Greater | Grand Sudbury

APPLICATIONS FOR CONSENT

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

October 26, 2026

PL-CON-2026-00038 **TAMMY ROLSTON**
KEVIN BOYD

Ward: 5

PIN(s) 735000008; 735000351, Parcel 53251 SEC SES, Firstly: Part Lane, Plan M-25, Part 3, Plan 53R-16483; Secondly: Lots 13 to 19, Plan M-25; Thirdly: Lane between Lots 19 & 20, Plan M-25; Fourthly: Part King Street, Plan M-25; and Fifthly: Lot 22, Plan M-25, except the westerly 49 feet, 6 inches, Part Lot 11, Concession 6, Township of Blezard, 3035 Martin Road, Blezard Valley, [By-law 2010-100Z, R1-4]

To create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 28.0m, a lot depth of approximately 147.0m and a lot area of approximately 4116.0 sq. m.

PL-CON-2026-00056 **GILLES BROSSEAU**
LISE BROSSEAU

Ward: 3

PIN(s) 733500691, Part Lot 9, Concession 2, Parts 3-20, Plan 53R-22048 and Parts 3-4, Plan 53R-12935, Township of Balfour, 666 Vermilion Lake Road, Chelmsford, [By-law 2010-100Z, RU (110) & (111)]

To create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 44.0m, a lot depth of approximately 192.0m and a lot area of approximately 21000.0 sq. m. and also consolidate an approximate 1800.0 sq. m portion of the subject property with PIN 73350-0168 (LT), municipally known as 648 Vermilion Lake Road.

PREVIOUSLY SUBJECT OF CONSENT APPLICATIONS B0101/1978 AND B0102/1978 (APR 4, 1978), B0414/1990 (AUG 13/90), B0495/1992 (FEB 8/93), B0325/1993 (OCT 4/93) AND B0087/2002 (OCT 21/02), MINOR VARIANCE APPLICATIONS A0035/1978 (APR 3/78), A0287/1990 (AUG 13/90) AND A0377/1992 (FEB 8/93), REZONING APPLICATION PL-RZN-2025-00052 AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00020.

Greater Grand Sudbury

APPLICATIONS FOR CONSENT

PL-CON-2026-00060 B&D REAL ESTATE ACQUISITION CORP.

Ward: 4

PIN(s) 733471664; 733471666, Part Lot 11, Concession 3, Parts 1-3, Plan 53R-19672, Township of Rayside, 4703 Regional Road 15, , 4703 Municipal Road 15 Unknown, Chelmsford, [By-law 2010-100Z, M2]

To create a new lot on the north vacant portion of the subject property providing a lot frontage of approximately 126.0m, a lot depth of approximately 184.0m and a lot area of approximately 15440.0 sq. m.

PREVIOUSLY THE SUBJECT OF CONSENT APPLICATIONS B0098/2011 (AUG 4/11), B0111/2005 & B0112/2005 (OCT. 3/05), B0060/1997 (MAY 5/97), B0142/1993 (JUNE 7/93) AND B0149/1981 & B0150/1981 (JULY 27/81) AND MINOR VARIANCE APPLICATION A0109/2005 (NOV. 28/05).

Written submissions regarding these applications must be received no later than Wednesday, October 21, 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-2026-00038

APPLICATION SUMMARY

File Date: May 26, 2026

Application Type: Consent (Land Severance)

Address(es): 3035 Martin Road, Blezard Valley P0M 1E0

Applicant(s): KEVIN BOYD

Owner(s): TAMMY ROLSTON AND KEVIN BOYD

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
4116

Depth
147

Frontage
28

☐ **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

Depth

Frontage

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

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

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
I not sure if this fits but the old lane way parts along the south border would be included.

Are you the registered owner or an authorized agent?
Registered Owner

What is the date of acquisition of subject land?
Jan/2024

What is the number of dwelling units on the property?
0

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

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
To be offered to public sale

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

Please indicate a description of each easement or covenant and its effect
I believe Bell has easement along old laneway

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?
R1-4

Explain how the application conforms with the Official Plan
Unknown

Explain how the application is consistent with the Provincial Policy Statements
Unknown

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

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
8024	192	40

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	[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 - RETAINED

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 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	[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	[X]
Water	[ ]

