Greater Grand Sudbury

APPLICATIONS FOR CONSENT

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

November 16, 2026

PL-CON-2026-00063 BELROCK MANSION INC.

Ward: 10

PIN(s) 735840678, Lots 63-67 & Part Lots 68-69, Plan 4-SB, Lots 158-159 & Part Lot 160, Plan 25-SA, Lot 5, Concession 3, Township of Mckim, 251 John Street, Sudbury, [By-law 2010-100Z, I]

To create a new lot on the southwest vacant portion of the subject property identified as Lot 1 on the plan submitted with the Application, providing a lot frontage of approximately 12.19m, a lot depth of approximately 30.48m and a lot area of approximately 459.9 sq. m.

ALSO SUBJECT TO CONCURRENT APPLICATION PL-CON-2026-00064

PL-CON-2026-00064 BELROCK MANSION INC.

Ward: 10

PIN(s) 735840678, Lots 63-67 & Part Lots 68-69, Plan 4-SB, Lots 158-159 & Part Lot 160, Plan 25-SA, Lot 5, Concession 3, Township of Mckim, 251 John Street, Sudbury, [By-law 2010-100Z, I]

To create a new lot on the southwest vacant portion of the subject property identified as Lot 2 on the plan submitted with the Application, providing a lot frontage of approximately 15.23m, a lot depth of approximately 30.48m and a lot area of approximately 929.3 sq. m.

ALSO SUBJECT TO CONCURRENT APPLICATION PL-CON-2026-00063

Greater Grand Sudbury

APPLICATIONS FOR CONSENT

PL-CON-2026-00065 **KYLE OLSON**
TAJANA CENTIS

Ward: 9

PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503, except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road, Sudbury, [By-law 2010-100Z, RU]

To consolidate, firstly, a southerly portion of the subject property being an approximate 4371.0 sq m lot area with abutting PIN 73476-0857, secondly, a southerly portion of the subject property being an approximate 3916.0 sq m lot area with abutting PIN 73476-0860, subject to an easement for access purposes, and thirdly, a southerly portion of the subject property being an approximate 3373.0 sq m lot area with abutting PIN 73476-0858, subject to an easement for access purposes.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS PL-CON-2026-00016 AND PL-CON-2026-00017 (MAY 19/26) AND B0052/2021 (JUN 28/21)

PL-CON-2026-00068 **GERALD SCOTT INGRAHAM**
SHARON BOCY

Ward: 2

PIN(s) 733960371, Part Lot 1, Concession 6, Parts 3 and 5, Plan 53R-9599, save and except Parts 1 and 2, Plan 53R-21726, Township of Louise, 0 Island Road, Whitefish, [By-law 2010-100Z, RU]

To create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 164.0m, a lot depth of approximately 176.0m and a lot area of approximately 20664.0 sq. m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B25/22 (MAY 24/22), B252/86 (OCT 6/86), B202/86 (SEP 8/86), B201/86 (SEP 8/86), B20/82 (MAR 8/82) AND B233/81 (DEC 14/81)

Greater | Grand Sudbury

APPLICATIONS FOR CONSENT

PL-CON-2026-00069 **TODD MAZZUCA**
MARGARET MAZZUCA

Ward: 7

PIN(s) 735071699; 735071209, Parcel 33974 SEC SES, Part Block B, Plan M-633, Part 1, Plan SR-1977, Parts 7, 9, 16-18, Plan 53R-21966, Part Lot 10, Concession 6, Township of Capreol, 68 Hemlock Street, Capreol, 35 Coulson Street, Capreol, [By-law 2010-100Z, H77R3(115), R3.D35]

To create a new lot on the southwest vacant portion of the subject property providing a lot frontage of approximately 48.0m, a lot depth of approximately 30.0m and a lot area of approximately 1467.0 sq. m.

SUBJECT TO CONCURRENT CONSENT APPLICATION PL-CON-2026-00070. PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0022/2023 (AUG 13/24), REZONING PL-RZN-2025-00047 AND OFFCIAL PLAN AMENDMENT PL-OPA-2025-00018.

PL-CON-2026-00070 **TODD MAZZUCA**
MARGARET MAZZUCA

Ward: 7

PIN(s) 735071699; 735071209, Parcel 33974 SEC SES, Part Block B, Plan M-633, Part 1, Plan SR-1977, Parts 7, 9, 16-18, Plan 53R-21966, Part Lot 10, Concession 6, Township of Capreol, 68 Hemlock Street, Capreol, 35 Coulson Street Unknown, Capreol, [By-law 2010-100Z, H77R3(115), R3.D35]

To create a new lot on the west vacant portion of the subject property providing a lot frontage of approximately 76.0m, a lot depth of approximately 30.0m and a lot area of approximately 2286.0 sq. m.

SUBJECT TO CONCURRENT CONSENT APPLICATION PL-CON-2026-00069. PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0022/2023 (AUG 13/24), REZONING PL-RZN-2025-00047 AND OFFCIAL PLAN AMENDMENT PL-OPA-2025-00018.

Written submissions regarding these applications must be received no later than Tuesday, November 10, 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-2026-00063

APPLICATION SUMMARY

File Date: September 4, 2026

Application Type: Consent (Land Severance)

Address(es): 251 John Street, Sudbury P3E 1P9

Applicant(s): TULLOCH

Owner(s): BELROCK MANSION INC.

PLANNING APPLICATION
PURPOSE OF TRANSACTION

☐ **Addition to Lot**

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

☒ **Creation of New Lot**

Area
459.9

Depth
30.48

Frontage
12.19

☐ **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?
Oct 31, 2025

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

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

What is the number of existing buildings/structures on the property?
3

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

How many dwelling units will be legalized?

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

Provide details on how the property is designated in the Source Protection Plan
Ramsey Lake Intake Protection Zone 2 (Vulnerability Score 9)

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?
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?
Institutional

Explain how the application conforms with the Official Plan
The proposed severances conform to the tests of intensification outlined in Section 2.3.3.9, and a heritage impact assessment is being submitted which provides an analysis regarding Section 13.2 of the OP.

Explain how the application is consistent with the Provincial Policy Statements
A cultural heritage impact assessment is being submitted with respect to Section 4.6 of the PPS.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
The proposed severances do not conflict with the GPNO.

CONCURRENT APPLICATIONS

☐ **Minor Variance**

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

☐ **Rezoning**

File Number(s) - Rezoning	Status - Rezoning
n/a	Concurrent

☐ **Official Plan Amendment**

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

LAND RETAINED

Area	Depth	Frontage
8622.2	148.12	56.33

Existing use of land
Institutional

Proposed use of land
Same as existing

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

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	[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)
Single detached dwelling	Severed Land	No	145.85	291.71	2	8.59	16.98	10.9	6	7.5	1.8	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 outbuilding	Retained Land	No	49.8	49.8	1	5.45	9.13	5	3.3	128.41	3.74	47.12
Belrock Mansion	Retained Land	No	403.2	806.4	2.5	20.92	27.61	12	48.34	64.83	4.21	13.98
Wooden bridge	Retained Land	No	56.2	56.2	0	3.55	17.35	2	24.81	100	13.72	38.73

September 4, 2026
P260944

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

> Re: 251 John Street, Sudbury (PIN 73584-0678) – Consent Applications

Dear Ms. Lewis,

TULLOCH has been retained by Belrock Mansion Inc., the current owners of 251 John Street to prepare two consent applications. The purpose of the applications is to facilitate the creation of two new residential lots from the subject property.

SUBJECT LANDS

The subject property is located within a residential neighbourhood known as the Old Hospital Area south of the City's downtown core. The property has frontage along John Street and Ramsey Road and is approximately 0.874-hectares in area. The subject property contains a former residence, known as the Bell Mansion, that later served as the Art Gallery of Sudbury, an attached stone garage, a small, detached stone building fronting on John Street, the remains of a stone foundation and four stone pillars which have been unassembled for restoration. The property also contains a bridge located just north of the Bell Mansion.

The lot contains open grassed areas along both John Street and Ramsey Road. The property has some mature vegetation most of which is located along the property's perimeter. The lands feature a sloping topography towards the north and south property limits. There are two driveway accesses to the site, one along John Street and the other on Ramsey Road.

The subject lands are designated and zoned Institutional in the *City of Greater Sudbury's Official Plan* and *Zoning By-Law 2010-100Z* which permits the development of low and medium density residential uses. In January of 2025, the City of Greater Sudbury amended its Institutional zone to permit Medium Density Residential Uses (R3-1) subject to a holding provision (H67) that requires that the parcel be located within the urban settlement area and be serviced by municipal water and wastewater with sufficient capacity.

Pursuant to the *Clean Water Act, 2006,* the Greater Sudbury Source Protection Plan sets out Source Protection policies addressing existing and potential threats to drinking water. The subject lands are located within the Ramsey Lake Intake Protection Zone 2 (IPZ2) which forms part of the Ramsey Lake Issue Contributing Area which is comprised of all three of the Intake Protection Zone (IPZ) areas (i.e. 1, 2 & 3). As the total subject lands lot size is less than 1.0ha in area, snow storage, and salt application will not be a threat for the proposed lot creation. The City's Source Water Protection department did not identify the proposed lots as a significant drinking water threat. A Section 59 Application has been submitted along with the consent applications.

PROPOSED SEVERANCES AND CONDITIONS

The two proposed severed lots are intended to be constructed with 2-storey single detached dwellings which are permitted under the current Institutional (I) zoning, subject to holding provision 'H67'. Lot 1 will have ±12.19 metres of frontage on Ramsey Road and a lot area of ±459.9 square metres, with Lot 2 having ±15.23 metres of frontage on Ramsey Road and a lot area of ±929.3 square metres. Driveways for the proposed lots will front on to Ramsey Road as shown on the included *Sketch for Consent to Sever*.

The retained lands will have an area of ±8622 square metres. Post-severance the retained lands will continue to be a through-lot. It will have 56.33-metres of frontage on John Street, with an additional 24.91-metres of frontage on Ramsey Road. The retained lands will contain the Bell Mansion and all associated CHVI heritage resources.

As part of the consent applications, we are requesting that the lifting of the 'H67' Holding provision only over the proposed severed lots be made a condition of consent. This is to ensure that the proposed lots cannot be created until such time that the requirements for the lifting of the hold are satisfied. We understand a reference plan may be required to delineate the extent of the lands where the lifting of the hold would occur.

We recognize that relief will be required on the proposed retained lands as a result of the proposed severances for a reduced interior side yard setback of approximately 4 metres, whereas 10 metres is required in the Institutional (I) zone. We are requesting that the attainment of zoning relief for the retained lands also be made a condition of consent.

As part of the application submission package a Cultural Heritage Impact Assessment was prepared by NPG Planning Solutions to demonstrate consistency with the *Provincial Planning Statement, City of Greater Sudbury Official Plan* and *Ontario Heritage Act.*

Conceptual Lot Grading Plans for both lots were also prepared to demonstrate that the lots can be graded in a manner which is consistent with the City of Greater Sudbury's *Lot Grading Policy 2005*.

PLANNING POLICY CONFORMITY

The proposed severances are consistent with the *2024 Provincial Planning Statement* policies **2.1.6(a)**, **2.2.1(b)(c), 2.3.1.1, 2.3.1.2(a)(b)(c), 2.3.1.3, 2.9.1(a), 3.6.2, 3.6.8, 3.9.1(c), 4.1, 4.2.2,**

4.6.1, 4.6.3, 5.2, & **5.3.** The proposed lots promote locally appropriate housing creation and residential intensification through the introduction of two residential lots within an established residential area in proximity to transit and active transportation, parks, and the City's downtown core. The lots will be connected to full municipal services which is the preferred form of servicing per the PPS. The lots and associated buildings can be developed in a manner which is compatible and does not impact surrounding heritage resources as demonstrated in the accompanied Heritage Impact Assessment. The lands do not feature any identified natural heritage resources, natural or manmade hazards, or areas regulated by the Nickel District Conservation Authority. The City's Source Water Protection department did not identify the proposed lots as a significant drinking water threat.

The lands are designated Institutional in the Official Plan, and although there are no directly applicable policies, the City's 2025 Institutional R3-1 as-of-right provisions were adopted to facilitate additional housing options by allowing for a range and mix of residential built forms in existing built-up areas on former institutional lands. The city concluded that R3-1 permissions were generally compatible with low density residential uses typically found adjacent to institutional sites. Moreover, the reuse of former surplus Institutional sites supports many key OP policies related to intensification, the efficient use of land, optimization of existing infrastructure and public facilities, generally supports active transportation, and greater intensification and redevelopment of existing parcels supports climate change reduction efforts. The proposed lots fulfill the Province and Council's direction for reusing underutilized surplus institutional lands.

The proposed severances represent residential intensification under **Section 2.3.3** of the City's Official Plan. The subject lands are located within the built boundary, where the city looks to accommodate 20% of future residential growth through intensification, per **Section 2.3.3.2**. Further, the proposal is considered to be an appropriate form of intensification per **Section 2.3.3.9**, given that:

- Conceptual grading plans have been prepared for the proposed severances which demonstrate that the lots are of a suitable shape and size to accommodate the proposed dwellings and can be developed in a manner which is consistent with City's Lot Grading Policy **(2.3.3.9(a))**;
- The proposed lots are compatible as it will introduce two new dwellings on appropriately sized lots that are consistent with the existing single detached built form, thereby maintaining the established low-density residential character of the area **(2.3.3.9(b)**;
- The proposed lots will meet the landscaped open space requirements for the R3-1 Zone **(2.3.3.9(c))**;
- The existing municipal sanitary main does not extend to the frontage of the proposed properties along Ramsey Road and will need to be extended through an Off-site Servicing Agreement through the City's new Consolidated Linear Infrastructure process. Municipal water services are provided along the frontage of the proposed lots **(2.3.3.9(d))**;
- The Conceptual lot grading plans demonstrate that new driveways can be constructed to access the proposed lots providing appropriate ingress/egress and off-street parking can be provided on the proposed lots in accordance with the zoning by-law. The severances will not impact ingress/egress or parking on the retained. **(2.3.3.9(e))**;

- No adverse impacts are anticipated as a result of the limited traffic generated by the two additional lots **(2.3.3.9(f))**;
- Existing public transit and active transportation is available approximately 100 metres west of the subject lands along Paris Street. Pedestrian sidewalks are also available along John Street and the east side of Ramsey Road **(2.3.3.9(g))**;
- Sun shadow studies are typically prepared for developments over 6 storeys. The R3-1 zone permits a maximum height of 3 storeys (11.0-metres). The proposed lots would be developed within these permissions. Therefore, there are no concerns associated with sun-shadowing for developments of this nature **(2.3.3.9(h))**;
- Portions of the subject property are designated under the *Ontario Heritage Act* (OHA). As part of the consent submission, a heritage impact assessment (HIA) was prepared speaking to the appropriateness of the lot creation in proximity to the heritage resource, being the Bell Mansion and associated viewscapes (*By-law 2026-163*). The HIA prepared by a qualified heritage professional demonstrates that the lot creation can proceed in a manner that is consistent with the OHA, PPS **Section 4.6** and OP **Section 13.0 (2.3.3.9(i))**;
- There are no natural or man-made hazards on the proposed severed or retained. Conservation Sudbury (NDCA) had no concerns with the applications **(2.3.3.9(j))**; and
- The subject applications would not be subject to *Section 37* of *the Planning Act* but would be subject to the parkland requirements under *Section 51.1* **(2.3.3.9(k))**.

Section 2.3.3.10 of the OP states that "residential intensification proposals will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced." Given the conformity with OP **Sections 2.3.3.9 & 13.0**, the application proposes appropriate residential intensification (two lots) while maintaining a built form that is compatible with the surrounding area.

