Lot 8, Plan M-164, except Part 25,
Plan SR-2888 and Part 1, Plan D439,
Township of McKim,
385 Lasalle Boulevard, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00055
Date: 2026 08 07



P:\2023\23123S\Task 700 – 385 Lasalle Blvd\23123S-700 385 Lasalle Consent – 2026-07-xx.dwg

TULLOCH
T: 705-522-6303
131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:	DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
377 & 385 Lasalle Blvd **City of Greater Sudbury**	MDJ	VS	23-1235-700
DRAWING: **Site Sketch for Proposed Access Easements**	**SCALE:** 1:300	**PLOT SIZE:** 8.5x11	**DATE:** July 29, 2026

PL-CON-2026-00055 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-2026-00057

APPLICATION SUMMARY

File Date: August 11, 2026

Application Type: Consent (Land Severance)

Address(es): 3058 /3062 Manon Street, Hanmer P3P0E3

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENT CORP.

PLANNING APPLICATION
PURPOSE OF TRANSACTION

☐ **Addition to Lot**

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

☐ **Creation of New Lot**

Area

Depth

Frontage

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

Area
371.0

Depth
31.0

Frontage
11.51

☐ **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?
Yes

Please describe the additional properties associated with this application
3062 MANON STREET

Are you the registered owner or an authorized agent?
Authorized Agent

What is the date of acquisition of subject land?
MAY 22, 2014

What is the number of dwelling units on the property?
2

What is the number of proposed new buildings/structures on the property?
0

What is the number of existing buildings/structures on the property?
1

If this application is approved, would any existing dwelling units be legalized?
No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?
No

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

CONSENT

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

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

Please indicate a description of each easement or covenant and its effect
BELL, HYDRO, PERSONA

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
REGISTERED M-1114

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
Semi – detached dwelling is permitted within living area and lot creation in living area is permitted in accordance with minimum lot sizes set out in the zoning by law. The proposed severance adheres to the zone standard set out in the applicable zoning by law.

Explain how the application is consistent with the Provincial Policy Statements
The creation of the new lot is necessary – The creation of this new lot is necessary for the proper functioning of the subject semi detached dwelling on the subject property. Locating each dwelling on its own lot increases the provision of an ownership unit in the form of semi-detached dwelling in an area dominated by single detached dwelling. This type of development is supported by section 2.1 and 2.2 in PPS.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
The provision of this type of housing is supported by Policy 3.4.3 of the GPNO and there is nothing in the growth plan that discourages the creation of a new lot to separate a semi-detached dwelling that shares a common wall.

CONCURRENT APPLICATIONS

☐ **Minor Variance**

File Number(s) - Minor Variance **Status - Minor Variance**

☐ **Rezoning**

File Number(s) - Rezoning **Status - Rezoning**

☐ **Official Plan Amendment**

File Number(s) - Official Plan Amendment **Status - Official Plan Amendment**

LAND RETAINED

Area	Depth	Frontage
396.5	33.65	12.42

Existing use of land
SEMI DETACHED DWELLING -RESIDENTIAL

Proposed use of land
SEMI DETACHED DWELLING - 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 year-round	☒
Water	☐

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

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

LAND SEVERED

Existing use of land

SEMI DETACHED DWELLING

Proposed use of land

SEMI DETACHED DWELLING

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

WATER/SEWAGE - SEVERED

Municipally owned and operated piped water system	[X]
Municipally owned and operated sanitary sewage system	[X]
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	[X]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained year-round	[X]
Water	[ ]