Indicate the parking and docking facilities to be used via water

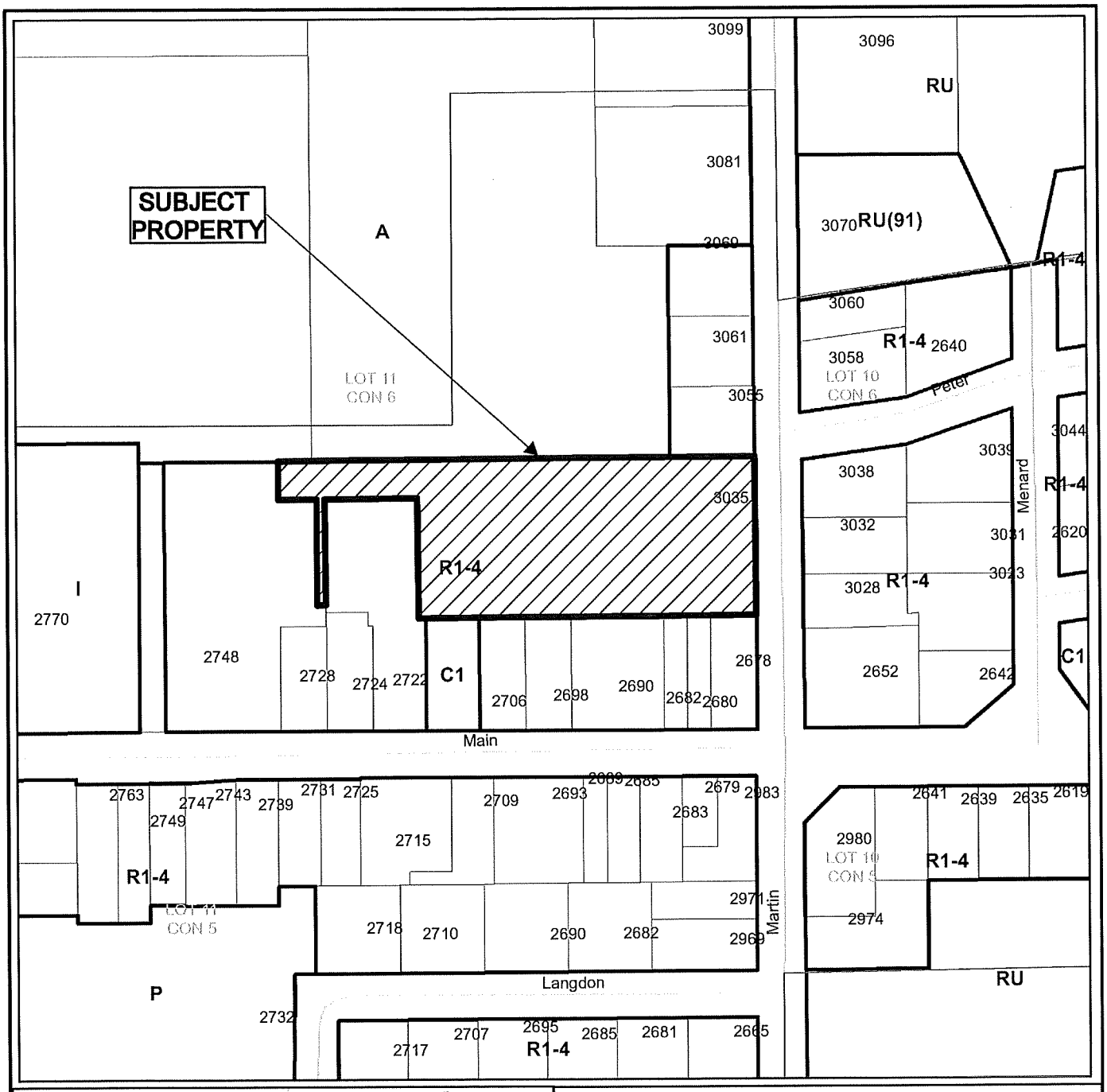
Estimate the distance of these facilities from the severed land and nearest public road by water

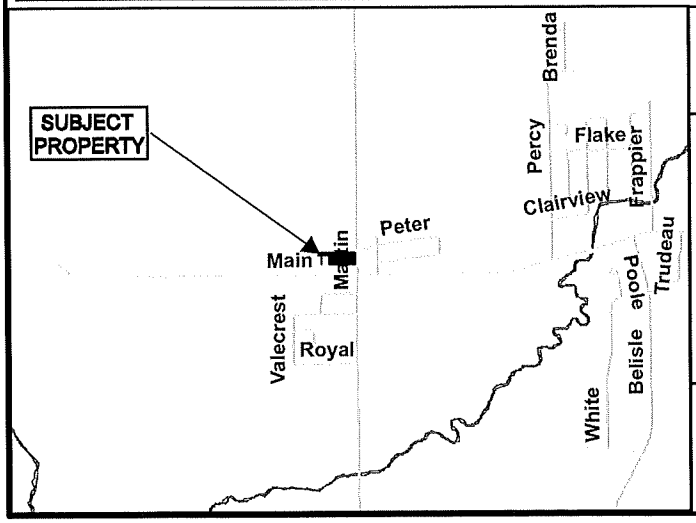
PROPOSED BUILDING/STRUCTURE

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)
Dwelling	Retained Land	No	110.0	167.0	1.5	7.9	12.5	6.0	14.5	166.0	20.0	12.1
Detached Garage	Retained Land	No	77.3	77.3	1	9.75	7.9	5	44.5	140.0	24.0	6.0
White Shed	Retained Land	No	7.2	7.2	1	2.4	3.0	2.4	56.0	92.0	24.0	13.6
Tent Shed	Retained Land	No	13.2	13.2	1	3.0	4.4	2.4	71.0	118.0	4.5	30.1