It is our understanding that there is a significant amount of community interest in the proposed severances and the restoration/redevelopment of the Bell Mansion property. A public open house was held on July 6th to provide an opportunity for those who were interested to learn about the proposal, ask questions, and provide feedback. In addition, property owners within 120-metres of the proposed development will receive statutory public notice of the consent applications and will have further opportunities to provide comments through the review process.

Section 13.2.2 of the OP states that a *cultural heritage impact assessment will be required for development and intensification proposals or public works that include or are contiguous to a property designated under the Ontario Heritage Act or non-designated property included on the Municipal Heritage Register. The cultural heritage impact assessment will be undertaken in accordance with the policies of this plan. The City will determine the need for a cultural impact heritage assessment in consultation with the owner/applicant. A cultural heritage impact assessment will include the following elements:*

a. identification and evaluation of the cultural heritage resource;
b. graphic and written inventory of the cultural heritage resource;
c. assessment of the proposal's impact on the cultural heritage resource;

d. alternatives to the proposal;
e. identification and justification of the preferred option; and
f. means to mitigate impacts, in accordance with Chapter 13.0, Heritage Resources;

A Cultural Heritage Impact Assessment was prepared to demonstrate conformity with **Section 13.0** policies and ensure the heritage attributes of the Bell Mansion are protected/conserved through the applications. In addition, NPG Planning Solutions prepared a Heritage Report, which included a Cultural Heritage Value and Interest and identified heritage attributes for inclusion in *By-law 2026-163*.

All applicable planning policy documents have been reviewed in their entirety with regards to the proposed lots, and it is the author's professional opinion that the proposed severances are consistent with the *2024 Provincial Planning Statement*, conform to the *Growth Plan for Northern Ontario*, *City of Greater Sudbury Official Plan*, and *Ontario Heritage Act*, and represents good planning.

Please find attached in Pronto following documents and information for your review:

- GeoWarehouse Property Report (251 John Street)
- Sketch for Consent to Sever prepared by Tulloch Planning
- Conceptual Lot Grading Plans (SP1) prepared by Tulloch Engineering
- Conceptual Lot Grading Plans (SP2) prepared by Tulloch Engineering
- Cultural Heritage Impact Assessment prepared by NPG Planning Solutions
- Source Protection Plan Section 59 Notice Form

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly.

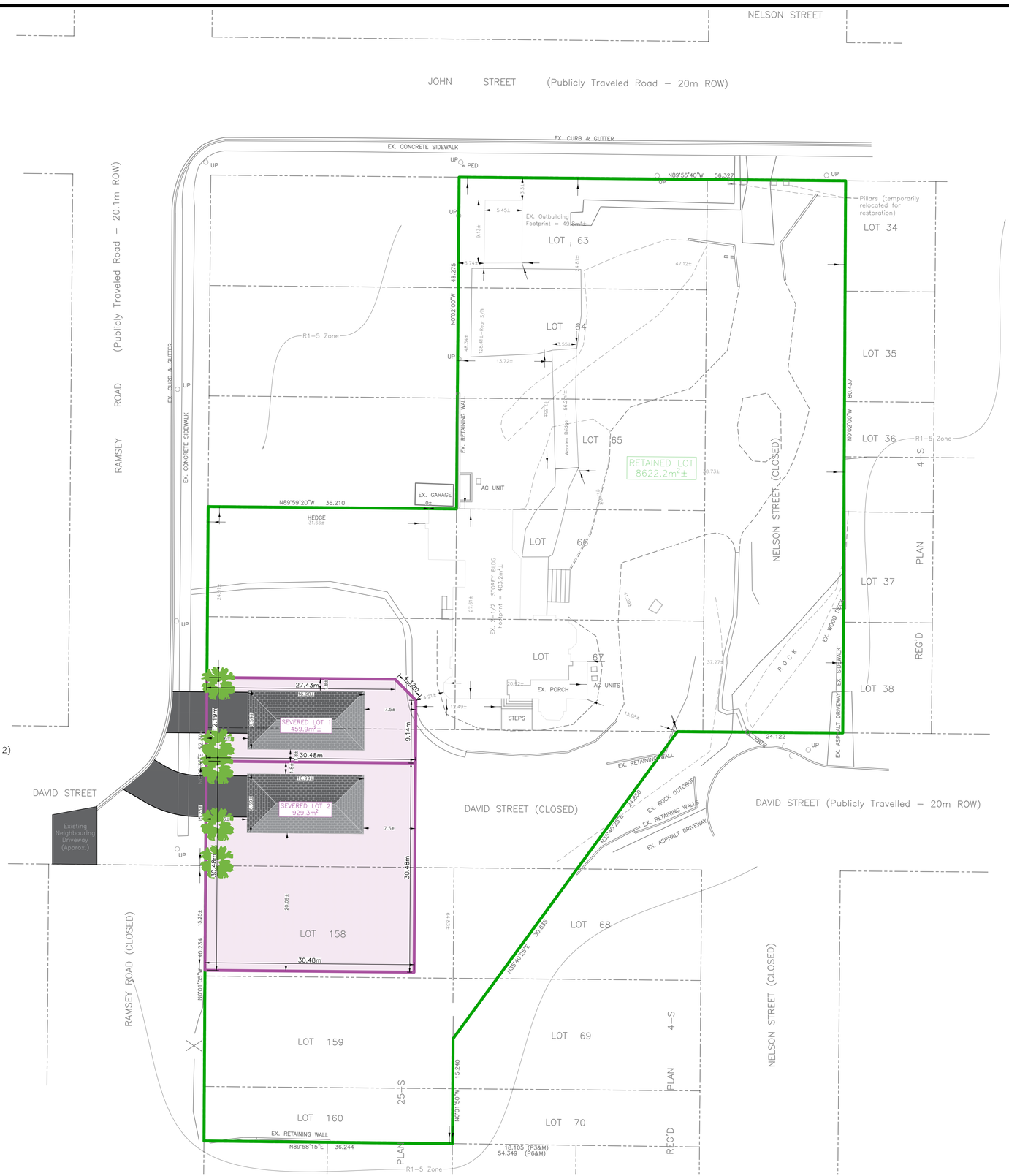
Respectfully submitted,



Aaron Ariganello, BURP, RPP
Land Use Planner



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



ZONING DATA

	I ZONE REQUIRED	I ZONE PROVIDED	R3–1 (Up to 4 Dwellings) REQUIRED	R3–1 (Up to 4 Dwellings) PROVIDED
LOT AREA:	MIN 900m²	8,622.2m²±	MIN 400m²	459.9m²± (Lot 1); 929.3m²± (Lot 2)
LOT FRONTAGE:	MIN 30m	56.33m±	MIN 12m	12.19m± (Lot 1); 15.23m (Lot 2)
LOT DEPTH:	n/a	148.12m±	MAX 30m	30.48m (both lots)
LOT COVERAGE:	MAX 50%	5.1%±	MAX 45%	31.7%± (Lot 1); 15.7%± (Lot 2)
BUILDING HEIGHT:	MAX 50m	<50m	MAX 11m	<11m
LANDSCAPING:	MIN 15%	>15%	MIN 30%	40.2%± (Lot 1); 80.4%± (Lot 2)
SETBACKS				
FRONT YARD:	10m	48.34m±	6m	6m (both lots)
INTERIOR YARD:	10m	0m 13.98m±	1.8m(2 Floors)	20.09m± (Lot 2, South yard) 1.8m (All other yards)
REAR YARD:	10m	64.83m±	7.5m	7.5m (both lots)
BLDG SEPARATION:	3m	>3m	n/a	n/a

LEGEND:

- LOT LINES
- EX. EDGE OF ASPHALT
- EX. CURB & GUTTER
- EX. BUILDING
- PROPOSED EDGE OF ASPHALT
- PROPOSED BUILDING ENVELOPES 145.9m²±
- PROPOSED RETAINED LOT
- PROPOSED SEVERED LOT

KEY PLAN



ENGINEER'S SEAL:

TULLOCH ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
SEPTEMBER 4, 2026

DATE	REV.	REVISION	BY	APP'D
-	-	-	-	-

CLIENT:

Devla Properties Inc.
Unit 1, 1049 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION

DRAWING TITLE:

SKETCH FOR CONSENT TO SEVER

DRAWN	DESIGNED	CHECKED	APPROVED
MDJ	EJT	AA	VS

SCALE	DATE
1:300	SEP 4, 2026

PROJECT No.	REVISION	DRAWING
26-0944	0	SP1

P:\2026\260944\PLANNING\Drawings\260944 design6A.dwg

GENERAL NOTES:

DO NOT SCALE DRAWINGS.

ALL ELEVATIONS ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ONLY THE LATEST APPROVED DRAWINGS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION.

ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IN NO WAY SHALL THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART, BE REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION OF THE CONSULTANT.

INFORMATION PRESENTED ON THIS DRAWING IS BASED UPON INFORMATION RECEIVED FROM THE FOLLOWING SOURCES

- TOPOGRAPHIC DETAILS: DEL BOSCO SURVEYING LTD., SEPTEMBER 6, 1999
  TULLOCH ENGINEERING, JUNE 4, 2026

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING SERVICES AND UTILITIES PRIOR TO PROCEEDING WITH ANY WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL NOT OPERATE ANY EXISTING SERVICE VALVES WITHOUT CONTACTING AND OBTAINING PERMISSION FROM THE SPECIFIC UTILITY OWNER.

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO PERFORMING ANY WORK AND MAKE THEMSELVES FULLY AWARE OF ALL EXISTING ON-SITE CONDITIONS.

NEW DRIVEWAY TO MEET THE REQUIREMENTS OF GSSD 303.020.

UNDERDRAIN IS REQUIRED FOR SWALE GRADIENTS LESS THAN 1.0%, 150mmø GEOTEXTILE WRAPPED PERFORATED SUBDRAIN AND MUST DISCHARGE TO POSITIVE OUTLET AS PER CITY OF GREATER SUDBURY LOT GRADING POLICY.

ALL DISTURBED AREAS TO BE RESTORED TO EXISTING CONDITIONS OR BETTER WITH A MIN. 100mm TOPSOIL THEN MULCHED AND SEEDED WITH NATIVE GRASSES OR SOD IMMEDIATELY FOLLOWING COMPLETION OF GRADING.

MATCH TO ALL EXISTING ABUTTING LOT LINE GRADES AT A 3:1 SLOPE MAXIMUM.

SLOPE AWAY FROM THE BUILDING AT A MINIMUM 2.0% GRADE.

TOP OF FLOOR SLAB TO BE MINIMUM 200mm ABOVE FINISHED GRADE.

ALL RUN-OFF MUST BE CONTAINED WITHIN THE PROPERTY LIMITS AND CONVEYED TO AN APPROPRIATE OUTLET. RUN-OFF SHALL NOT BE DIRECTED ONTO ADJACENT PROPERTIES.

SILTATION CONTROL PLAN NOTES:

SEDIMENT BARRIERS, CHECK DAMS, AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.

ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREAS ARE STABILIZED.

IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.

THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.

ALL CONSTRUCTION ACTIVITY WILL COMPLY WITH THE CITY OF GREATER SUDBURY NOISE BYLAW.

ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.

ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.

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WHERE CONSTRUCTION ACTIVITY TAKES PLACE WITHIN THE CITY RIGHT OF WAY, SEDIMENT CONTROLS WILL BE PLACED ON THE CATCH BASINS ON PUBLIC STREETS ACROSS THE PROPERTY'S FRONTAGE.

STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE GENERAL MANAGER OF THE INFRASTRUCTURE SERVICES.

SURFACE EROSION PROTECTION SHOULD BE APPLIED FOR ALL DISTURBED AREAS, SUBJECT TO EROSION, UNTIL VEGETATION IS ESTABLISHED.

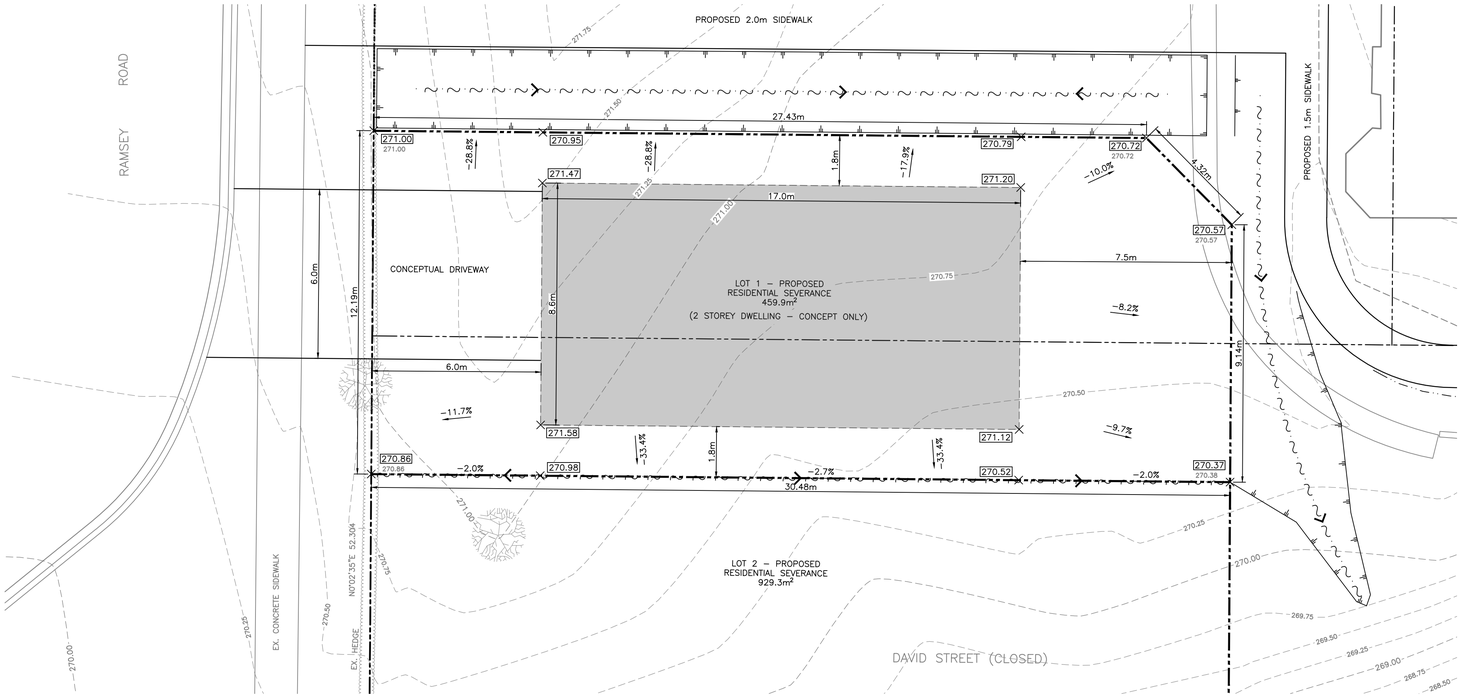
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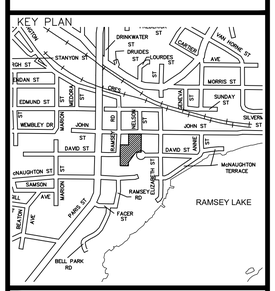
CONSENT APPLICATION:

WHERE LOT GRADING PLAN IS PREPARED FOR CONSENT APPLICATION (SEVERANCE), ACTUAL DWELLING SIZE & SITE PLAN GENERAL ARRANGEMENT MAY NOT BE KNOWN AT THE TIME OF DESIGN.

THIS LOT GRADING PLAN IS NOT ISSUED FOR BUILDING PERMIT. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

A SEPARATE LOT GRADING PLAN IS REQUIRED FOR BUILDING PERMIT.