Indicate the parking and docking facilities to be used via water

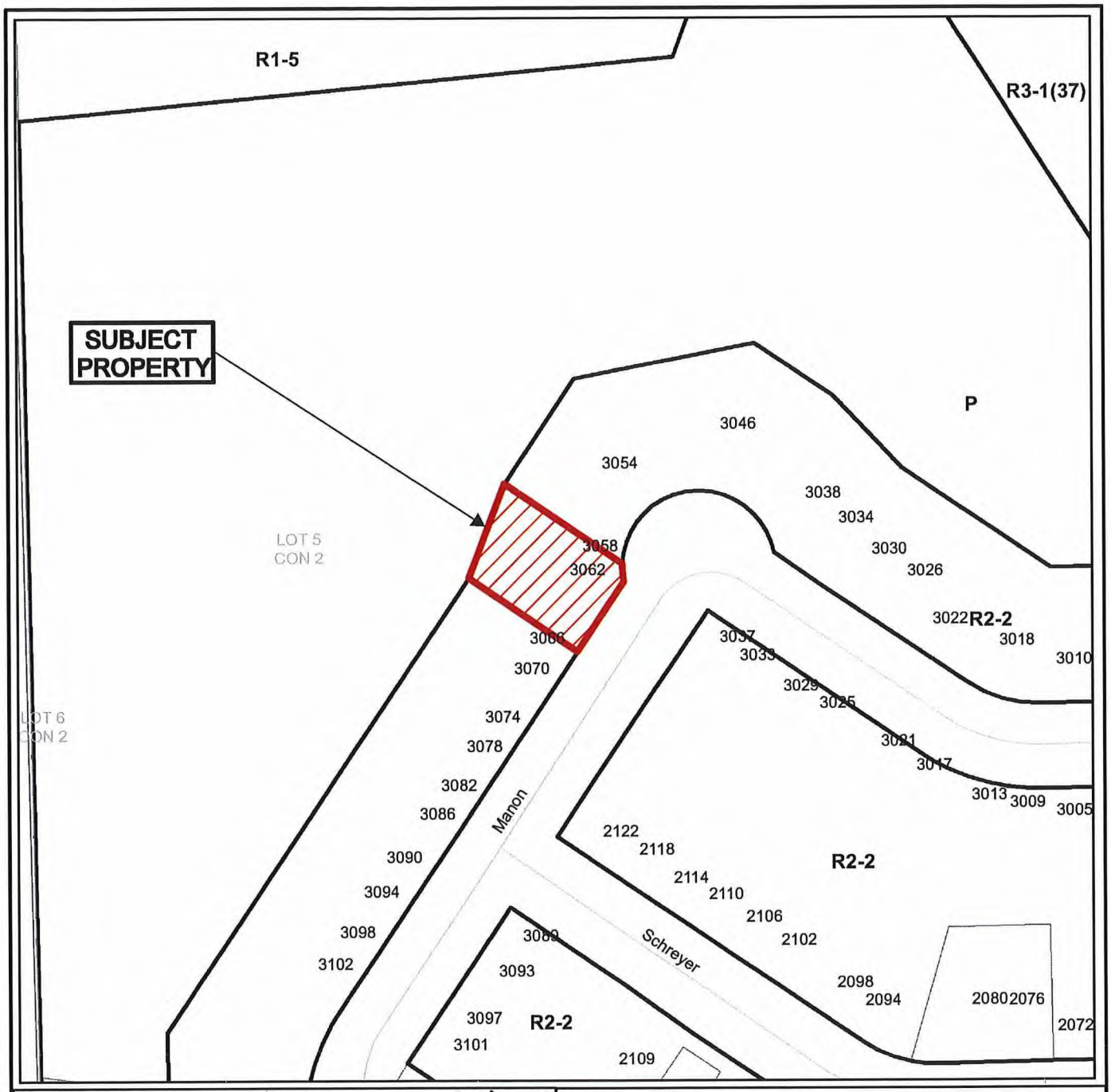
Estimate the distance of these facilities from the severed land and nearest public road by water

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)

EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
SEMI DETACHED DWELLING	Retained Land	No	160	160	1	9.1	18.5	6.5	4.74	8.38	0	2.37
SEMI DETACHED DWELLING	Severed Land	No	160	160	1	9.1	18.5	6.5	6.11	6.75	0	2.35