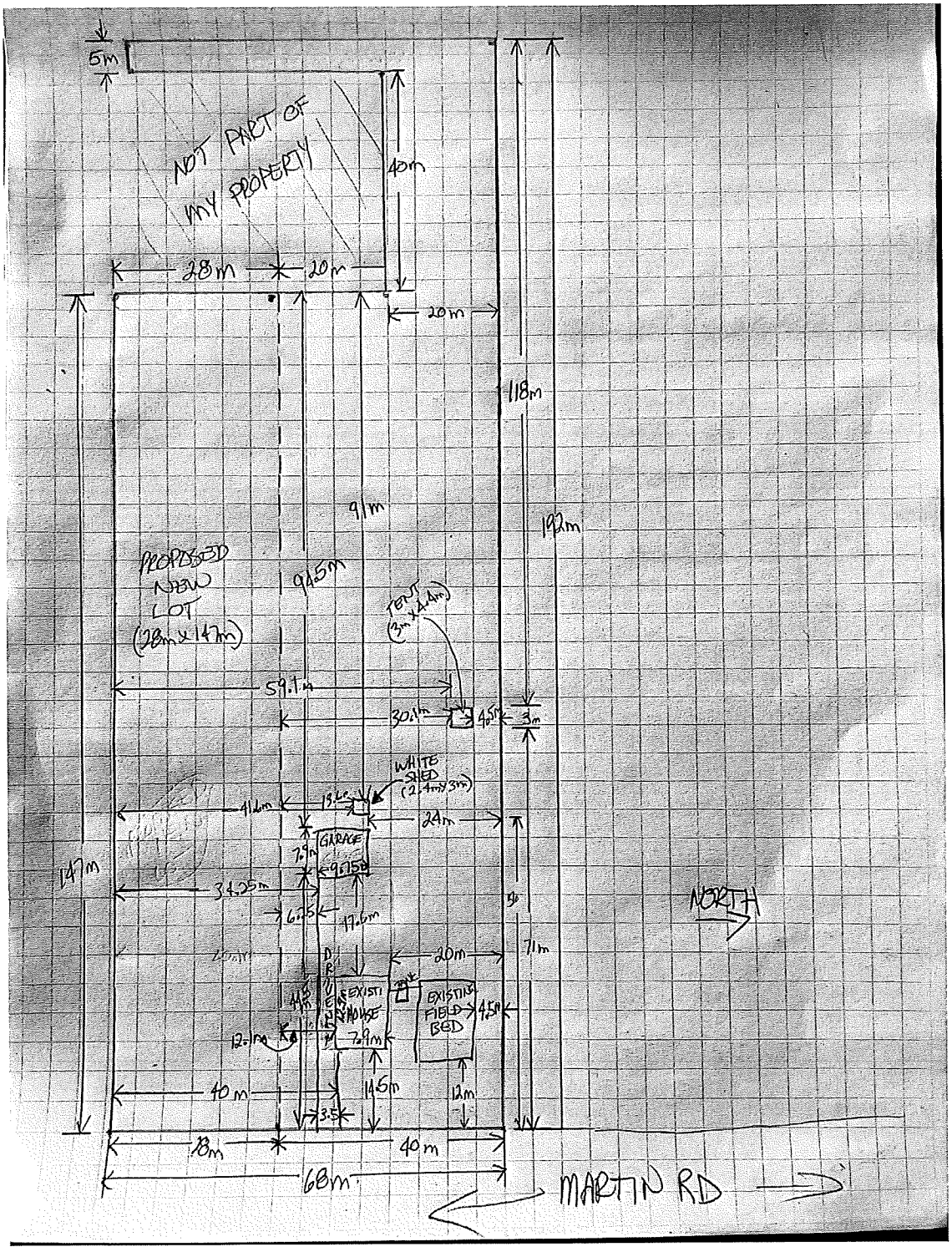
Application for Consent

N

Subject Property being PINs 73500-0008 & 73500-0351,
Parcel 53251 SEC SES, Firstly: Part Lane, Plan M-25,
Part 3, Plan 53R-16483; Secondly: Lots 13 to 19, Plan M-25;
Thirdly: Lane between Lots 19 & 20, Plan M-25;
Fourthly: Part King Street, Plan M-25; and
Fifthly: Lot 22, Plan M-25, except the westerly 49 feet, 6 inches,
Part Lot 11, Concession 6,
Township of Blezard,
3035 Martin Road, Blezard Valley,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00038
Date: 2026 08 14


5m
NOT PART OF MY PROPERTY
40m
28m
20m
20m
118m
91m
193m
PROPOSED NEW LOT (28m x 147m)
97.5m
59.1m
30.1m
TENT (3m x 4.4m)
4.5m
3m
WHITE SHED (2.4m x 3m)
41.6m
19.2m
24m
GARAGE
7.9m
9.75m
147m
34.25m
17.6m
NORTH
20m
71m
EXISTING HOUSE
EXISTING FIELD BED
4.5m
12.2m
7.9m
40m
14.5m
12m
3.5m
28m
40m
68m
MARTIN RD

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-2026-00056

APPLICATION SUMMARY

File Date: August 6, 2026

Application Type: Consent (Land Severance)

Address(es): 666 Vermilion Lake Road, Chelmsford P0M 1L0

Applicant(s): MATTHEW DUMONT

Owner(s): GILLES BROSSEAU AND LISE BROSSEAU

PLANNING APPLICATION
PURPOSE OF TRANSACTION

☒ **Addition to Lot**

Area
1800

Area (Second Additional Lot if Applicable)

Depth
57.3

Depth (Second Additional Lot if Applicable)

Frontage
31.5

Frontage (Second Additional Lot if Applicable)

☒ **Creation of New Lot**

Area
21000

Depth
192.3

Frontage
44

☐ **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

Depth

Frontage

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

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

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?
unknown

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?
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
Gilles Brosseau

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 Easement As In LT945748

Has the land ever had any previous severances?
Yes

Name of transferee
combination of registered plans of subdivision and historical consent approvals

Date of transfer
Unknown

Use of severed land

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

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

No

Please indicate the file number and status of the application

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

Explain how the application conforms with the Official Plan
refer to file PL-OPA-2025-0002-

Explain how the application is consistent with the Provincial Policy Statements
PJR was submitted regarding the OPA and rezoning process.

The proposed creation of one additional lot conforms with Sections 2.1, 2.2, and 2.3 of the Provincial Policy Statement, 2024, by supporting long-term residential growth, contributing to municipal housing supply, and making efficient use of existing infrastructure and services. Overall, the proposal represents responsible residential growth that:
- supports documented population increases;
- contributes to local housing availability and diversity;
- uses existing municipal servicing capacity;
- strengthens the municipal tax base; and
- avoids unnecessary expansion of public infrastructure

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
The proposed lot creation contributes to these objectives by supporting local housing supply in the context of documented population growth, and by leveraging existing municipal water services and publicly maintained road infrastructure without requiring new extensions or upgrades. This approach aligns with the Growth Plan's emphasis on coordinated land-use and infrastructure planning and represents fiscally responsible rural development that makes efficient use of existing infrastructure capacity while maintaining the rural character of the area. Accordingly, the application is consistent with the strategic policy direction established in the Growth Plan for Northern Ontario.