ENGINEER'S SEAL:

LICENSED PROFESSIONAL ENGINEER
E. M. DEL RIO
100210978
2026.09.03
26-0944
PROVINCE OF ONTARIO

DATE	REV.	REVISION	BY	APP'D
26-09-03	0	ISSUED FOR CONSENT APPLICATION	EJT	PD

CLIENT:

Devla Properties Inc.
Unit 1, 1049 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION REDEVELOPMENT

DRAWING TITLE:

PROPOSED PLAN OF SEVERANCE

CONCEPTUAL LOT 1 GRADING

LEGEND:

- SUBJECT PROPERTY LINE
- LOT LINES
- EX. EDGE OF ASPHALT
- EX. CURB & GUTTER
- EX. BUILDING
- EX. ELEVATION (277.50)
- EX. MAJOR CONTOURS (271.00)
- EX. MINOR CONTOURS (271.25)
- PROPOSED EDGE OF ASPHALT
- PROPOSED SIDEWALK
- PROPOSED LOT LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED SWALE / DITCH
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED ELEVATION (235.00)
- PROPOSED SLOPE (-2.0%)

DRAWN	DESIGNED	CHECKED	APPROVED
EJT	EJT	PD	PD

SCALE	DATE
1:100	SEP 3, 2026

PROJECT No.	REVISION	DRAWING
26-0944	0	SP2

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GENERAL NOTES:

DO NOT SCALE DRAWINGS.

ALL ELEVATIONS ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ONLY THE LATEST APPROVED DRAWINGS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION.

ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IN NO WAY SHALL THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART, BE REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION OF THE CONSULTANT.

INFORMATION PRESENTED ON THIS DRAWING IS BASED UPON INFORMATION RECEIVED FROM THE FOLLOWING SOURCES

- TOPOGRAPHIC DETAILS: DEL BOSCO SURVEYING LTD., SEPTEMBER 6, 1999
  TULLOCH ENGINEERING, JUNE 4, 2026

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING SERVICES AND UTILITIES PRIOR TO PROCEEDING WITH ANY WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL NOT OPERATE ANY EXISTING SERVICE VALVES WITHOUT CONTACTING AND OBTAINING PERMISSION FROM THE SPECIFIC UTILITY OWNER.

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO PERFORMING ANY WORK AND MAKE THEMSELVES FULLY AWARE OF ALL EXISTING ON-SITE CONDITIONS.

NEW DRIVEWAY TO MEET THE REQUIREMENTS OF GSSD 303.020.

UNDERDRAIN IS REQUIRED FOR SWALE GRADIENTS LESS THAN 1.0%, 150mmø GEOTEXTILE WRAPPED PERFORATED SUBDRAIN AND MUST DISCHARGE TO POSITIVE OUTLET AS PER CITY OF GREATER SUDBURY LOT GRADING POLICY.

ALL DISTURBED AREAS TO BE RESTORED TO EXISTING CONDITIONS OR BETTER WITH A MIN. 100mm TOPSOIL THEN MULCHED AND SEEDED WITH NATIVE GRASSES OR SOD IMMEDIATELY FOLLOWING COMPLETION OF GRADING.

MATCH TO ALL EXISTING ABUTTING LOT LINE GRADES AT A 3:1 SLOPE MAXIMUM.

SLOPE AWAY FROM THE BUILDING AT A MINIMUM 2.0% GRADE.

TOP OF FLOOR SLAB TO BE MINIMUM 200mm ABOVE FINISHED GRADE.

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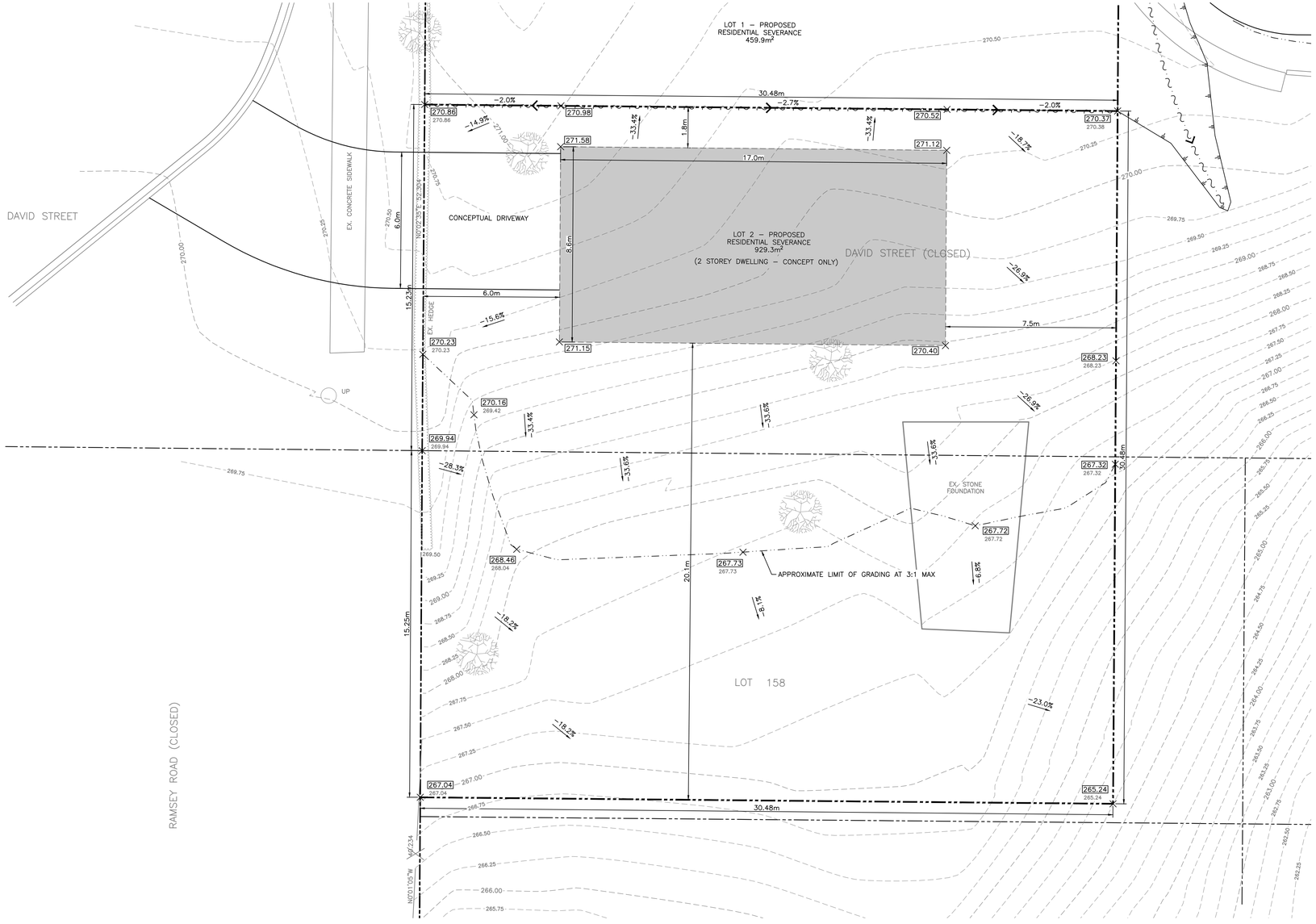
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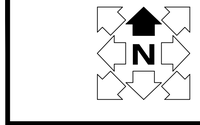
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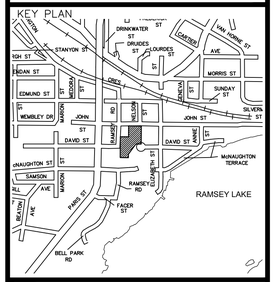
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DATE	REV.	REVISION	BY	APP'D
26-09-03	0	ISSUED FOR CONSENT APPLICATION	EJT	PD

CLIENT:

Devla Properties Inc.
Unit 1, 1049 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION REDEVELOPMENT

DRAWING TITLE:

PROPOSED PLAN OF SEVERANCE

CONCEPTUAL LOT 2 GRADING

DRAWN	DESIGNED	CHECKED	APPROVED
EJT	EJT	PD	PD

SCALE	DATE
1:100	SEP 3, 2026

PROJECT No.	REVISION	DRAWING
26-0944	0	SP3

LEGEND:

- SUBJECT PROPERTY LINE
- LOT LINES
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- PROPOSED ELEVATION (235.00)
- PROPOSED SLOPE (-2.0%)

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Cultural Heritage Report

251 John Street,
City of Greater Sudbury



Prepared for Belrock Mansion Inc.

Prepared by NPG Planning Solutions Inc.

4999 Victoria Avenue
Niagara Falls, ON L2E 4C9
T: 905 321 6743

September 2026

NPG PLANNING SOLUTIONS

Executive Summary

NPG Planning Solutions Inc. (NPG) was retained by Belrock Mansion Inc. (the Client) to prepare a Cultural Heritage Report in relation to *Planning Act A*pplications (the Applications) for proposed severances (the proposed development) on the property municipally known as 251 John Street (the Subject Property) in the City of Greater Sudbury (the City). This Cultural Heritage Report has been prepared to be supplementary to the planning letter prepared by Tulloch (dated 4 September 2026) related to the proposed development. This report is limited to consideration of policies specific to cultural heritage and considers potential impacts to cultural heritage; the planning letter should be consulted for an assessment related to broader land use policies.

The Subject Property is located in the settlement boundary of the City and contains several buildings and structures including the Bell Mansion with attached stone garage, a detached secondary building along John Street, and a wood pedestrian bridge. The property contains driveways and parking areas accessed via Ramsey Road and John Street. The John Street access is flanked by four stone pillars with a metal gate and fencing. In general, the property has a sloping topography with the Bell Mansion located at a high point of the property and sloping gently down at the north and more steeply to the south.

The Subject Property is designated under s. 29 Part IV of the *Ontario Heritage Act* (OHA) through City of Sudbury designation by-law 83-204 as amended by by-law 2026-63 on 11 August 2026. The amendment was to clarify/correct the statement of cultural heritage value or interest (CHVI) and the heritage attributes, and to bring the by-law into conformity with current OHA requirements for by-law format. As such, by-law 2026-63 is relied upon in this report to assess impacts to heritage attributes. The property contains cultural heritage value or interest for its physical/design, historical/associative, and contextual values, and its heritage attributes are in relation to landscape elements, the Bell Mansion, the attached stone garage, and the detached stone secondary building.

The proposed development includes two Applications for Consent to sever two (2) new lots for residential use fronting Ramsey Road (at the southwest of the Subject Property). The lands proposed for severance do not contain heritage attributes. There is no demolition proposed for buildings or structures that are heritage attributes with the proposed severances.

This Cultural Heritage Report concludes that the Applications meet relevant policy and legislative direction, as well as best practice guidance for cultural heritage conservation. The Applications are not anticipated to result in negative impacts to the CHVI or heritage attributes of the Subject Property. Still, mitigation measures are proposed to proactively prevent potential negative impacts before and during construction activities, and

measures are proposed to differentiate the retained portion of the Subject Property from the new lots through a vegetative buffer as follows:

1. **Before and during construction activities:**
    a. Erect hoarding/fencing around the limits of the new lots to minimize potential or accidental impacts from construction vehicles/activities
2. **Once the new residential buildings have obtained occupancy:**
    a. Require that the new lots have an evergreen vegetative screen around the rear and side perimeters where they abut the retained portion of the Subject Property.

Statement of Limitations

The authors of this report have expertise and professional qualifications as outlined in Appendix I. This report reflects the authors' professional opinions in accordance with the requirements of their professional memberships and/or licensing bodies.

The report reflects the authors' understandings based on information available at the time of writing. Additional information relevant to the Subject Property may exist that has not been addressed in this report and new and relevant information may be uncovered in the future.

The review of policy and legislation within this document is limited to heritage conservation planning matters; it is not a comprehensive land use planning review. This report reflects the existing legislation and policy framework applicable at the time of writing.

Right of Use

The information, opinions and recommendations within this report are intended for the sole use of the "Client". Without authorization, any further use of this report by third parties is forbidden and exempt from NPG's liability. Copies of this report are permitted only for the Client, and as part of the municipal/regional review process, and by decision-making bodies.

Authenticity of Contents

In accordance with the Rules of Civil Procedure, the authors hereto attest that they are satisfied as to the authenticity of every authority or other document or record referenced within this report other than the following:

i. an authority or other document or record cited by the authors in the report only because it was referenced in a report prepared by another expert, and;
ii. an authority or other document or record referred to in the report that the authors identify as doubtful or problematic.

The authors attest that no part of this report was written or developed by AI.

Project Team

Report Prepared by:	**Natalie Majda**, MA, CAHP Intern, RPP Candidate Senior Heritage Planner **Patrick Winchur**, MSc, CAHP Intern Heritage Planner
Report Reviewed and Approved by:	**Denise Horne**, MA, B. Ed., Dipl. Heritage Conservation, CAHP Principal Planner, Heritage & Policy Planning **Marcus R. Létourneau**, PhD, MPlan, MCIP, RPP, CAHP, CIPM II Senior Partner

Table of Contents

Executive Summary I
Statement of Limitations III
Project Team IV
Key Terms/Abbreviations VII
1. Introduction 1
2. Report Methodology 3
2.1. Legislative and Policy Requirements and Best Practice Guidance 3
3. Legislative and Policy Framework and Guidance Documents 4
3.1. Ontario Heritage Act, R.S.O. 1990, c. O.18 4
3.2. Planning Act, R.S.O. 1990, Chapter P.13 5
3.3. *Provincial Planning Statement* (2024) 5
3.4. City of Greater Sudbury Official Plan, 2006 (Amended 14 April 2026) 6
3.5. Best Practice Guidance Documents 8
4. Surrounding Context and Subject Property Overview 11
4.1. Description of Surrounding Context 11
4.2. Description of Subject Property 12
5. Subject Property CHVI 14
5.1. Designation By-law 2026-63 14
6. Description of Proposed Changes to Subject Property 17
7. Impact Assessment 21
7.1. "Standards and Guidelines for the Conservation of Historic Places in Canada" Analysis 21
7.2. "Ontario Heritage Tool Kit" Impact Analysis 23
7.3. Summary Analysis 26
8. Proposal Alternatives and Mitigation Measures 26
8.1. Proposal Alternatives 26
8.2. Mitigation Recommendations 26
9. Summary and Conclusion 28
References 29
Appendices 30

Appendix I – Professional Qualifications of Authors 31
Appendix II – Designation By-law 83-204 and Amendments 35
Appendix III – Consent Sketch (dated 4 September 2026) 36

List of Figures

Figure 1. Location map showing the Subject Property outlined in red (Source: Google Earth, 2016) 2
Figure 2. The context surrounding the Subject Property (Source: Google Earth, 2016) 11
Figure 3. The location of 355 David Street (orange outline) and the Subject Property (outlined in red) (Source: Google Earth, 2023) 12
Figure 4. Intact structures identified on 251 John Street (Source: Google Earth, 2016) 13
Figure 5. Consent sketch showing Subject Property outlined in green and proposed new lots shaded in purple. Housing on purple shaded lots are merely included for illustrative purposes only (Source: Tulloch, 2026) 18
Figure 6. View toward area proposed to be severed, looking east from David Street (Source: Tulloch, 2026) 19
Figure 7. View toward area proposed to be severed, looking southeast from Ramsey Road (Source: Tulloch, 2026) 19
Figure 8. View of the area proposed to be severed, looking southeast from Ramsey Road (Source: Tulloch, 2026) 20

List of Tables

Table 1. Analysis of Applications against S&Gs standards 21
Table 2. Ontario Heritage Tool Kit impact assessment analysis 23

Key Terms/Abbreviations

Term/Abbreviation	Definition within this report
Adjacent	"Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan" (*Provincial Planning Statement*, 2024)
CHVI	Cultural Heritage Value or Interest
Heritage attribute	"In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest" (Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18)
HIA	Heritage Impact Assessment
Integrity	"Integrity is a question of whether the existing heritage attributes continue to represent or support the cultural heritage value or interest of the property" (Ontario Heritage Tool Kit, 2025)
OHA	*Ontario Heritage Act*
OHA Designation by-law	Is the municipal by-law that designates the property as having cultural heritage value or interest per s. 29, Part IV of the *Ontario Heritage Act*
O. Reg.	Ontario Regulation
Property	"Real property and includes all buildings and structures thereon" (*Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18*)
PPS	*Provincial Planning Statement* (2024)
Significant	"In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act". (*Provincial Planning Statement,* 2024)
Tool Kit	The Ontario Heritage Tool Kit is a web-based document most recently updated in 2025 by the Government of Ontario, providing guidance and resources on heritage conservation in Ontario

1. Introduction

NPG Planning Solutions Inc. (NPG) was retained by Belrock Mansion Inc. (the Client) to prepare a Cultural Heritage Report in relation to *Planning Act A*pplications (the Applications) for proposed severances (the proposed development) on the property municipally known as 251 John Street (the Subject Property) in the City of Greater Sudbury (the City). This Cultural Heritage Report has been prepared to be supplementary to the planning letter prepared by Tulloch (dated September 4, 2026) related to the proposed development. This report is limited to consideration of policies specific to cultural heritage and considers potential impacts to cultural heritage; the planning letter should be consulted for an assessment related to broader land use policies.