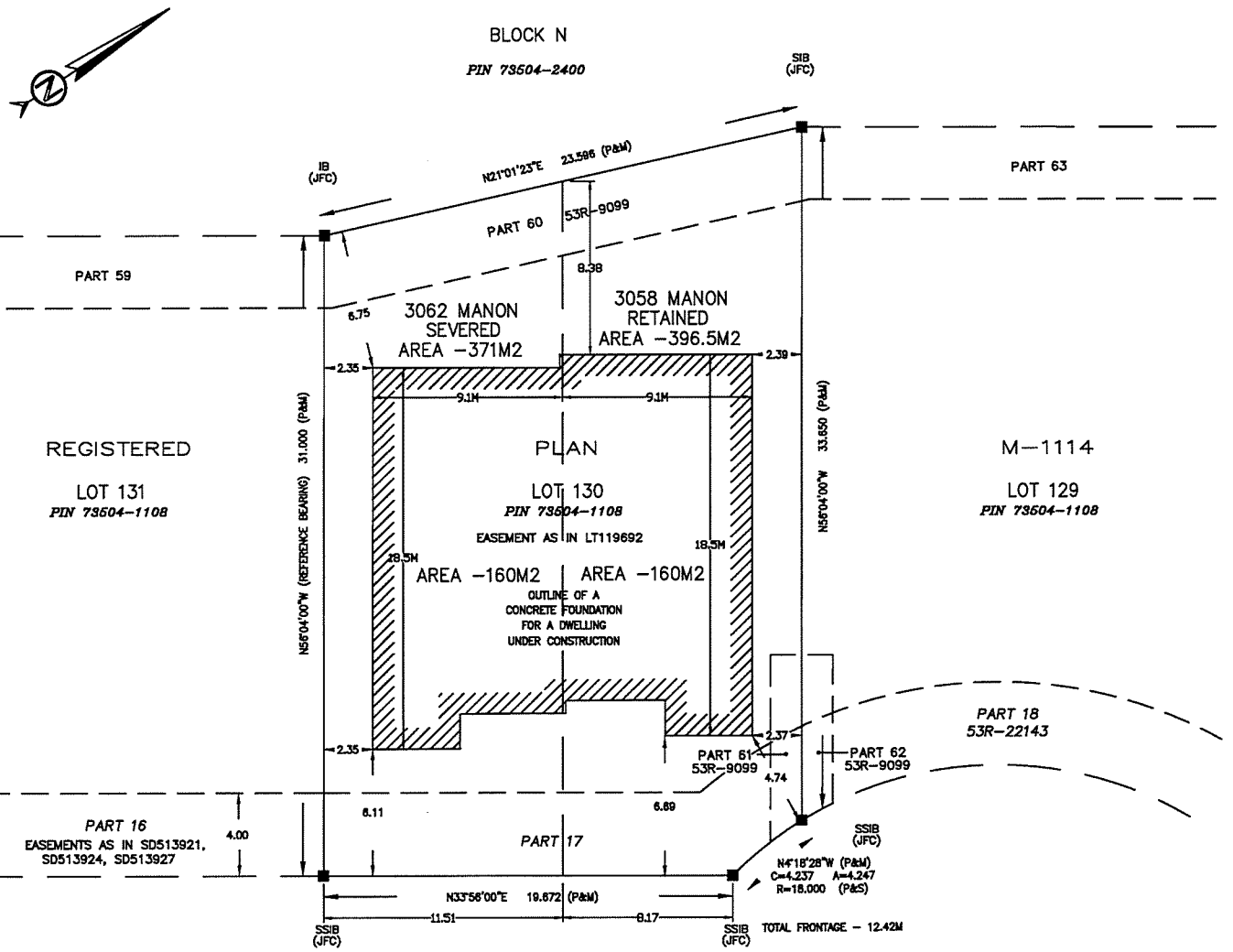


Application for Consent

Subject Property being PIN 73504-3271,
Parcel M1114-124-1 SEC SES SRO,
Lot 130, Plan M-1114,
Part Lot 5, Concession 2,
Township of Hanmer,
3058 and 3062 Manon Street, Hanmer,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00057
Date: 2026 08 19