CONCURRENT APPLICATIONS

☐ **Minor Variance**

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

☐ **Rezoning**

File Number(s) - Rezoning	Status - Rezoning
PL-RZN-2025-00052	July 14 - Appeal (20) days would have expired.

☐ **Official Plan Amendment**

File Number(s) - Official Plan Amendment	Status - Official Plan Amendment
PL-OPA-2025-00020	July 14 - Appeal (20) days would have expired.

LAND RETAINED

Area	Depth	Frontage
78600	134.5	55

Existing use of land

Rural Special Zone (111)

Proposed use of land

None

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

Rural Special Zone (110)

Proposed use of land

Rural Special Zone (110)

Creation of Lot: 44m lot frontage/2.10 ha of lot area

Rural Special Zone (111)

Lot addition: 31.5m of lot frontage/0.18 ha of lot area

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

Creation of Lot
Property Description: Part of PIN 73350-0691 (LT)
Parts 17, 18, 20 and Part of Part 16, Plan 53R-22048
Part of Lot 9, Concession 2
Township of Balfour, City of Greater Sudbury

Lot addition
Benefitting Lot PIN 73350-0168 (648 Vermilion Lake Road)

WATER/SEWAGE - SEVERED

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

Indicate the parking and docking facilities to be used via water

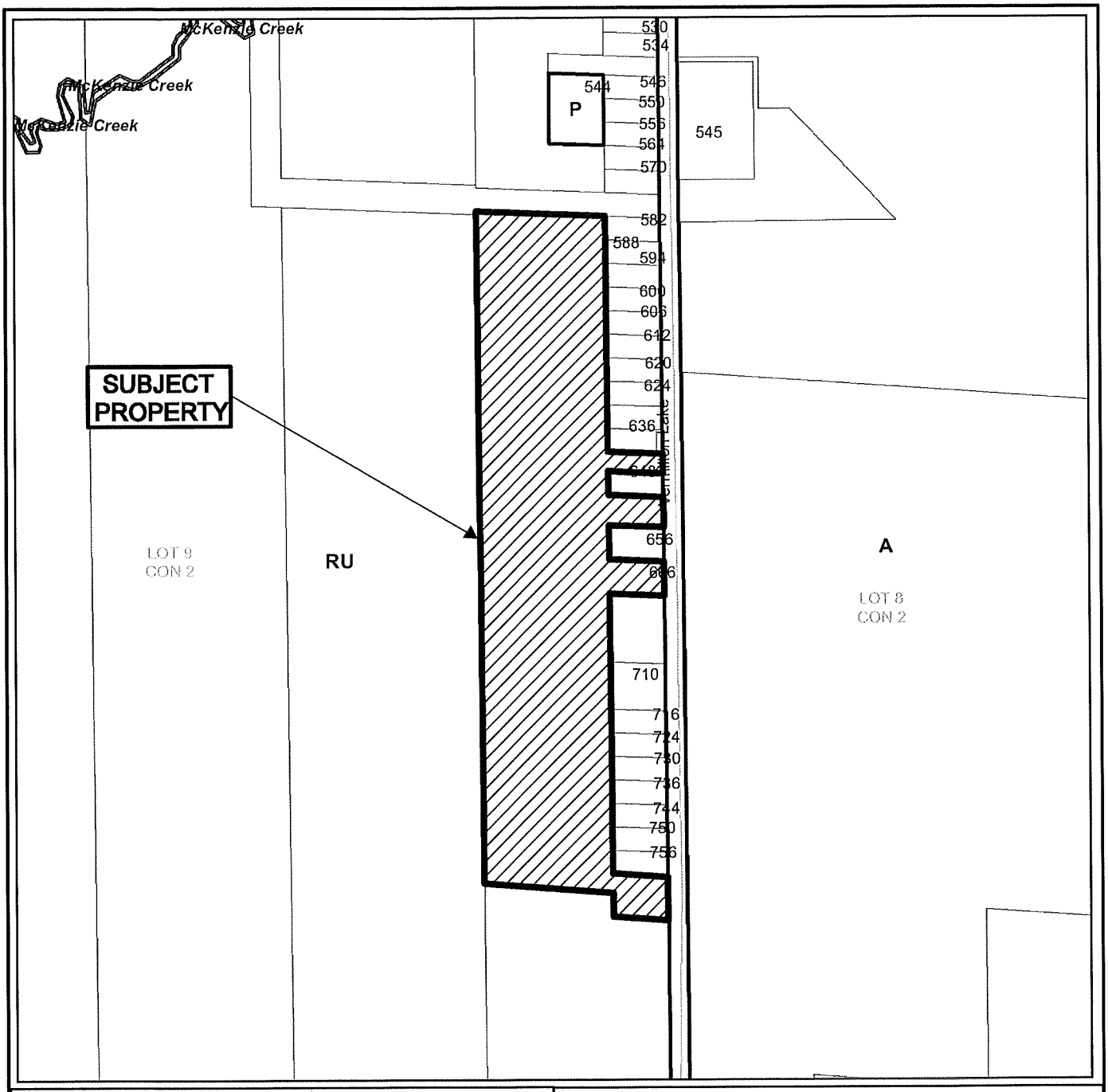
Estimate the distance of these facilities from the severed land and nearest public road by water