The Subject Property is located in the settlement boundary of the City, and within a primarily residential area. It is situated approximately 0.2 kilometres (km) northwest of Ramsey Lake and 0.2 km northwest of Bell Park.

The Subject Property is located in the settlement boundary of the City and contains several buildings and structures including the Bell Mansion with attached stone garage, a detached secondary building along John Street, and a wood pedestrian bridge (see Figure 1). Remnants of the Bell family former greenhouse also exist on the Subject property on the sloped lands near the southwest of the property; as per a previous Ontario Heritage Act permit submitted and approved to City Council, this material will be salvaged as part of the ongoing masonry works on the building. The property contains driveways and parking areas accessed via Ramsey Road and John Street. The John Street access is flanked by four stone pillars with a metal gate and fencing. In general, the property has a sloping topography with the Bell Mansion located at a high point of the property and sloping gently down at the north and more steeply to the south.

The Subject Property is designated under s. 29 Part IV of the *Ontario Heritage Act* (OHA) through City of Sudbury designation by-law 83-204 as amended by by-law 2026-63 on 11 August 2026.[1] The amendment was to clarify/correct the statement of cultural heritage value or interest (CHVI) and the heritage attributes, and to bring the by-law into conformity with current OHA requirements for by-law format. As such, by-law 2026-63 is relied upon in this report to assess impacts to heritage attributes. The property contains cultural heritage value or interest for its physical/design, historical/associative, and contextual values, and its heritage attributes are in relation to landscape elements, the Bell Mansion, the attached stone garage, and the detached stone secondary building.

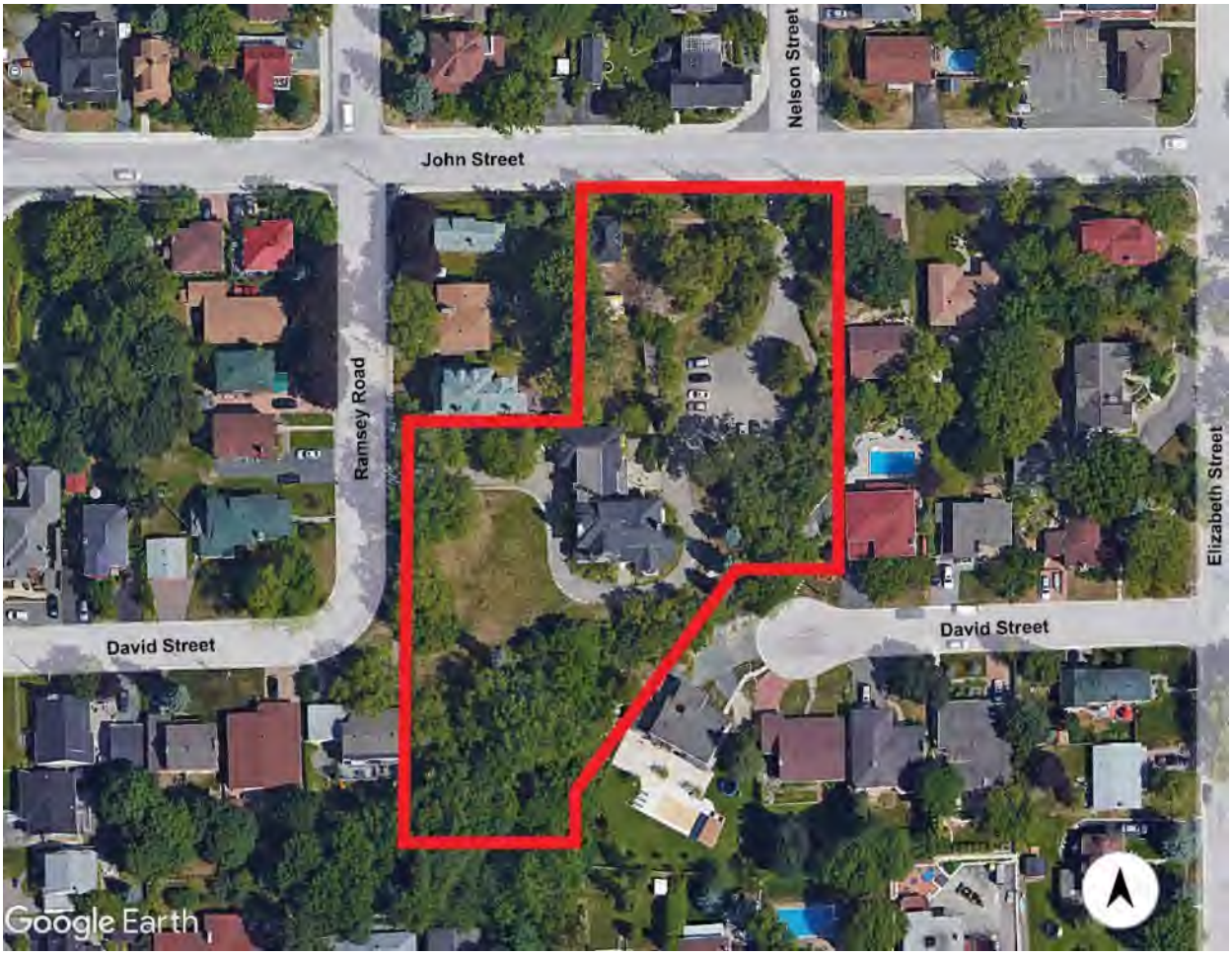
The proposed development includes two Applications for Consent to sever two (2) new lots for residential use fronting Ramsey Road (at the southwest of the Subject Property). The lands proposed for severance do not contain heritage attributes. There is no

[1] Other amending designation by-laws are addressed in section 5.1 of this report.

demolition proposed for buildings or structures that are heritage attributes with the proposed severances.

The purpose of this report is to consider the proposed development against relevant Provincial and municipal cultural heritage policies, and best practice guidance as well as to consider potential impacts to the CHVI and heritage attributes of the Subject Property.

Figure 1. Location map showing the Subject Property outlined in red (Source: Google Earth, 2016)



2. Report Methodology

This report has been objectively and impartially prepared in accordance with provincial and municipal requirements.

2.1. Legislative and Policy Requirements and Best Practice Guidance

This report will assess Provincial, municipal policy and legislation as well as applicable guidance documents specific to cultural heritage. The planning letter prepared by Tulloch (dated 4 September 2026) should be consulted for general land use planning analysis.

This report has been prepared to address the policy and regulatory documents that are in full force and effect at the time of the completion of this report.

The methodological approach for assessment of potential impacts is informed by applicable legislative and policy requirements and best practice guidance. Best practice guidance includes the federally prepared *Standards & Guidelines for the Conservation of Historic Places in Canada* (the S&Gs) and the provincially prepared 2025 Ontario Heritage Tool Kit.

3. Legislative and Policy Framework and Guidance Documents

This section provides an overview of relevant cultural heritage legislation and policies that inform conservation as well as analysis of applicable policy and legislation.

3.1. Ontario Heritage Act, R.S.O. 1990, c. O.18

The OHA is one of the primary pieces of legislation that regulates the conservation of heritage properties. The OHA establishes processes and requirements to make changes to listed and designated properties. Where a property has been designated under s. 29 Part IV changes to the property may require municipal approval under s. 33 Part IV, for alterations likely to affect heritage attributes, and/or under s. 34(1) related to demolition or removal.

Section 33 (1) states:

> ***Alteration of property***
>
> *33 (1) No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration. 2019, c. 9, Sched. 11, s. 11.*

Section 34(1) related to demolition of removal states:

> ***Demolition or removal***
>
> *34 (1) No owner of property designated under section 29 shall do either of the following, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the demolition or removal:*
>
> *1. Demolish or remove, or permit the demolition or removal of, any of the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be.*
>
> *2. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property,*

> *whether or not the demolition or removal would affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be. 2019, c. 9, Sched. 11, s. 12.*

Analysis

The Subject Property is designated under s. 29 Part IV of the OHA through City of Sudbury designation by-law 83-204 as amended by by-laws 93-27, by-law 2000-122, and 2026-63. As will be shown in the assessment of potential impacts (Section 8 of this report) alterations likely to affect the heritage attributes are not proposed. In addition, demolition of buildings or structures is not proposed.

3.2. *Planning Act, R.S.O. 1990, Chapter P.13*

The *Planning Act* is provincial legislation that establishes the requirements for land use planning in Ontario. Section 2 of the *Planning Act* sets out matters of Provincial Interest that the council of a municipality, a local board, a planning board and the Tribunal shall have regard to when carrying out their responsibilities under the *Planning Act*. Matters of Provincial Interest include:

> *(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest*

Analysis

The Subject Property contains features of significant architectural, cultural and historical interest, which are to be conserved.

3.3. *Provincial Planning Statement* (2024)

The *Provincial Planning Statement, 2024* (PPS) provides policy direction for matters of Provincial Interest. Subsection 3(5) of the *Planning Act* requires decisions of Council to be consistent with provincial policy statements.

The PPS provides the following relevant direction for cultural heritage in Section 4.6:

> *4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
>
> *4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

Relevant definitions include:

> ***Adjacent lands**: means*

d) for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

***Conserved**: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.*

***Protected heritage property**: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.*

Analysis

The Subject Property is a “protected heritage property” within the meaning of the PPS, because it is designated under Part IV of the OHA. Per the PPS, protected heritage property is to be conserved, meaning its cultural heritage value or interest is retained (CHVI). This Heritage Report will consider potential impacts to CHVI in Section 8.

In addition, the PPS directs that development is not to be permitted on lands that are adjacent (contiguous) to protected heritage property unless its heritage attributes will be conserved. The City of Greater Sudbury Official Plan does not provide its own definition of “adjacent” for cultural heritage resources; therefore, the PPS definition will be relied upon to assess potential impacts to any adjacent cultural heritage resources.

3.4. City of Greater Sudbury Official Plan, 2006 (Amended 14 April 2026)

The City of Greater Sudbury Official Plan ("GSOP") establishes policy direction for land uses and growth management. Section 13 of the GSOP provides objectives and policy direction for the conservation of cultural heritage resources. The GSOP recognizes that

cultural heritage assets “strengthen the City’s identity and appeal, instill a sense of pride in local citizens, and attract the interest of visitors.” It is noted in the GSOP that the downtown area contains “underutilized properties that offer opportunities for rehabilitation and the potential to create a powerful symbol of revitalization.”

Relevant objectives in Section 13.1 state:

> *13.1 It is the objective of the heritage resources policies to:*
>
> *a. promote the conservation, restoration and rehabilitation of all heritage resources*
> *b. ensure that heritage features are passed on for the enjoyment and care of future generations*
> *c. prevent the demolition or inappropriate alteration of heritage resources*

Policies for “heritage structures, districts and cultural landscapes” are provided in Section 13.2 and include the following that are of relevance:

> *2. A cultural heritage impact assessment will be required for development and intensification proposals or public works that include or are contiguous to a property designated under the Ontario Heritage Act or non-designated property included on the Municipal Heritage Register. The cultural heritage impact assessment will be undertaken in accordance with the policies of this plan. The City will determine the need for a cultural impact heritage assessment in consultation with the owner/applicant. A cultural heritage impact assessment will include the following elements:*
>
> *a. identification and evaluation of the cultural heritage resource;*
> *b. graphic and written inventory of the cultural heritage resource;*
> *c. assessment of the proposal’s impact on the cultural heritage resource;*
> *d. alternatives to the proposal;*
> *e. identification and justification of the preferred option; and*
> f. *means to mitigate impacts, in accordance with Chapter 13.0, Heritage Resources.*
>
> *4. Heritage buildings and structures involved in planning applications will be retained for their original use and in their original location wherever possible to ensure that their heritage value is not compromised. If the original use is no longer feasible, adaptive reuse of buildings and structures, will be encouraged where the heritage attributes will not be compromised. If it is not possible to maintain structures in their original location, consideration may be given for the relocation of the structure.*

The City will also encourage methods of conservation including:

a. *repairing or conserving building materials and finishes and other components that are part of a property's heritage attributes;*
b. *retaining and maintaining the visual settings and other physical relationships that contribute to the cultural heritage value of the property;*
c. *retention of a built heritage resource as a heritage monument for viewing purposes only;*
d. *salvaging elements of the resource for incorporation into a new building or structure for future conservation work or displays; and,*
e. *documentation for the City's archives*.

Analysis

The Applications meet the GSOP objectives for heritage resources because the proposed development will conserve heritage resources. The Application proposes to sever lands that have not been identified to contain heritage attributes and therefore do not contain CHVI; the portion of the Subject Property containing heritage attributes is to be retained. No buildings or structures on the Subject Property are proposed for demolition with the Applications. An analysis of impacts is provided in Section 8.

This report responds to the GSOP policy direction related to assessing impacts to cultural heritage. This Heritage Report includes assessment of potential impacts to the Subject Property's CHVI and heritage attributes, and considers alternatives and preferred options for mitigation, where applicable.

The objectives of the GSOP are to promote the conservation, restoration and rehabilitation of all heritage resources.

As previously noted, the GSOP does not provide its own definition of "adjacent," therefore, the PPS definition is relied upon within this report. There are no contiguous protected heritage properties, therefore no analysis has been undertaken in this report in relation to contiguous properties.

3.5. Best Practice Guidance Documents

3.5.1. The Standards & Guidelines for the Conservation of Historic Places in Canada (2010)

The development of this Heritage Report is informed by the approach outlined within the S&Gs. The S&Gs are a best practice document for heritage conservation prepared by Parks Canada.

The S&Gs define "conservation" as "all actions or processes that are aimed at safeguarding the character-defining elements[2] of an historic place so as to retain its CHVI and extend its physical life." Character-defining elements are "the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value." While character-defining elements can be understood to include heritage attributes, they are broader in scope and can include intangible elements.

Importantly, the S&Gs outline a process for approaching conservation planning consisting of three interrelated and interdependent steps: (1) understanding, (2) planning, and (3) intervening as explained further below:

1. **Understanding** a historic place through research and investigation to determine heritage value, current conditions, evolution over time, past and present value to a community, traditional practices associated with the place and any relationships to its surrounding context.
2. **Planning** for interventions (or changes) to a historic place that respect heritage value and consider all factors affecting the future of a historic place such as the needs of the owners and users, community interests, potential environmental impacts, available resources and external restraints.
3. **Intervening**, meaning any actions that physically change character-defining elements.

The S&Gs also outline a process for planning for changes to "historic places[3]" in a way that ensures that heritage value is conserved using a set of conservation principles (the "Standards") to guide heritage conservation planning decisions.

Analysis

This report uses the approach to conservation outlined in the S&Gs. Specifically, this report is informed by a thorough understanding of the Subject Property and its heritage value as informed by the CHER prepared by NPG in association with Giaimo Architects (dated March 2026). This understanding has informed proposed changes to the Subject Property so that heritage value is conserved; specifically, the proposed development has been planned so that there are no impacts on character-defining elements on the Subject Property.