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SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 130
REGISTERED PLAN M-1114
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE : 1 : 200 meters
0 2 4 6 8 10
2026

BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LOT 130, REGISTERED PLAN M-1114 SHOWN ON PLAN 53R-22143, HAVING A BEARING OF N56°04'00"W

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

LEGEND:

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
RB	ROCK BAR
P	PLAN 53R-22143
M	MEASURED
S	SET
JFC	JACK F CAVANAGH, OLS

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 REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON JULY 22, 2026.

JULY 23, 2026 — A BORTOLUSSI, OLS

THIS PLAN RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-123568

(PART 2) *REPORT*

THIS PLAN & REPORT IS PREPARED FOR: BELMAR BUILDERS

DESCRIPTION:

PART OF PIN 73504-1108, BEING LOT 130, REGISTERED PLAN M-1114

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

EASEMENT AS IN LT119692 - WHOLE PARCEL - INCO
EASEMENT AS IN SD513921 - PART 17, 53R-22143 - BELL CANADA
EASEMENT AS IN SD513924 - PART 17, 53R-22143 - HYDRO ONE
EASEMENT AS IN SD513927 - PART 17, 53R-22143 - PERSONA

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE FOUNDATION

BORTOLUSSI SURVEYING LTD.
bortolussisurveying@outlook.com
PHONE: (705) 675-2566

FILE: 4167

PL-CON-2026-00057
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-2026-00058

APPLICATION SUMMARY

File Date: August 19, 2026

Application Type: Consent (Land Severance)

Address(es): 891 / 893 Howey Drive, Sudbury, Ontario P3B 1H3

Applicant(s): A.L. PERMITS

Owner(s): BRIAN GATES AND MICHAEL J FULCHER

PLANNING APPLICATION
PURPOSE OF TRANSACTION

☒ **Addition to Lot**

Area 2771.497	**Area (Second Additional Lot if Applicable)**
Depth 227.321	**Depth (Second Additional Lot if Applicable)**
Frontage 0	**Frontage (Second Additional Lot if Applicable)**

☐ **Creation of New Lot**

Area

Depth

Frontage

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

Area

Depth

Frontage

☐ **Cancellation of Prior Consent**

File No. of Prior Consent

Type of Consent being cancelled

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

☐ **Easement/Right-of-Way**

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

☐ **Lease**

Area

Depth

Frontage

☐ **Other**

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?
Yes

Please describe the additional properties associated with this application
ADJOINING PROPERTY 893 HOWEY WHICH HAS A DIFFERENT PIN AND ROLL # BUT IS NATURALLY MERGED WITH 891 HOWEY. REAR LOT WILL BE CONSOLIDATED WITH 887 HOWEY (LOT 128) OVER WHICH THERE IS A ROW

Are you the registered owner or an authorized agent?
Authorized Agent

What is the date of acquisition of subject land?
2023

What is the number of dwelling units on the property?
2

What is the number of proposed new buildings/structures on the property?
0

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?
Yes

Provide details on how the property is designated in the Source Protection Plan
Ramsey Lake Sourcewater Protection Zone 3

CONSENT

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

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

Please indicate a description of each easement or covenant and its effect
LT167363 S/T T/W LT167363V-VROW OVER PT LOT 127 & PT LOT 128

Has the land ever had any previous severances?
No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?
No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?
No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?
LIVING AREA 1

Explain how the application conforms with the Official Plan
LIVING AREA 1 PERMITS RESIDENTIAL USES