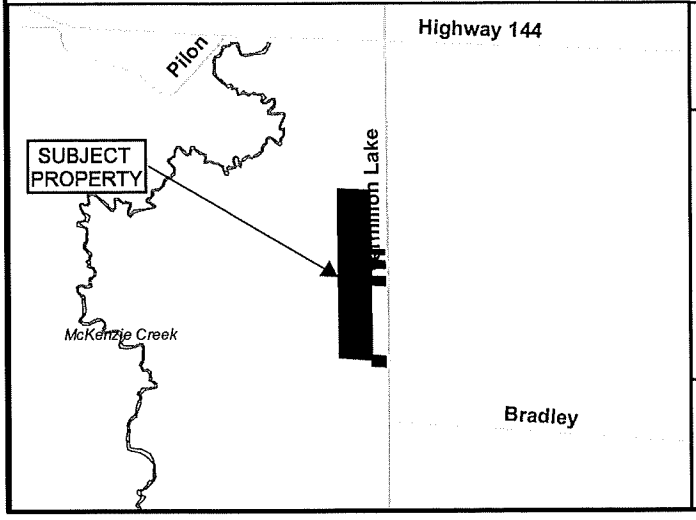
PROPOSED BUILDING/STRUCTURE

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)
Single Detached Dwelling	Retained Land	No	270.5	270.5	1	18.5	9.6	5	14.6	198.4	2.8	13.9
Accessory Storage Building	Retained Land	No	216.3	216.3	1	9.8	22.9	5	27.6	141	7.4	18
Shipping and Storage Container	Retained Land	No	31.72	31.72	0	2.6	12.2	2.6	50.5	104	20.6	2.0
Shipping and Storage Container	Retained Land	No	31.72	31.72	0	2.6	12.2	2.6	50.5	104	20.6	2.0
Shipping and Storage Container	Retained Land	No	31.72	31.72	0	2.6	12.2	2.6	50.5	104	20.6	2.0
Shipping and Storage Container	Retained Land	No	15.9	15.9	0	2.6	6.1	2.6	50.5	104	20.6	2.0
Shipping and Storage Container	Retained Land	No	15.9	15.9	0	2.6	6.1	2.6	50.5	104	20.6	2.0
Shipping and Storage Container	Retained Land	No	15.9	15.9	0	2.6	6.1	2.6	50.5	104	20.6	2.0





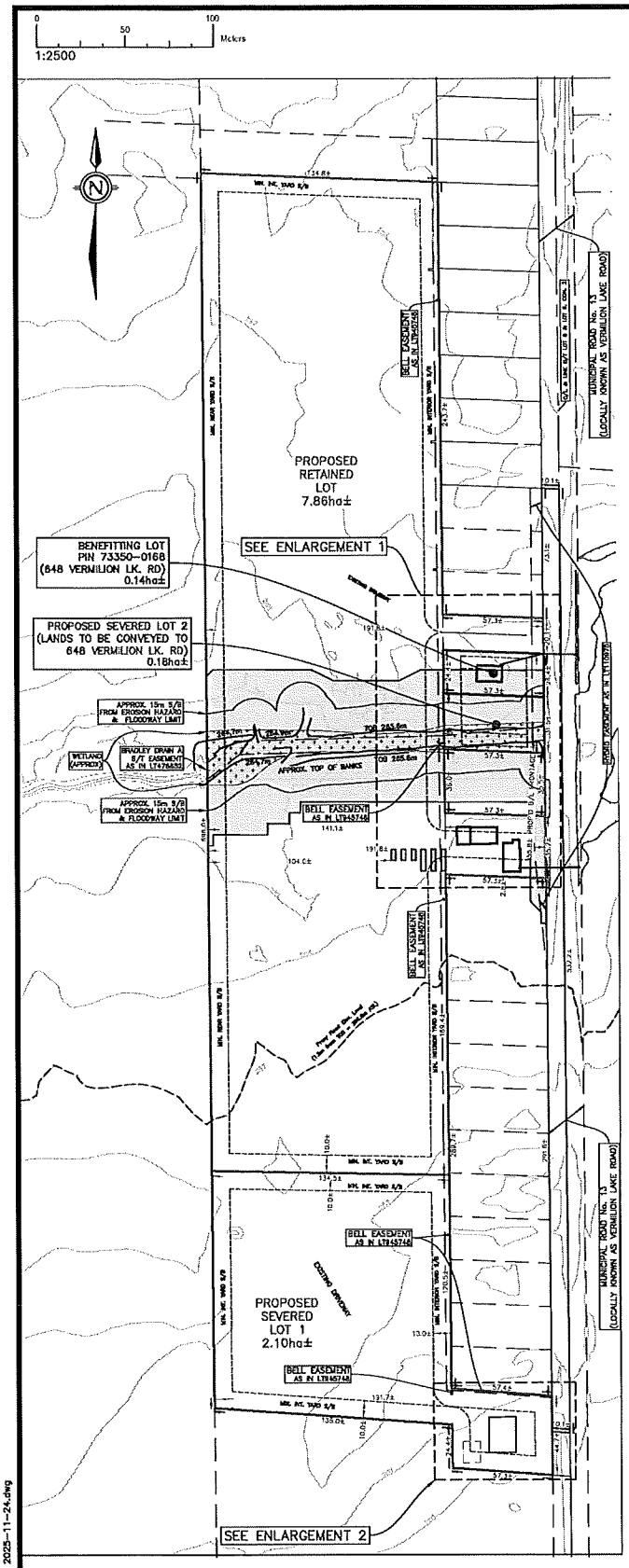
Application for Consent

N

Subject Property being PIN 73350-0691,
Part Lot 9, Concession 2,
Parts 3-20, Plan 53R-22048 and
Parts 3-4, Plan 53R-12935,
Township of Balfour,
666 Vermilion Lake Road, Chelmsford,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00056
Date: 2026 08 07



SITE PLAN DATA

EXISTING ZONING: RURAL (RU)
PROPOSED ZONING: RURAL SPECIAL (RU(S))