[2] See Dan Schneider's 2022 Heritage Resources Centre blog post through the University of Waterloo regarding the difference between character-defining elements and heritage attributes. While heritage attributes may be character-defining elements, character-defining elements are broader in scope and may include intangible aspects. Heritage attributes must be physical or tangible because the OHA regulates changes to real property.

[3] Historic Place means: "a structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value."

In addition, Section 8 of this report provides an analysis of the proposed development against the standards to assess how the project meets guiding principles for heritage conservation.

3.5.2. Ontario Heritage Tool Kit (2025)

The Ontario Heritage Tool Kit (the Tool Kit), prepared by the province of Ontario, provides best practice guidance related to cultural heritage conservation. In particular, the Tool Kit provides guidance on assessing potential negative impacts to CHVI and heritage attributes because of proposed development. Although a new Tool Kit was published in 2025, it does not contain revised guidance for the preparation of Heritage Impact Assessments. However, the 2006 version of the Tool Kit, specifically the booklet 'Heritage Resources in the Land Use Planning Process' through Info Sheet #5 pertaining to "Heritage Impact Assessments and Conservation Plans," outlined potential negative impacts to be considered in impact assessments. The direction in Info Sheet #5 has not, to-date, been superseded. As such, this guidance will be considered within this HIA.

An analysis of the proposed development against potential negative impacts is provided in Section 8 of this report.

4. Surrounding Context and Subject Property Overview

4.1. Description of Surrounding Context

The Subject Property is located in a residential area in the City of Greater Sudbury. The area surrounding the Subject Property is defined by low-density detached residential uses (Figure 2).

To the south of the Subject Property is Bell Park. In 1921 the Bell family offered to donate land to the City of Sudbury for the purpose of establishing a public park. This offer was fulfilled in 1926 when over 100 acres of land were severed from the Subject Property and donated to the City for this use. Today the park stretches along Ramsey Lake and contains pathways, gazebos, outdoor recreational amenities, a flower garden, a beach, and the Grace Hartman Amphitheatre. It is separated from the Subject Property by low-density residential development.

South and west of the Subject Property is Lake Ramsey. The grade of the surrounding lands drops down to Lake Ramsey.

Figure 2. The context surrounding the Subject Property (Source: Google Earth, 2016)



4.1.1. Nearby Protected Heritage Property

There are no protected heritage properties contiguous to the Subject Property. As such, no assessment of impacts to adjacent protected heritage property is provided in this Heritage Report.

It is acknowledged that a “listed”, non-designated property is located at 355 David Street (Figure 3); however, this is not a protected heritage property as per the PPS definition. The property has been identified on the municipal heritage register in association with a steam-powered electricity plant that opened in 1896.

Figure 3. The location of 355 David Street (orange outline) and the Subject Property (outlined in red) (Source: Google Earth, 2023)



4.2. Description of Subject Property

The Subject Property has frontage along John Street and Ramsey Road and is approximately 0.874 hectares in area. As outlined in Figure 4, the Subject Property currently contains several buildings and structures:

- Bell Mansion (currently vacant) with an attached stone garage, which are located almost centrally on the lot;

- Small, detached stone secondary building fronting John Street;
- Pedestrian bridge integrated into the landscape just north of the Bell Mansion; and
- Stone pillars and metal gate on John Street.

The Bell Mansion with attached stone garage is set back approximately 32 metres from the property boundary along Ramsey Road and approximately 45 metres from the property boundary along John Street.

The detached, secondary building, also of stone construction, is set back approximately 4 metres from the property boundary along John Street and approximately 3 metres from the property boundary along the adjacent west property.

The bridge is approximately 12 metres from the adjacent west property boundary, and approximately 27 metres from the north property boundary along John Street.

The lot contains open areas along both John Street and Ramsey Road. The property has numerous mature deciduous trees, including many along the property perimeter. Vehicular access is provided to the site via two driveway accesses (along John Street and Ramsey Road) that intersect near the centre of the property. A paved parking area is seen near the north end of the property. Pedestrian access is provided along the vehicular access points.

Figure 4. Intact structures identified on 251 John Street (Source: Google Earth, 2016)



5. Subject Property CHVI

The CHER prepared for the Subject Property by NPG in association with Giaimo Architects (dated March 2026) provides a detailed historical overview and evolution of the Subject Property; the CHER should be consulted for a full understanding of the Subject Property and its CHVI.

5.1. Designation By-law 2026-63

The Subject Property is designated under s. 29 Part IV of the *Ontario Heritage Act* (OHA) through City of Sudbury designation by-law 83-204 as amended by by-laws 93-27, by-law 2000-122, and 2026-63. Designation by-law 2026-63 will be relied upon to assess impacts to heritage attributes because it provides a clarified statement of cultural heritage value or interest and a comprehensive list of heritage attributes (see designation by-laws in Appendix II).

The statement of CHVI states:

> *The property has cultural heritage value or interest for its physical/design, historical/associative, and contextual values.*
>
> *The property has design value or physical value because it contains a rare and unique mansion, the Bell Mansion, in the Arts and Crafts architectural style within the City of Greater Sudbury. The property also contains a unique example of a remnant estate, including outbuildings and landscape features in the City of Greater Sudbury. (Criterion 1). This includes the surviving stone garage (now attached to the Bell Mansion) and the detached stone secondary building, which are also built with similar Arts and Crafts influences (Criterion 1).*
>
> *The property has design value or physical value because it displays a high degree of craftsmanship, specifically on the nucleus of the historic Bell Mansion. This section contains ashlar block stones that are notable for their finish and quality. Contrasting with the lightly-coloured mortar in between the darkly-coloured stone blocks, the clean and straight lines produced as a result of these finely produced stones reflect the high degree of craftsmanship (Criterion 2).*
>
> *The property has associative value because it has direct associations with the Bell Family. The Bell family was significant in the community for its involvement in a regionally important industry (lumber) and for its local philanthropy. Bell Park was donated by the family to what was then the Town of Sudbury; these lands were originally part of the larger Bell family estate. The property also has direct association with other*

local organizations and events. The property was owned by the local Masonic Lodge. The property was a community focus for a 1967 Centennial Project. Businesses, clubs, citizens and school children all fundraised approximately $125,000 to sponsor the costs associated with acquiring and repairing the property. The property was later transferred to Laurentian University and used as a public museum and art gallery (Criterion 4).

The property has contextual value because it is historically linked to its surroundings. Bell Park is located due south of the property and was originally part of the larger Bell estate. The land for the park was donated by the Bell family (Criterion 8).

The property has contextual value because it is a landmark in the community. The property has maintained its visual prominence from the topographically lower lands located along Ramsey Lake (Criterion 9).

The heritage attributes are:

<u>Landscape</u>

- *The mansion's location on a height of land, providing a view overlooking Lake Ramsey (Criterion 9);*
- *The layout of the buildings and the unobstructed visual relationship between the Bell mansion and the secondary structure (Criterion 1);*
- *The stone pillars and metal fencing along John Street (Criterion 1);*

<u>The Bell Mansion</u>

- *The Arts and Crafts architectural style, (Criterion 1 and 2) specifically:*
  - *The general house form;*
  - *The asymmetrical massing and varied roof form, including dormers, protruding chimneys, and projecting gables;*
  - *The prominent stone chimneys at the east and west façades, with contrasting stone accents and caps;*
  - *2-storey parapeted gable bay at the south façade, and the small south-west bay-windowed sunroom;*
  - *The dark, rough-faced, ashlar local stone, laid in random-coursing;*
  - *The hipped roof form;*
  - *The 1-storey bay window, with stone base, located along the first floor of the east elevation;*

- *The rectangular shaped window openings of varying sizes across the elevations;*
- *The light coloured stone sills, brackets, lintels, at all windows;*
- *The light coloured stone mullions at all grouped windows;*
- *The light coloured stone lintels and brackets at all secondary doors;*
- *The roofed veranda with decorative brackets, exposed rafter tails, beadboard ceiling, and stone columns and walls;*
- *The main entranceway, containing dentils, engaged columns and wood paneling;*
- *The main entranceway wood door with four glass windows.*

The Stone Garage - now attached as part of the Bell Mansion (Criterion 1)

- *The high-pitched hipped roof with dormers at the east and west sides;*
- *The dark, rough-faced stone laid in rubble coursing used to construct the building;*
- *The light coloured stone sills and lintels at all windows;*
- *The striped pattern created with alternating wood battens and shingles below the roofline.*

The Detached Stone Secondary Building (Criterion 1)

- *The belcast roof with exposed rafter tails, with gables at east and west sides;*
- *The dark, rough faced stone laid in rubble coursing used to construct the building;*
- *The light coloured stone sills and lintels at the east window;*
- *The striped pattern created with alternating wood battens and shingles below the roofline; and*
- *The large opening on the south façade.*

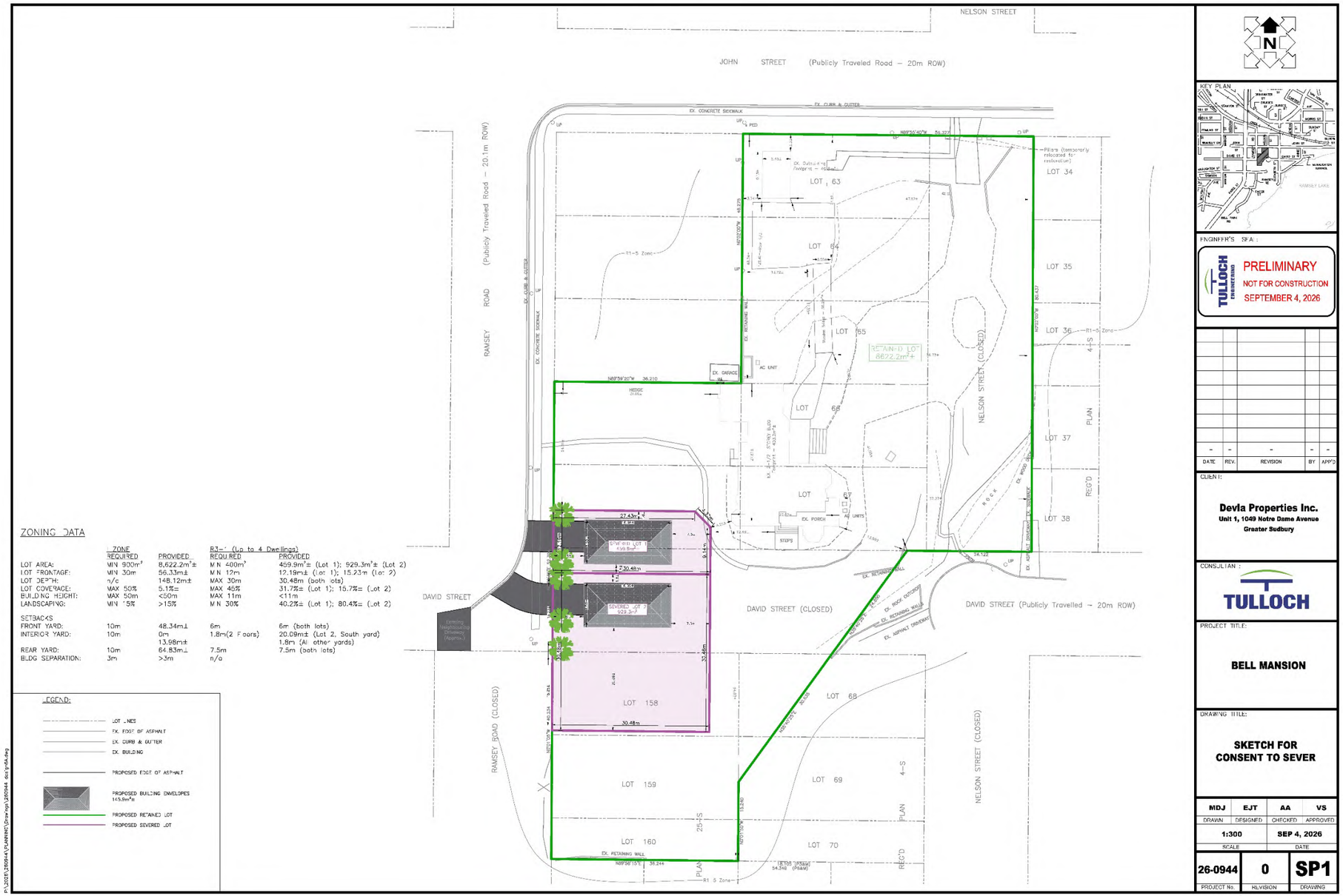
6. Description of Proposed Changes to Subject Property

The proposed development includes two Applications for Consent to sever two (2) new lots for residential use fronting Ramsey Road at the southwest of the Subject Property (see Consent sketch in Figure 5, also attached as Appendix III). The area of the Subject Property proposed for severance contains deciduous trees and one contains the remnants of the former Bell Family greenhouse. The lands proposed for severance do not contain heritage attributes. The remainder of the lands, containing the Bell Mansion, adjoining stone garage, and detached stone secondary building are planned to be retained by the Client.

The proposed lots are situated in an area that slopes from the Bell Mansion down toward Ramsey Lake. As shown in the conceptual grading plans prepared for the Applications, the new lots will retain a lower grade than the remaining portion of the Subject Property. For the proposed new lots, one lot is proposed to have a lot area of ±459.9 square metres with ±12.19 metres of frontage along Ramsey Road, the other is proposed to have a lot area of ±929.3 square metres with ±15.23 metres of frontage along Ramsey Road.

See Figures 6-8 below.

Figure 5. Consent sketch showing Subject Property outlined in green and proposed new lots shaded in purple. Housing on purple shaded lots are merely included for illustrative purposes only (Source: Tulloch, 2026)



ZONING DATA	ZONE REQUIRED	PROVIDED	R3-? (Up to 4 Dwellings) REQUIRED	PROVIDED
LOT AREA:	MIN 900m²	8,622.2m²±	MIN 400m²	459.9m²± (Lot 1); 929.3m²± (Lot 2)
LOT FRONTAGE:	MIN 30m	56.33m±	MIN 17m	12.19m± (Lot 1); 15.23m (Lot 2)
LOT DEPTH:	n/a	148.12m±	MAX 30m	30.48m (both lots)
LOT COVERAGE:	MAX 50%	5.1%=	MAX 45%	31.7%± (Lot 1); 15.7%= (Lot 2)
BUILDING HEIGHT:	MAX 50m	<50m	MAX 11m	<11m
LANDSCAPING:	MIN 15%	>15%	MIN 30%	40.2%± (Lot 1); 80.4%= (Lot 2)
SETBACKS				
FRONT YARD:	10m	48.34m⊥	6m	6m (both lots)
INTERIOR YARD:	10m	0m	1.8m(2 Floors)	20.09m± (Lot 2, South yard)
		13.98m±		1.8m (All other yards)
REAR YARD:	10m	64.83m⊥	7.5m	7.5m (both lots)
BLDG SEPARATION:	3m	>3m	n/a	

Figure 6. View toward area proposed to be severed, looking east from David Street (Source: Tulloch, 2026)



Figure 7. View toward area proposed to be severed, looking southeast from Ramsey Road (Source: Tulloch, 2026)



Figure 8. View of the area proposed to be severed, looking southeast from Ramsey Road (Source: Tulloch, 2026)



7. Impact Assessment

This section provides an analysis of potential impacts to the CHVI and heritage attributes of the Subject Property as a result of the proposed Applications.

7.1. "Standards and Guidelines for the Conservation of Historic Places in Canada" Analysis

Table 1 provides analysis of the proposed development against the standards (principles) for conservation as outlined in the S&Gs. As previously noted, the S&Gs use the term "character-defining elements" rather than heritage attributes (which is the legislated term in Ontario).