Explain how the application is consistent with the Provincial Policy Statements
APPLICATION IS CONSISTENT WITH 1.1.1 OF PPS, HEALTHY AND LIVEABLE SAFE COMMUNITIES ARE SUSTAINED BY EFFICIENT DEVELOPMENT AND LAND USE PATTERNS AND ACCOMODATING AN APPROPRIATE RANGE OF AFFORDABEL AND MARKET=BASED RANGE AND MIX OF RESIDENTIAL TYPES AND 1.1.3.1. SETTLEMENT AREAS SHALL BE THE FOCUS OF GROWTH AND DEVELOPMENT

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
THE APPLICAITON CONFORMS WITH 3.4.3. BY PROVIDING AN ADDITIONAL LOTSWHICH WILL ADD TO THE MIX OF THE HOUSING TYPES IN THE MUNICIIPALITY ADN WITH POLICY 4.3.3. ECONDONMIC AND SERVICE HUBS AS THE APPLICATION WILL IMPLEMENT ND SUPPORT STRATEGIES FOR DEVELOPING A DIVERSE MIX OF LAND USES AND APPROPRIATE RANGE OF HOUSING TYPES.

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
464.515	38.1	12.192

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 year-round	☒
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

PIN 73582-0159; Parcel 7142 SEC SES; LT 128 PL M131 MCKIM EXCEPT PT 2 53R5767, 887 Howey Drive

WATER/SEWAGE - SEVERED

Municipally owned and operated piped water system	[X]
Municipally owned and operated sanitary sewage system	[X]
Lake	[ ]
Pit Privy	[ ]
Individual Well	[ ]
Communal Well	[ ]
Individual Septic System	[ ]
Communal Septic System	[ ]
Other	[X]

Explain Other

SEVERED PROPERTY TO BE CONSOLIDATED WITH 887 HOWEY DRIVE

PROPERTY ACCESS - SEVERED

Provincial highway	[ ]
Road maintained by the municipality	[ ]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained year-round	[X]
Water	[ ]