NOTE: STATS FOR THE BENEFITTING LOT INCLUDE LANDS CONVEYED THROUGH SEVERED LOT 2

	REQUIRED	SEVERED 1	RETAINED	BENEFITTING
LOT AREA:	MIN 2ha	2.10ha±	7.86ha±	0.32ha±
LOT FRONTAGE:	MIN 90m	44.5m±	55.2m± (across 2 front LLs)	55.8m±
LOT DEPTH	N/A	57.4m±	191.8m±	57.3m±
LOT COVERAGE: (Excl. Greenhouses)	MAX 10%	1.5%±	0.8%±	4.0%±
– Existing Lots, <0.42ha	MAX 25%			
– ACCESSORY:	MAX 10%	0%	0.5%±	n/a
BUILDING HEIGHT:	MAX 21m		<21m	
– Residential	MAX 11m	<11m	<11m	<11m
STORAGE CONTAINERS	MAX 2	0	6	0
SETBACKS				
FRONT YARD:	10m	20.9m	14.8m	20.7m
INTERIOR YARD: (north)	10m	13.3m± (north)	7.1m± (north)	7.8m±
– Existing Lots, <0.5ha	3m	10m± (south)	2.8m± (south)	7.7m± (south)
REAR YARD:	10m	21m±	141.1m±	18.9m±
BLDG SEPARATION:	3m	n/a	3.4m±	n/a
PERMITTED ENCROACHMENTS ACCESSORY BLDGS, 2.5+m HEIGHT ON RESIDENTIAL LOTS REAR/INT. SIDE YD	MIN 1.2m S/B	n/a	2m±	n/a
LANDSCAPING LANDSCAPE BUFFER:	MIN 3m	3m	3m	3m
PARKING CALCULATIONS: SINGLE DWELLINGS	1/UNIT	1+	1+	1+

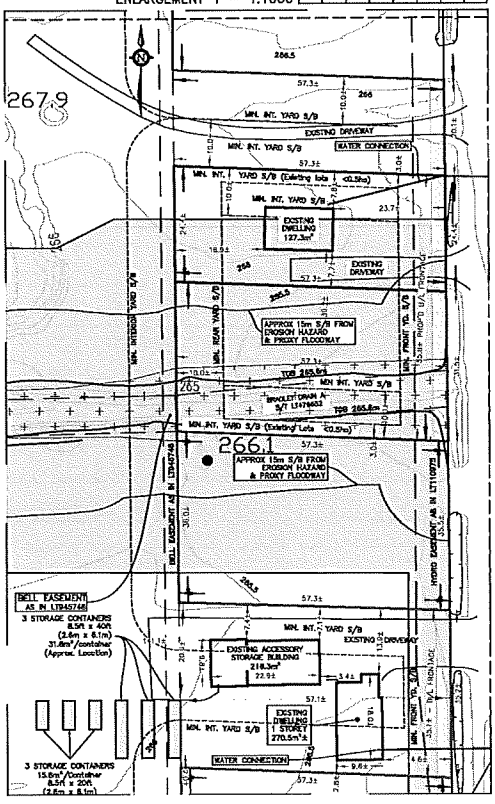
Denotes Conservation Sudbury Regulated Area (Approximate)

Denotes Required Landscaped Areas

Denotes Wetland (Approximate)

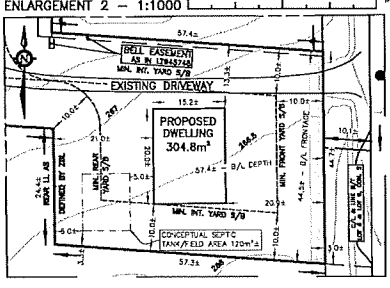
ENLARGEMENT 1 – 1:1000

0 20 40 Meters



ENLARGEMENT 2 – 1:1000

0 20 40 Meters



TULLOCH

T: 705-522-6303

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT: **666 Vermilion Lake Rd**
PIN 73350-0691
Pt Lt 9, Con 2, Geo Twp of Balfour
City of Greater Sudbury

DRAWING:
Concept Plan for Official Plan Amendment & Zoning By-law Amendment

CAUTION

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.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2026.

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	AA	251351
SCALE:	**PLOT SIZE:**	**DATE:**
AS NOTED	11x17	Jan 20, 2026

P:\2025\251351\Planning\07 Drawings\251351-100-Concept 2025-11-24.dwg

PL-CON-2026-00056 Sketch2

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-2026-00060

APPLICATION SUMMARY

File Date: August 31, 2026

Application Type: Consent (Land Severance)

Address(es): 4703 Regional Road 15, 4703 Municipal Road 15 Unknown, Chelmsford P0M 1L0

Applicant(s): PERMIT.LAND

Owner(s): B&D REAL ESTATE ACQUISITION 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
15440

Depth
184.297

Frontage
126.9

☐ **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

Depth

Frontage

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

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

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 73347-1666, being Parts 2 and 3 on Plan 53R-19672, same municipal address. Both PINs form the single lot created by Consent B0098/2011 and are registered to the same owner.

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

What is the date of acquisition of subject land?
April 24, 2025

What is the number of dwelling units on the property?
0

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

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
The property is within the Nickel District Source Protection Area and is identified as a Significant Groundwater Recharge Area, with no vulnerability score assigned. The property is not within a Wellhead Protection Area, WHPA-E, Issue Contributing Area, Intake Protection Zone, Event Based Area or Highly Vulnerable Aquifer, per the Source Protection Information Atlas, information current as of January 30, 2026.

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
Severed (PIN 73347-1664):
LT114614, easement, International Nickel, 1955.
LT871505, notice of drainage by-law, Town of Rayside-Balfour, 1998.

Retained (PIN 73347-1666):
LT101828, easement, Hydro-Electric Power Commission of Ontario, 1953.
LT110167, easement, International Nickel, 1955.
LT110168, easement, Falconbridge Nickel Mines, 1955.
SD165087, notice, City of Greater Sudbury, 2010.