Table 1. Analysis of Applications against S&Gs standards

General Standards for Preservation, Rehabilitation and Restoration	Analysis
1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.	The Applications do not propose to remove, replace or alter any character-defining elements on the Subject Property.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	The Applications do not propose changes to character-defining elements on the Subject Property. The area of the Subject Property proposed for severance do not contain CHVI as mapped in By-law 2026-163.
3. Conserve heritage value by adopting an approach calling for minimal intervention.	The proposed development has been guided by the principle of minimum intervention on the Subject Property because the proposed new lots are not located within areas of the Subject Property containing CHVI as mapped in By-law 2026-163.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of	The Applications do not propose changes to character-defining elements on the Subject Property. The Applications would not create a

General Standards for Preservation, Rehabilitation and Restoration	Analysis
historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.	The Applications do not propose changes to character-defining elements on the Subject Property. The Applications propose a use on the Subject Property that would require no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.	The Applications do not propose changes to character-defining elements on the Subject Property. Any archaeological considerations would be assessed separately where required by the municipality.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	The Applications do not propose changes to character-defining elements on the Subject Property.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively	The Applications do not propose changes to character-defining elements on the Subject Property.

General Standards for Preservation, Rehabilitation and Restoration	Analysis
deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	The Applications do not propose changes to character-defining elements on the Subject Property.

7.2. "Ontario Heritage Tool Kit" Impact Analysis

The Tool Kit[4] provides guidance to assess potential negative impacts to CHVI. Table 2 provides an analysis of potential negative impacts to the protected heritage property.

Table 2. Ontario Heritage Tool Kit impact assessment analysis

Negative Impact	Analysis
Destruction of any, or part of any, significant heritage attributes or features	The Applications do not propose physical changes to the Subject Property but will facilitate future residential development. The Subject Property contains heritage attributes that are part of the landscape; however, these heritage attributes will not be destroyed as part of the Applications. The Mansion's location on a height of land, providing a view overlooking Lake Ramsey will not be lost. The areas of the Subject Property containing CHVI are mapped in By-law 2026-163, and the proposed development is not within these areas. However, given the proximity of the new lots to the Bell Mansion, it is noted that potential impacts from future

[4] Although, the Ontario Heritage Tool Kit addresses an earlier version of the Provincial Policy Statement (2005), the general guidance for potential impacts to cultural heritage resources because of proposed development remains relevant.

	construction activities on the new lots should be planned for to proactively prevent potential negative impacts to the heritage attributes of the Subject Property. Mitigation measures have been proposed in Section 9 of this report.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	The Applications do not propose physical changes to the Subject Property but will facilitate future residential development. While the proposed development would result in the severance of the Subject Property, the size and area of the lot is not a heritage attribute. The lands that formerly comprised the Bell family estate have been severed over the years for new development and Bell Park. The Mansion's location on a height of land, providing a view overlooking Lake Ramsey will not be lost. The areas of the Subject Property containing CHVI are mapped in By-law 2026-163, and the proposed development is not within these areas. The Subject Property contains heritage attributes that are part of the landscape; however, these heritage attributes will not be inappropriately altered as part of the Applications. It is noted that the existing Subject Property contains tree cover in portions to the south of the lot and around the perimeter of the lot. While the trees are not heritage attributes, providing an evergreen vegetative buffer around the proposed new lots could serve to better differentiate the retained portion of the Subject Property from the new lots.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	The Applications do not propose physical changes to the Subject Property but will facilitate future residential development. There are no natural features that would be impacted by shadows. Shadows from adjacent residential uses

	are not anticipated to alter the appearance of any heritage attributes.
Isolation of a heritage attribute from its surrounding environment, context**,** or a significant relationship.	The proposed Consent application does not propose to isolate heritage attributes on the Subject Property. Currently, as evidenced in the Figures 6-8 of this report, there are mature trees that screen views of the Subject Property from David Street and Ramsey Road. The property is not directly visible until the driveway access, which will remain the case with the proposed development. The proposed development will not isolate any heritage attribute from its surrounding environment, context, or a significant relationship. The Mansion's location on a height of land, providing a view overlooking Lake Ramsey will not be lost. The areas of the Subject Property containing CHVI are mapped in By-law 2026-163, and the proposed development is not within these areas.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The Mansion's location on a height of land, providing a view overlooking Lake Ramsey will not be lost. The proposed lots are situated away from the lake, towards the southwesterly portion of the property. The areas of the Subject Property containing CHVI are mapped in By-law 2026-163, and the proposed development is not within these areas.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces	The proposed development will result in infill in previously open areas on the Subject Property. However, the areas of the Subject Property containing CHVI are mapped in By-law 2026-163, and the proposed development is not within these areas.
Land disturbances such as a change in grade that alters soils, and drainage patterns	The Applications do not propose physical changes to the Subject Property but will facilitate future residential development and re-grading. Any archaeological

that adversely affect an archaeological resource	considerations would be assessed separately where required by the municipality.

7.3. Summary Analysis

The Applications do not propose direct physical changes to the Subject Property but will facilitate future residential development for two (2) new dwellings. The above analysis (Table 1) demonstrates that that proposed development follows the standards outlined in the S&Gs for cultural heritage conservation.

The analysis in Table 2 demonstrates that no direct impacts are anticipated to heritage attributes with the proposed development. However, given the proximity of the new lots to the Bell Mansion, it is noted that potential impacts from future construction activities on the new lots should be planned for to proactively prevent potential negative impacts to the heritage attributes of the Subject Property.

It is noted that the existing Subject Property contains tree cover in portions to the south of the lot and around the perimeter of the lot. While the trees are not heritage attributes, providing a vegetative buffer around the proposed new lots could serve to better differentiate the retained portion of the Subject Property from the new lots.

8. Proposal Alternatives and Mitigation Measures

8.1. Proposal Alternatives

While the proposed development would result in the severance of the Subject Property, the size and area of the lot is not a heritage attribute. The lands that formerly comprised the Bell family estate have been severed over the years for new development and Bell Park. The Applications are not anticipated to result in negative impacts to the CHVI or heritage attributes of the Subject Property, as such, no design alternatives are proposed.

8.2. Mitigation Recommendations

The Applications are not anticipated to result in negative impacts to the CHVI or heritage attributes of the Subject Property.

The following mitigation measures are recommended to proactively mitigate potential negative impacts with any future construction activities and to differentiate 251 John Street from new development:

1. **Before and during construction activities:**

a. Erect hoarding/fencing around the limits of the new lots to minimize potential or accidental impacts from construction vehicles/activities

2. **Once the new residential buildings have obtained occupancy:**
    a. Require that the new lots have an evergreen vegetative screen around the rear and side perimeters where they abut the retained portion of the Subject Property.

9. Summary and Conclusion

In summary, the Applications meet relevant policy and legislative direction, as well as best practice guidance for cultural heritage conservation. In addition, the proposed Applications are not anticipated to result in negative impacts to the CHVI or heritage attributes of the Subject Property. Still, mitigation measures have been proposed to proactively prevent potential negative impacts before and during construction activities. Measures have also been proposed to differentiate the retained portion of the Subject Property from the new lots through a vegetative buffer.



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Denise Horne, MA, Dipl. Heritage Conservation, CAHP
Principal Planner, Heritage & Policy Planning



_____

Marcus R. Létourneau, PhD, MPlan, MCIP, RPP, CAHP, CIPM II
Senior Partner

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Appendices

Appendix I – Professional Qualifications of Authors

Appendix II – Designation By-law 83-204 and Amendments

Appendix III – Consent Sketch (dated 4 September 2026)

Appendix I – Professional Qualifications of Authors

Marcus R. Letourneau, PhD, MPlan, MCIP, RPP, CAHP, CIPM II

Senior Partner

Dr. Letourneau is a Senior Partner with NPG as well as President of M. R. Letourneau and Associates Inc. (a consultancy focused on heritage education and research). He is a registered professional planner (MCIP, RPP), a Professional Member in good standing with the Canadian Association of Heritage Professionals (CAHP), and as a member of the International Foundation for Cultural Property Protection holds a Certified Institutional Protection Manager Level II qualification (CIPM II). At NPG, which he joined in 2025, Marcus provides QAQC review, senior support and leadership for projects and proposals; staff mentorship and coaching; corporate management leadership including policy development, business strategy development and strategic planning; business development and marketing; and client relationship management/leadership. Currently he serves as the management representative for health and safety matters and serves on NPG's Joint Health and Safety Committee.

Marcus currently teaches heritage conservation and heritage planning courses as the University of Victoria and the University of Waterloo. He currently serves on the interim Chair and National Representative of the interim Board of Blue Shield Canada, as Vice President (English) for the Board of Directors of ICOMOS Canada, as a Trustee of the Kingston Frontenac Public Library, and as Chair of the Leeds and Thousand Islands Municipal Heritage Committee.

Marcus founded and was the Managing Principal for LHC Heritage Planning & Archaeology Inc., an Ontario-based heritage consultancy with offices in Kingston, Toronto, Ottawa, and Huntsville (2015-2023). He also served as an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University (2013-

2023), as well as the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies (Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007). He previously served on the Executive and Board of Directors for the Ontario Association of Heritage Professionals; on the Board of Directors for Community Heritage Ontario; on the Board of Directors of the Friends of the Rideau, on the Executive and Board of Directors for the Kingston Historical Society, on the Board of Directors for the Friends of Springfield House Complex.

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, strategic planning, heritage planning and processes. He has been involved in over 425 projects either as the project director, project manager or as the senior heritage planner at a variety of scales and budgets. He has been qualified as an expert heritage witness for the Ontario Land Tribunal (former OMB/LPAT/CRB) (heritage planning with a specialization in cultural heritage landscapes; land use planning with a specialization in heritage conservation; cultural heritage specialist, and heritage conservation), and as an expert witness for both a Superior Court Hearing and a judicial inquiry for the Public Lands Act. He co-authored the second edition of *Heritage Planning: Principles and Processes* (Routledge) with Dr. Hal Kalman (2020).

Denise Horne MA, Dipl. Heritage Conservation, CAHP

Principal Planner, Heritage and Policy

Ms. Horne is the Principal Planner for Heritage and Policy Planning at NPG. She has over 10 years' experience in land use, policy and cultural heritage planning. Denise Horne is a Professional Member in good standing with the Canadian Association of Heritage Professionals (CAHP) and a pre-candidate member of OPPI.

Ms. Horne joined NPG with a focus on the firm's heritage planning services in 2023. Since that time, she has undertaken public and private sector cultural heritage planning work in many Ontario communities and serves as a project manager for many of NPG's public sector projects. Ms. Horne's projects have included preparation of a Cultural Heritage Master Plan, Heritage Conservation District Plan and Guidelines, heritage evaluations and impacts. She has also prepared cultural heritage policies for Official Plans for upper tier and lower tier municipalities. Ms. Horne has been qualified as an expert witness in heritage planning at the Ontario Land Tribunal.

Formerly, Ms. Horne served as the Heritage Planner for the Town of Niagara-on-the-Lake where she led cultural heritage and archaeology planning for the Town. In her role she prepared recommendation reports for Town committees and Council for heritage permits and municipal approvals, undertook evaluation, impacts assessments, and prepared policies. Through her work with the Town and her academic degrees, she has prepared many comprehensive reports with a strong ability to communicate complex ideas clearly, concisely and logically.

Natalie Majda, M.A., B.A., CAHP Intern, RPP Candidate

Senior Heritage Planner

Natalie Majda is the Senior Heritage Planner with NPG, bringing experience in both municipal and private sector heritage planning with a special complex policy analysis, large-scale projects, and Indigenous cultural heritage conservation. In her capacity as

Senior Heritage Planner, Ms. Majda reports directly to Ms. Horne and leads heritage evaluations and the preparation of reports.

Prior to joining NPG, Ms. Majda managed cultural heritage and community engagement projects at TMHC Inc., conducting heritage evaluations, impact assessments, and Indigenous engagement. Ms. Majda also has experience working in various municipalities in Ontario including the Cities of Cambridge, Hamilton, and Brampton, where she reviewed development applications, authored designation reports, conducted Ontario Regulation (O. Reg.) 9/06 evaluations, and managed heritage GIS systems.

Natalie holds a Master of Arts in Planning from the University of Waterloo and a Bachelor of Arts (Honours) in History and Ethics, Society and Law from the University of Toronto. She is an active contributor to Ontario's heritage and planning community through professional committees, conference presentations, and published research.

Patrick Winchur, MSc., CAHP Intern

Heritage Planner

Patrick Winchur is a Heritage Planner with NPG Planning Solutions. Patrick previously worked as a field technician with an archaeological consultancy firm, as an assistant archaeologist at the Ontario Heritage Trust, and as an archaeological laboratory assistant at the University of Toronto.

Patrick graduated with an Honours Bachelor of Arts (High Distinction) from the University of Toronto, double-majoring in Archaeology and Anthropology. He graduated with his Master of Science (Distinction) in Conflict Archaeology & Heritage from the University of Glasgow.

Appendix II – Designation By-law 83-204 and Amendments

By-law 2026-163

A By-law of the City of Greater Sudbury to Amend By-law 83-204 being a By-law of the Corporation of the City of Sudbury to Designate Laurentian Museum and Arts Centre in the City of Sudbury in the Regional Municipality of Sudbury as a Property of Architectural and Historical Value Pursuant to the Ontario Heritage Act

Whereas by By-law 83-104, being a By-law of the Corporation of the City of Sudbury to Designate Laurentian Museum and Arts Centre in the City of Sudbury in the Regional Municipality of Sudbury as a Property of Architectural and Historical Value Pursuant to the *Ontario Heritage Act*, the Bell Mansion (251 John Street and 468 Ramsey Road, Sudbury) was designated as a property of cultural heritage value or interest pursuant to the *Ontario Heritage Act*;

And Whereas the City of Greater Sudbury is the successor to the Corporation of the City of Sudbury, and has the authority to amend by-laws passed by the former the Corporation of the City of Sudbury;

And Whereas Council for the City of Greater Sudbury has determined it is appropriate to amend By-law 83-104;

And Whereas pursuant to section 30.1 of the *Ontario Heritage Act,* R.S.O 1990, c.O.18, Council may amend designation by-laws by an abbreviated process where prescribed conditions are met;

And Whereas the proposed amendments to By-law 83-204 meet the prescribed conditions as outlined in section 30.1 of the *Ontario Heritage Act*, allowing for an abbreviated process for amending a designation By-law;

And Whereas the Council for the City of Greater Sudbury has followed the authorized abbreviated process;

Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

1. By-law 83-204 being a By-law of the Corporation of the City of Sudbury to Designate Laurentian Museum and Arts Centre in the City of Sudbury in the Regional Municipality of Sudbury as a Property of Architectural and Historical Value Pursuant to the Ontario Heritage Act, as amended, is hereby further amended by:

(a) Repealing section 1, and enacting in its place and stead, section 1 as set out below:

"1. THAT the real property described as PIN 73584-0678(LT) LT 63-67 Pl 4SB McKim; Lt 158-159 PL 25SA McKim; Pt Lt 160 Pl 25SA McKim; Pt Lt 68-69 Pl 4SB McKim; Pt Nelson St, David St Pl 4SB McKim (Closed by S70); Pt S1/2 Lt 5 Con 3 McKim as in S61148; S/T Interest in S61148; City of Greater Sudbury, known municipally as 251 John Street and 468 Ramsey Road be designated as having cultural heritage value or interested under s. 29 Part IV of the Ontario Heritage Act and which is more particularly described in Schedule "A" attached hereto, and illustrated on Schedule "B", both of which Schedules form part of this By-law.";

(b) repealing Schedule "A" and enacting, in its place and stead, Schedule "A" attached hereto as Schedule "A" and forming a part of this By-law; and

(c) enacting Schedule "B" attached hereto as Schedule "B" and forming a part of this By-law, immediately after Schedule "A".