Indicate the parking and docking facilities to be used via water

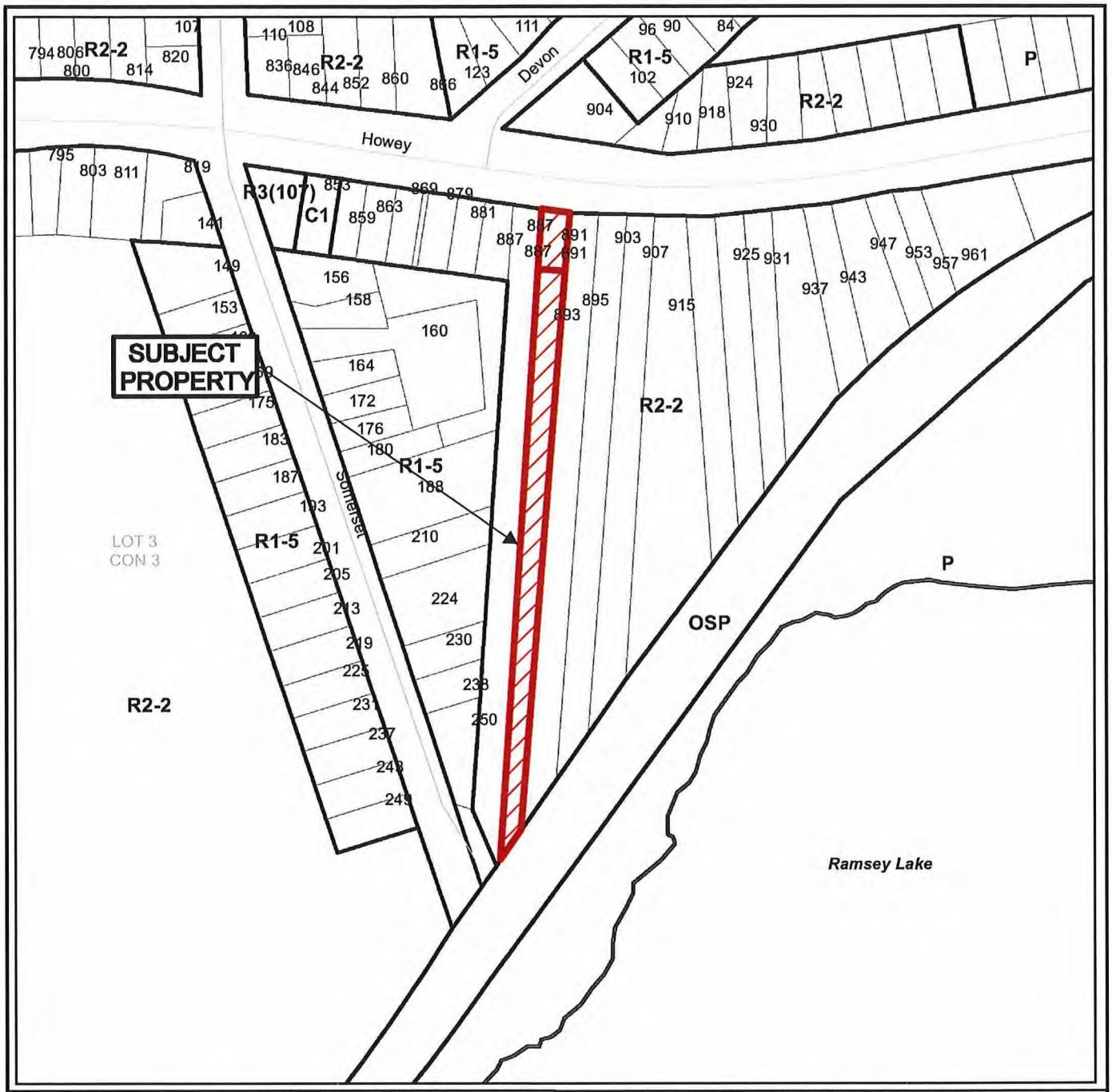
Estimate the distance of these facilities from the severed land and nearest public road by water

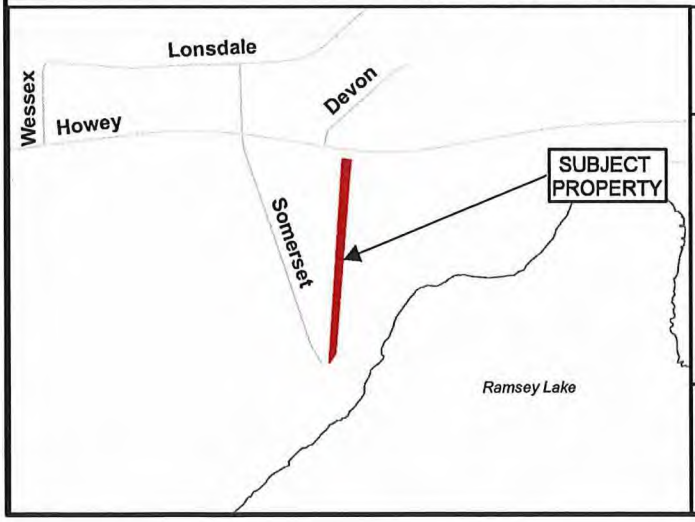
PROPOSED BUILDING/STRUCTURE

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)

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)
SFD	Retained Land	No	93.43	93.43	1	8.57	10.9	5.48	10.2	249.5	3.92	0
SFD	Severed Land	Yes	88.2	88.2	1	8.36	12.2	5.48	438	215.9	4.6	0
DETACHED GARAGE	Severed Land	Yes	53.62	53.62	1	8.04	6.67	3.96	68.9	174.1	1.86	2.29
SHED	Severed Land	Yes	12	12	1	3	4	3.65	87.7	173.8	10	0