Both:
SD517406, charge, National Bank of Canada, 2025.
SD517407, general assignment of rents, 2025.

Has the land ever had any previous severances?
Yes

Name of transferee
510606 Ontario Limited

Date of transfer
December 19, 2012

Use of severed land
Industrial

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?
General Industrial (Employment Areas)

Explain how the application conforms with the Official Plan
Both the severed and retained lands are designated General Industrial within the Employment Areas of the Official Plan. Section 4.5.1 permits the manufacturing, fabricating, processing and assembling of industrial products, the repair, packaging and storage of goods and materials, and related industrial activities. Section 4.5.1 contains no minimum parcel size or lot creation policy. The preamble to Section 4.5 provides that the designation of sufficient land to accommodate existing and potential industrial uses is essential and closely aligned with the City's long-term economic development goals. No change in designation or use is proposed. The severed parcel fronts Industrial Road and the retained parcel fronts Regional Road 15.

Explain how the application is consistent with the Provincial Policy Statements
The application is consistent with the 2024 Provincial Planning Statement. The lands are within a settlement area and within an employment area, and no conversion of employment lands is proposed. Both resulting parcels are of a size, shape and dimension suited to continued industrial use, and both front on and take access from public roads maintained year-round. Portions of both the severed and retained lands are within the regulated area of Conservation Sudbury, and neither parcel is within the floodplain. No development or site alteration is proposed as part of this application.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
The application does not conflict with the Growth Plan for Northern Ontario. It maintains and makes available industrial land within an established employment area in a settlement area of the City of Greater Sudbury.

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
26720	194.58	137.4

Existing use of land

Industrial

Proposed use of land

Industrial

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

Vacant

Proposed use of land

Vacant

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	[X]
Water	[ ]

Indicate the parking and docking facilities to be used via water

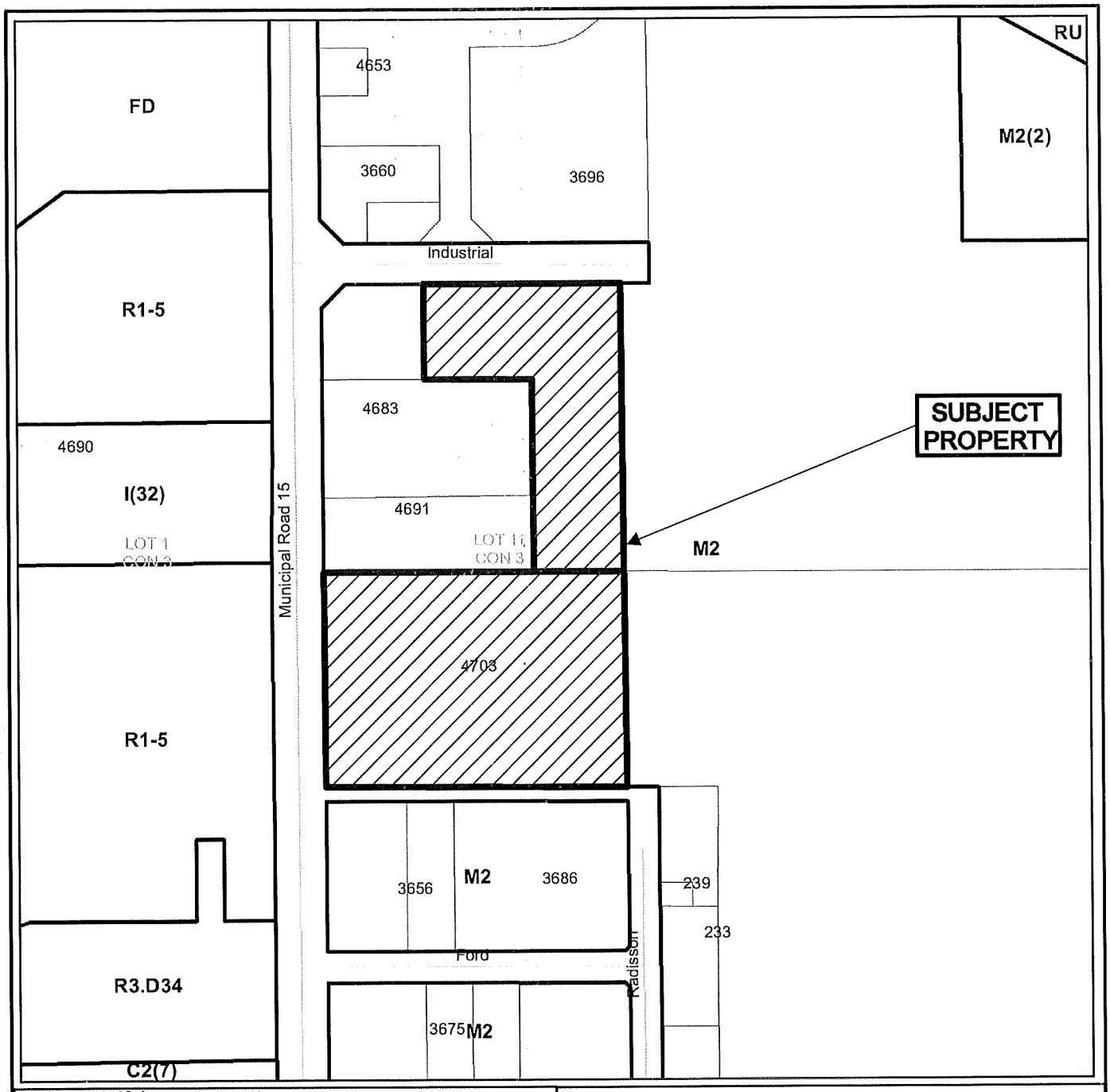
Estimate the distance of these facilities from the severed land and nearest public road by water