2. The City Solicitor and Clerk is hereby authorized and directed to register a copy of this amended Designating By-law on title to the property described in section 1, in the Land Titles Office for the Land Registry Division of Sudbury (No. 53).

3. The City Solicitor and Clerk is hereby authorized and directed to cause a copy of this By-law to be served on the owner of the land described in section 1 of this By-law, and on the Ontario Heritage Trust.

4. This By-law shall come into full force and effect upon passage.

Read and Passed in Open Council this 11th day of August, 2026

Mayor

Clerk

Schedule "A"
to By-law 2026-163 of the City of Greater Sudbury

Description and Statement of Cultural Heritage Value or Interest: Bell Mansion, 251 John Street and 468 Ramsey Road, Sudbury

Property Identification Number:	73584-0678
Municipal Address:	251 John Street and 468 Ramsey Road, Sudbury
Legal Description:	LT 63-67 PL 4SB MCKIM; LT 158-159 PL 25SA MCKIM; PT LT 160 PL 25SA MCKIM; PT LT 68-69 PL 4SB MCKIM; PT NELSON ST, DAVID ST PL 4SB MCKIM (CLOSED BY S70); PT S1/2 LT 5 CON 3 MCKIM AS IN S61148; S/T INTEREST IN S61148; CITY OF GREATER SUDBURY

Description of Property

The property is located in a residential area in the City of Greater Sudbury. The property has frontage along John Street and Ramsey Road and is approximately 0.874 ha in area. The property has a sloping topography with the mansion located at a high point of the property and sloping gently down at the north and more steeply to the south. There are several buildings and structures on the property: the centrally located mansion building with attached stone garage, a detached secondary building along John Street, and a pedestrian bridge. The remnants of the stone foundation of the greenhouse also remain on the steeply sloped lands near the southwest of the property. The property contains driveways and parking areas accessed via Ramsey Road and John Street.

Statement of Cultural Heritage Value or Interest

The property has cultural heritage value or interest for its physical/design, historical/associative, and contextual values.

The property has design value or physical value because it contains a rare and unique mansion, the Bell Mansion, in the Arts and Crafts architectural style within the City of Greater Sudbury. The property also contains a unique example of a remnant estate, including outbuildings and landscape features in the City of Greater Sudbury. (Criterion 1). This includes the surviving stone garage (now attached to the Bell Mansion) and the detached stone secondary building, which are also built with similar Arts and Crafts influences (Criterion 1).

The property has design value or physical value because it displays a high degree of craftsmanship, specifically on the nucleus of the historic Bell Mansion. This section contains ashlar block stones that are notable for their finish and quality. Contrasting with the lightly-coloured mortar in between the darkly-coloured stone blocks, the clean and straight lines produced as a result of these finely produced stones reflect the high degree of craftsmanship (Criterion 2).

The property has associative value because it has direct associations with the Bell Family. The Bell family was significant in the community for its involvement in a regionally important industry (lumber) and for its local philanthropy. Bell Park was donated by the family to what was then the Town of Sudbury; these lands were originally part of the larger Bell family estate. The property also has direct association with other local organizations and events. The property was owned by the local Masonic Lodge. The property was a community focus for a 1967 Centennial Project.

Businesses, clubs, citizens and school children all fundraised approximately $125,000 to sponsor the costs associated with acquiring and repairing the property. The property was later transferred to Laurentian University and used as a public museum and art gallery (Criterion 4).

The property has contextual value because it is historically linked to its surroundings. Bell Park is located due south of the property and was originally part of the larger Bell estate. The land for the park was donated by the Bell family (Criterion 8).

The property has contextual value because it is a landmark in the community. The property has maintained its visual prominence from the topographically lower lands located along Ramsey Lake (Criterion 9).

Heritage Attributes

Heritage attributes that illustrate the cultural heritage value or interest of the Bell Mansion include:

Landscape

- The mansion's location on a height of land, providing a view overlooking Lake Ramsey (Criterion 9);
- The layout of the buildings and the unobstructed visual relationship between the Bell mansion and the secondary structure (Criterion 1);
- The stone pillars and metal fencing along John Street (Criterion 1);

The Bell Mansion

- The Arts and Crafts architectural style, (Criterion 1 and 2) specifically:
    - The general house form;
    - The asymmetrical massing and varied roof form, including dormers, protruding chimneys, and projecting gables;
    - The prominent stone chimneys at the east and west façades, with contrasting stone accents and caps;
    - 2-storey parapeted gable bay at the south façade, and the small south-west bay-windowed sunroom;
    - The dark, rough-faced, ashlar local stone, laid in random-coursing;
    - The hipped roof form;
    - The 1-storey bay window, with stone base, located along the first floor of the east elevation;
    - The rectangular shaped window openings of varying sizes across the elevations;
    - The light coloured stone sills, brackets, lintels, at all windows;
    - The light coloured stone mullions at all grouped windows;
    - The light coloured stone lintels and brackets at all secondary doors;
    - The roofed veranda with decorative brackets, exposed rafter tails, beadboard ceiling, and stone columns and walls;
    - The main entranceway, containing dentils, engaged columns and wood paneling;
    - The main entranceway wood door with four glass windows;

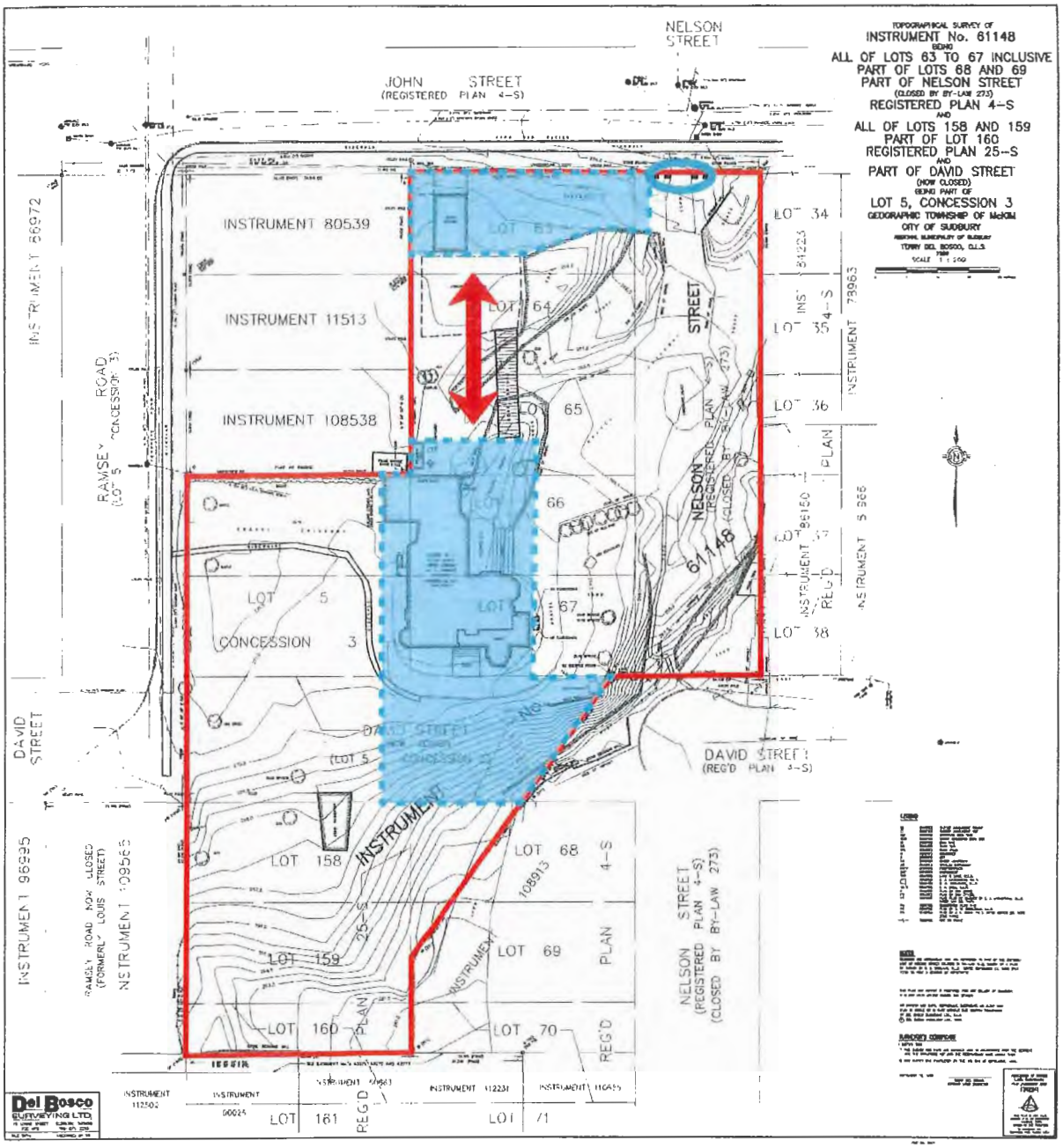
The Stone Garage - now attached as part of the Bell Mansion (Criterion 1)

- The high-pitched hipped roof with dormers at the east and west sides;
- The dark, rough-faced stone laid in rubble coursing used to construct the building;
- The light coloured stone sills and lintels at all windows;
- The striped pattern created with alternating wood battens and shingles below the roofline;

The Detached Stone Secondary Building (Criterion 1)

- The belcast roof with exposed rafter tails, with gables at east and west sides;
- The dark, rough faced stone laid in rubble coursing used to construct the building;
- The light coloured stone sills and lintels at the east window;
- The striped pattern created with alternating wood battens and shingles below the roofline; and
- The large opening on the south façade.

Schedule "B"
to By-law 2026-163 of the City of Greater Sudbury



Subject property

Areas containing CHVI

General location of four stone pillars

Views between areas containing CHVI

ONTARIO HERITAGE TRUST

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Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca.**

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BY-LAW 2000-122

BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO AMEND THE ARCHITECTURAL/HISTORIC DESIGNATION OF THE ART GALLERY OF SUDBURY, FORMERLY LAURENTIAN UNIVERSITY MUSEUM AND ARTS CENTRE (LUMAC) IN THE CITY OF SUDBURY IN THE REGIONAL MUNICIPALITY OF SUDBURY, TO PERMIT ALTERATIONS AND RENOVATIONS TO THE INTERIOR SPACE OF THE ART GALLERY OF SUDBURY

WHEREAS by By-Law 83-204, "BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO DESIGNATE LAURENTIAN MUSEUM AND ARTS CENTRE IN THE CITY OF SUDBURY IN THE REGIONAL MUNICIPALITY OF SUDBURY AS A PROPERTY OF ARCHITECTURAL AND HISTORICAL VALUE PURSUANT TO THE ONTARIO HERITAGE ACT", Council designated the whole of the real property known as Laurentian Museum and Arts Centre, now the Art Gallery of Sudbury, at 468 Ramsey Road in the City of Sudbury as being of architectural and historic value or interest;

AND WHEREAS the Board of Directors of the Art Gallery of Sudbury has applied to the Council of The Corporation of the City of Sudbury to amend the designation for the purpose of implementing interior renovations to the Art Gallery of Sudbury to achieve the following objectives:

(a) life and safety issues;

(b) accessibility requirements;

(c) required upgrades to exhibition spaces for current and proposed exhibits; and,

(d) routine maintenance and repair;

AND WHEREAS Section 33 of the Ontario Heritage Act provides than an owner of a designated property shall not alter the property or permit the alteration of the property where the alteration is likely to affect the reason for the designation, unless the owner applies to the Council and receives consent in writing to make such alteration.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF SUDBURY HEREBY ENACTS AS FOLLOWS:

1. THAT the application of Laurentian University and the Art Gallery of Sudbury, to implement interior renovations to the Art Gallery of Sudbury situate and forming part of the real property formerly known as the Laurentian University Museum and Art Centre, located at 468 Ramsey Road in the City of Sudbury in the Regional Municipality of Sudbury, be and is hereby approved.
2. THAT Section 1 of By-law 83-204, "BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO DESIGNATE LAURENTIAN MUSEUM AND ARTS CENTRE IN THE CITY OF SUDBURY IN THE REGIONAL MUNICIPALITY OF SUDBURY AS A PROPERTY OF ARCHITECTURAL AND HISTORICAL VALUE PURSUANT TO THE ONTARIO HERITAGE ACT", be and is hereby amended, by removing from its designation the interior space of the of the Art Gallery of Sudbury.
3. THAT a certified true copy of this by-law shall be registered against the real property affected by this designation.
4. THAT notice of Council's decision to permit the proposed renovations to the interior space of the of the Art Gallery of Sudbury shall:
   (a) be given to the owner, Laurentian University, the Art Gallery of Sudbury and to the Ontario Heritage Foundation; and,
   (b) be published in a newspaper having general circulation in the City of Sudbury, in the English and French languages.
5. THAT this by-law shall come into force and take effect immediately upon the final passing thereof.

READ THREE TIMES AND FINALLY ENACTED AND PASSED IN OPEN COUNCIL THIS 7th DAY OF NOVEMBER, 2000.

Mayor

Clerk

city of | ville de
SUDBURY
certified a true copy / certifié conforme

city clerk/greffier municipal

ONTARIO HERITAGE TRUST

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Nancy Smith

city of | ville de
SUDBURY

DIRECTOR'S OFFICE
MAY 18 1993
HERITAGE POLICY BRANCH

RECEIVED
17 MAY 1993

12 May 1993

The Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Dear Sirs:

In compliance with the provisions of Section 34 of the ***Ontario Heritage Act***, please find enclosed a certified true copy of City of Sudbury By-law 93-27. By-law 93-27 authorized Laurentian University, the registered owner of the designated property known as the **Laurentian University Museum and Art Centre**, to demolition a timber pedestrian bridge located on the designated property.

In addition, I am also enclosing a photocopy of the Notice of Decision, as published in the ***Sudbury Star***, and a photocopy of General Document #106762, registered in Registry Division of the Land Registry Office at Sudbury.

I trust the enclosed is satisfactory, and remain,

Yours truly,

THOM M. MOWRY, Manager of
Administration and City Clerk

DIRECTOR'S OFFICE
MAY 18 1993
HERITAGE POLICY BRANCH

enclosures/3.

Bag/Sac 5000, Station/succursale A, 200 rue Brady Street, Sudbury, Ontario P3A 5P3
(705) 674-3141

Thom

BY-LAW 93-27

BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO AMEND BY-LAW 83-204, "BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO DESIGNATE LAURENTIAN MUSEUM AND ARTS CENTRE IN THE CITY OF SUDBURY IN THE REGIONAL MUNICIPALITY OF SUDBURY AS A PROPERTY OF ARCHITECTURAL AND HISTORICAL VALUE PURSUANT TO THE ONTARIO HERITAGE ACT"

WHEREAS Laurentian University, the owner of the property known as the Laurentian University Museum and Art Centre, located at 468 Ramsey Road in the City of Sudbury, in the Regional Municipality of Sudbury, has made application to amend By-law 83-204 (whereby the whole of 468 Ramsey Road was designated as a property of architectural and historic value), to permit the demolition of a timber pedestrian bridge on the said designated property;

AND WHEREAS Heritage Sudbury, at its meeting held on 1992-10-21, considered the request of Laurentian University and did, by Committee Resolution 92-20, recommend to the Council of The Corporation of the City of Sudbury that the designation By-law 83-204 be amended to permit the removal of the aforesaid timber pedestrian bridge;

AND WHEREAS Section 34 of the **Ontario Heritage Act,** Chapter O.18, R.S.O. 1990, provides that Council, after consultation with its local advisory committee, may consent to an application to demolish or remove any building or structure on a designated property, and in such event, its decision is final.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF SUDBURY HEREBY ENACTS AS FOLLOWS:

1. THAT Laurentian University be and is hereby authorized to demolish and remove the timber pedestrian bridge located on the property known as the Laurentian University Museum and Art Centre, located at 468 Ramsey Road in the City of Sudbury, in the Regional Municipality of Sudbury.