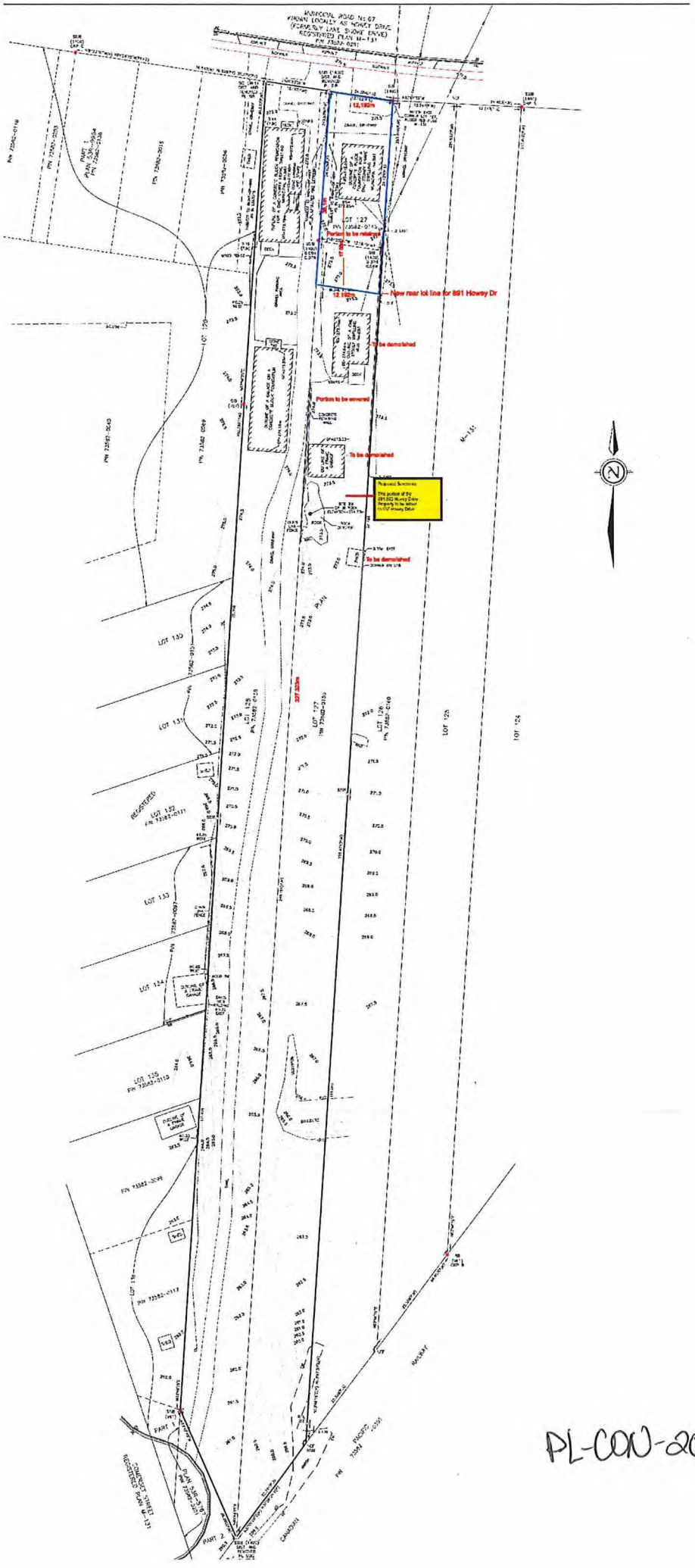
Application for Consent

N

Subject Property being PINs 73582-0155 & 73582-0145,
Parcels 35600 and 26305 SEC SES,
Lot 127, Plan M-131,
Part Lot 3, Concession 3,
Township of McKim,
891 and 893 Howey Drive, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00058
Date: 2026 08 21



PL-COU-20260-00058
Sketch 2