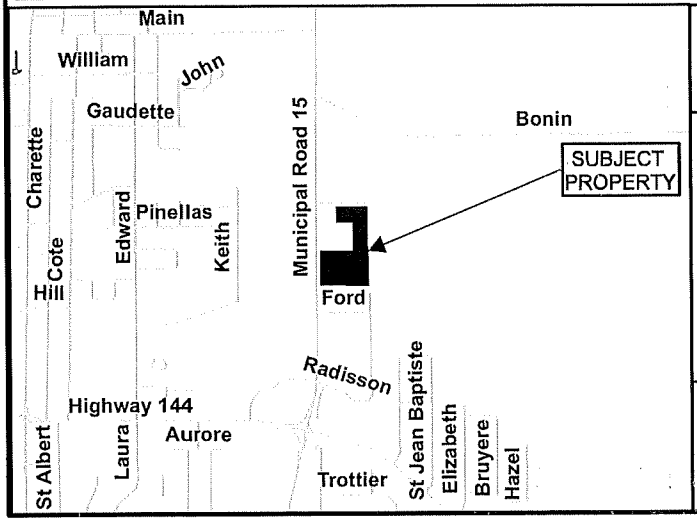
PROPOSED BUILDING/STRUCTURE

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)
Industrial building	Retained Land	No	4700	4700	1	48	100	10	27	50	38.5	32
Accessory building	Retained Land	No	577	577	1	34	16	3	150	28	16	85





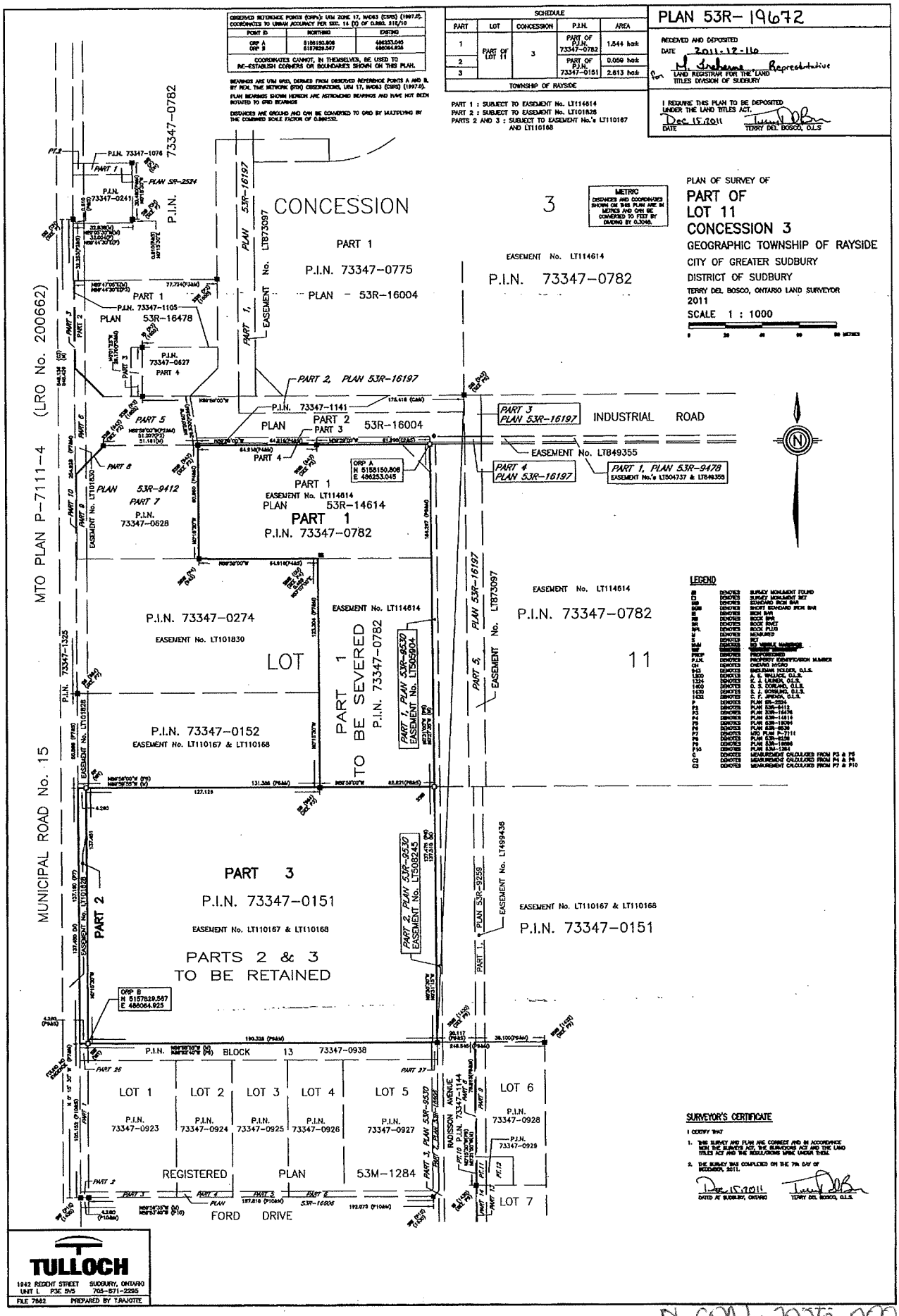
Application for Consent

N

Subject Property being PINs 73347-1664 & 73347-1666,
Part Lot 11, Concession 3,
Parts 1-3, Plan 53R-19672,
Township of Rayside,
4703 Regional Road 15, Chelmsford,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00060
Date: 2026 09 08



PL-CON-2026-00060
Sketch 2