2. THAT Section 1 of By-law 83-204, "BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO DESIGNATE LAURENTIAN MUSEUM AND ARTS CENTRE IN THE CITY OF SUDBURY, IN THE REGIONAL MUNICIPALITY OF SUDBURY, AS A PROPERTY OF ARCHITECTURAL AND HISTORICAL VALUE PURSUANT TO THE ONTARIO HERITAGE ACT" be and is hereby amended, by removing from its designation the timber pedestrian bridge.

3. THAT a certified true copy of this by-law shall be registered against the real property affected by this designation.

4. THAT notice of Council's decision to permit the removal of the timber pedestrian bridge located on the designated property shall:

(a) be given to the owner and to the Ontario Heritage Foundation; and,

(b) be published in a newspaper having general circulation in the City of Sudbury

5. THAT this by-law shall come into force and take effect immediately upon the final passing thereof.

READ THREE TIMES AND FINALLY ENACTED AND PASSED IN OPEN COUNCIL THIS NINTH DAY OF FEBRUARY, 1993.

Mayor

Deputy Clerk

"CERTIFIED A TRUE COPY"

DEPUTY CLERK

Province of Ontario

Document General

Form 4 -- Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

NUMBER
NUMÉRO
Walter Lavecchia
LAND REGISTRAR / *REGISTRATEUR*
CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
SUDBURY #53 SUDBURY

'93 APR -5 P4:21

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 7 pages

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Nature of Document
By-law 93-27 of
The Corporation of the City of Sudbury

(5) Consideration
N/A Dollars $

(6) Description
SEE SCHEDULE FOR DESCRIPTION

V 23
V 30
V 34

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

A Certified Copy of By-law 93-27 of The Corporation of the City of Sudbury is Attached.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE CITY OF SUDBURY By its Solicitor	W. Fredrick Dean	1993 04 05

(11) Address for service Bag 5000, Station "A", Sudbury, Ontario P3A 5P3

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property
468 Ramsey Road,
Sudbury, Ontario

(15) Document Prepared by:
W.F. Dean, City Solicitor
The Corporation of the
City of Sudbury,
200 Brady Street,
Sudbury, Ontario P3A 5P3

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Fees and Tax	
Registration Fee	
Total	

Additional Property Identifier(s) and/or Other Information

DESCRIPTION OF PROPERTY

FIRSTLY: Part of the south half of Lot Number Five (5) in the Third (3rd) Concession of the Township of McKim (now the City of Sudbury) containing by admeasurement One Hundred and Forty-four One Thousandths acres (.144 ac) more or less and which said parcel of land may be more particularly described as follows, that is to say:

COMMENCING: at a point in the northerly limit of David Street, said point being at the southwesterly angle of Lot 67 as laid down on plan prepared by Stewart & Whitson, O.L.S. dated the 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury ;

THENCE: due West along the Westerly production of the Northerly limit of David Street one chain and eighty links, more or less to the Southerly production of the Easterly limit of Louis Street;

THENCE: due North along the said production of Louis Street eight links;

THENCE: due East parallel to the Northerly limit of David Street one chain and eighty links more or less to the Northwesterly angle of Lot 67 as laid down on said plan;

THENCE: Due South along the Westerly limit of said Lot 67, eighty links more or less to the place of beginning.

SECONDLY: Part of the South part of Lot Number Five in the Third Concession of the Township of McKim, now in the City of Sudbury, which said parcel of land may be more particularly described as follows, that is to say:

COMMENCING: at a point in the Southerly production of the Easterly limit of Louis Street, said point being distant three chains and forty links measured Southerly from the Southwest angle of Lot Number 90 as shown and laid down on the plan of survey of part of the said City of Sudbury prepared by Stewart & Whitson, O.L.S., for one Aurora Dubois dated 12th June, 1888, and registered in the Registry Office for the District of Nipissing, now at Sudbury;

THENCE: Southerly along the Southerly production of the Easterly limit of said Louis Street eighty links;

THENCE: Easterly parallel to the Southerly limit of said Lot Number 90 one chain eighty links;

THENCE: Northerly parallel to the aforesaid Easterly limit of Louis Street eighty links;

THENCE: Westerly parallel to the Southerly limit of said Lot Number 90 one chain eighty links more or less to the place of beginning containing by admeasurement One Hundred and Forty-four One Thousandths of an acre.

THIRDLY: Lots Numbers Sixty-three (63), Sixty-four (64), Sixty-five (65), Sixty-six (66) and Sixty-seven (67) on the West side of Nelson Street (closed) in the said City of Sudbury as shown on a plan of part of the said City prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury.

FOR OFFICE USE ONLY

Additional Property Identifier(s) and/or Other Information

Page..... #2

FOURTHLY: Lots Numbers Sixty-eight (68) and Sixty-nine (69) on the West side of Nelson Street (closed) in the said City of Sudbury as shown on a plan of part of the said City prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated 12th of June, 1888, and registered in the Registry Office for the District of Nipissing, at North Bay, now at Sudbury.

EXCEPTING those parts thereof described as follows:

COMMENCING: at a point in the North limit of said Lot 68, distant 60.0 feet from the Northeast angle thereof;

THENCE: Easterly along said limit 60.0 feet to said angle;

THENCE: Southerly along the East limit thereof and along the East limit of said Lot 69 to the Southerly limit of said Lot 69;

THENCE: Westerly along said last mentioned limit 118 feet 9 1/2 inches more or less to the West limit of said Lot 69;

THENCE: Northerly along said last mentioned limit 23 feet 7 1/4 inches;

THENCE: Northeasterly in a straight line 101 feet 2 1/4 inches more or less to the point of commencement.

FIFTHLY: Lots Numbers One Hundred and Fifty-Eight (158), One Hundred and Fifty-nine (159) and North half of Lot Number One Hundred and Sixty (160) on the East side of Louis Street (now Ramsay Road closed) as laid down on a plan of survey of part of the South half of Lot Number Five (5), in the Third Concession of the Township of McKim, now in the City of Sudbury, made by DeMorest, Stull & Low for F.R. Du Caillaud and F. Tarneaud dated the 2nd of January, 1907, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury.

SIXTHLY: that part of Nelson Street (closed) in the said City of Sudbury as shown on a plan prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated the 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury, lying between the Southerly limit of John Street and the Northerly limit of David Street as shown on said plan.

SEVENTHLY: that part of David Street (closed) in the said City of Sudbury as shown on said last mentioned plan described as follows:

COMMENCING: at the Northwesterly corner of Nelson and David Streets as shown on said plan made June 12th, 1888, by Stewart & Whitson for Aurora Dubois;

THENCE: Westerly along the Northerly limit of David Street one chain and 80 links;

THENCE: still Westerly along the Westerly production of the Northerly limit of David Street one chain and eighty links more or less to the Southerly production of the Easterly limit of Louis Street;

THENCE: Southerly and along the above-mentioned Southerly production of the Easterly limit of Louis Street one chain more or less to the intersection of the last described course with the Westerly production of the Southerly limit of David Street;

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Additional Property Identifier(s) and/or Other Information

Page ..... #3

THENCE: Easterly and along the Westerly production of the Southerly limit of David Street one chain and eighty links more or less to the Northwesterly angle of Lot 68 as shown on above mentioned map or plan;

THENCE: still Easterly and along the said Southerly limit of David Street one chain and eighty links more or less to the Westerly limit of Nelson Street one chain more or less to the place of beginning.

EXCEPTING that part thereof described as follows:

COMMENCING: at a point in the North limit of Lot 68 Nelson Street according to the aforesaid plan, said point being distant 60.0 feet from the Northeast angle of said Lot;

THENCE: Easterly along said North limit, 60.0 feet to said Northeast angle;

THENCE: Northerly in a straight line 66.0 feet more or less to the Southeast angle of Lot 67 Nelson Street according to the aforesaid plan;

THENCE: Westerly along the South limit thereof, 13 feet 1 3/4 inches;

THENCE: Southwesterly in a straight line 81 feet more or less to the point of commencement being conveyed to The Corporation of the City of Sudbury.

The said parcels of land being shown on a sketch attached to Deed of Land from F.S. James et al, to Sudbury Memorial Hospital, registered as Instrument #38313.

Last Deed Number 61148

FOR OFFICE USE ONLY

ONTARIO HERITAGE TRUST

An agency of the Government of Ontario

FIDUCIE DU PATRIMOINE ONTARIEN

Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca.**

Ce document est tiré du registre électronique. tenu aux fins de la *Loi sur le patrimoine de l'Ontario,* accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca.**

BY-LAW 83-204

BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO DESIGNATE LAURENTIAN MUSEUM AND ARTS CENTRE IN THE CITY OF SUDBURY IN THE REGIONAL MUNICIPALITY OF SUDBURY AS A PROPERTY OF ARCHITECTURAL AND HISTORICAL VALUE PURSUANT TO THE ONTARIO HERITAGE ACT

WHEREAS Section 29 of The Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS the Council of The Corporation of the City of Sudbury has caused to be served upon the owners of the lands and premises known municipally as 468 Ramsey Road in the City of Sudbury and upon The Ontario Heritage Foundation Notice of Intention to so designate the aforesaid real property and have caused such Notice of Intention to be published in a newspaper having general circulation in the municipality once a week for 3 consecutive weeks;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF SUDBURY HEREBY ENACTS AS FOLLOWS:

1. THAT the real property known as Laurentian Museum and Arts Centre at 468 Ramsey Road in the City of Sudbury in the Regional Municipality of Sudbury be designated as being of architectural and historic value or interest which lands and premises are more particularly described in Schedule "A" attached hereto, which Schedule forms part of this by-law.

2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.

3. THAT the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon The Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality once a week for 3 consecutive weeks.

4. THAT this by-law shall come into force and take effect immediately upon the final passing thereof.

READ THREE TIMES AND FINALLY ENACTED AND PASSED IN OPEN COUNCIL THIS 13TH DAY OF DECEMBER, 1984.

Mayor

Clerk

"CERTIFIED A TRUE COPY"

CITY CLERK

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Sudbury, in the District of Sudbury and Province of Ontario and being composed of:

FIRSTLY: Part of the south half of Lot Number Five (5) in the Third (3rd) Concession of the Township of McKim (Now the City of Sudbury) containing by admeasurement one hundred and forty-four one thousandths acres (.144ac) more or less and which said parcel of land may be more particularly described as follows, that is to say:

COMMENCING: at a point in the northerly limit of David Street, said point being at the southwesterly angle of Lot 67 as laid down on plan prepared by Stewart & Whitson, O.L.S. dated the 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing, at North Bay, now at Sudbury;

THENCE: due west along the westerly production of the northerly limit of David Street One hundred and Eighteen point Eight feet (118.8') to the southerly production of the easterly limit of Louis Street;

THENCE: due north along the said production of Louis Street Fifty-two point eight feet (52.8')

THENCE: due east parallel to the northerly limit of David Street One hundred and Eighteen point eight feet (118.8') more or less to the north-westerly angle of Lot 67 as laid down on said plan;

THENCE: due south along the westerly limit of said Lot 67 fifty-two point eight feet (52.8') more or less to the place of beginning;

SECONDLY: part of the south part of Lot Number Five (5) in the Third Concession of the Township of McKim, now in the City of Sudbury, which said parcel of land may be more particularly described as follows, that is to say:

COMMENCING: at a point in the southerly production of the easterly limit of Louis Street, said point being distant two hundred and twenty-four point four feet (224.4') measured southerly from the south-west angle of Lot Number 90 as shown and laid down on the plan of survey of part of the said City of Sudbury prepared by Stewart & Whitson, O.L.S. for one, Aurora Dubois dated 12th June, 1888, and registered in the Registry Office for the District of Nipissing, now at Sudbury;

THENCE: southerly along the southerly production of the easterly limit of said Louis Street fifty-two point eight feet (52.8');

THENCE: easterly parallel to the southerly limit of said Lot Number 90 one hundred and eighteen point eight feet (118.8');

THENCE: northerly parallel to the aforesaid easterly limit of Louis Street fifty-two point eight feet (52.8');

THENCE: westerly parallel to the southerly limit of said Lot Number 90 one hundred and eighteen point eight feet (118.8') more or less to the point of beginning containing by admeasurement one hundred and forty-four one thousandths of an acre.

THIRDLY: Lots Numbers sixty-three (63), sixty-four (64), sixty-five (65), sixty-six (66), sixty-seven (67) on the West side of Nelson Street (closed) in the said City of Sudbury as shown on a plan of part of the said City prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated 12th of June, 1888, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury.

THIS IS SCHEDULE "A" TO BY-LAW 83-204 OF THE CORPORATION OF THE CITY OF SUDBURY

Per: _____ Mayor Per: _____ Clerk

Schedule "A" cont'd

FOURTHLY: Lots Numbers Sixty-eight (68), Sixty-nine (69) on the West side of Nelson Street (closed) in the said City of Sudbury as shown on a plan of part of the said City prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing, at North Bay, now at Sudbury.

EXCEPT those parts thereof described as follows:

COMMENCING: at a point in the north limit of said Lot 68 distant 60.0 feet from the northeast angle thereof;

THENCE: easterly along said limit 60.0 feet to said angle;

THENCE: southerly along the east limit thereof and along the east limit of said Lot 69 to the southerly limit of said Lot 69;

THENCE: westerly along said last mentioned limit 118 feet 9 1/2 inches more or less to the west limit of said Lot 69;

THENCE: northerly along said last mentioned limit 23 feet 7 1/4 inches;

THENCE: northeasterly in a straight line 101 feet 2 1/4 inches more or less to the point of commencement.

FIFTHLY: Lots Numbers One Hundred and Fifty-eight (158), One Hundred and Fifty-nine (159) and north half of Lot Number One Hundred and Sixty (160) on the east side of Louis Street (now Ramsay Road closed) as laid down on a plan of survey of part of the South half of Lot Number Five (5), in the Third Concession of the Township of McKim, now in the City of Sudbury, made by DeMorest, Stull & Low for F.R. Du Caillaud and F. Tarneaud dated the 2nd of January, 1907, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury.

SIXTHLY: That part of Nelson Street (closed) in the said City of Sudbury as shown on a plan prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated the 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury, lying between the Southerly limit of John Street and the Northerly limit of David Street as shown on said plan.

SEVENTHLY: That part of David Street (closed) in the said City of Sudbury as shown on said last mentioned plan described as follows:

COMMENCING: at the north-westerly corner of Nelson and David Streets as shown on said plan made June 12th, 1888, by Stewart & Whitson for Aurora Dubois;

THENCE: westerly along the northerly limit of David Street one hundred and eighteen point eight feet (118.8')

THENCE: still westerly along the westerly production of the northerly limit of David Street one hundred and eighteen point eight feet more or less to the southerly production of the easterly limit of Louis Street;

Schedule "A" cont'd

THENCE: southerly and along the above-mentioned southerly production of the easterly limit of Louis Street, sixty-six feet (66') more or less to the intersection of the last described course with the westerly production of the southerly limit of David Street;

THENCE: easterly and along the westerly production of the southerly limit of David Street one hundred and eighteen point eight feet (118.8') more or less to the north-westerly angle of Lot 68 as shown on above mentioned map or plan;

THENCE: still easterly and along the said southerly limit of David Street one hundred and eighteen point eight feet (118.8') more or less to the westerly limit of Nelson Street;

THENCE: northerly and along the westerly limit of Nelson Street sixty-six feet (66') more or less to the place of beginning;

EXCEPTING that part thereof described as follows:

COMMENCING: at a point in the north limit of Lot 68, Nelson Street according to the aforesaid plan, said point being distant 60.0 feet from the northeast angle of said Lot;

THENCE: easterly along said north limit 60.0 feet to said northeast angle;

THENCE: northerly in a straight line 66.0 feet more or less to the southeast angle of Lot 67, Nelson Street according to the aforesaid plan;

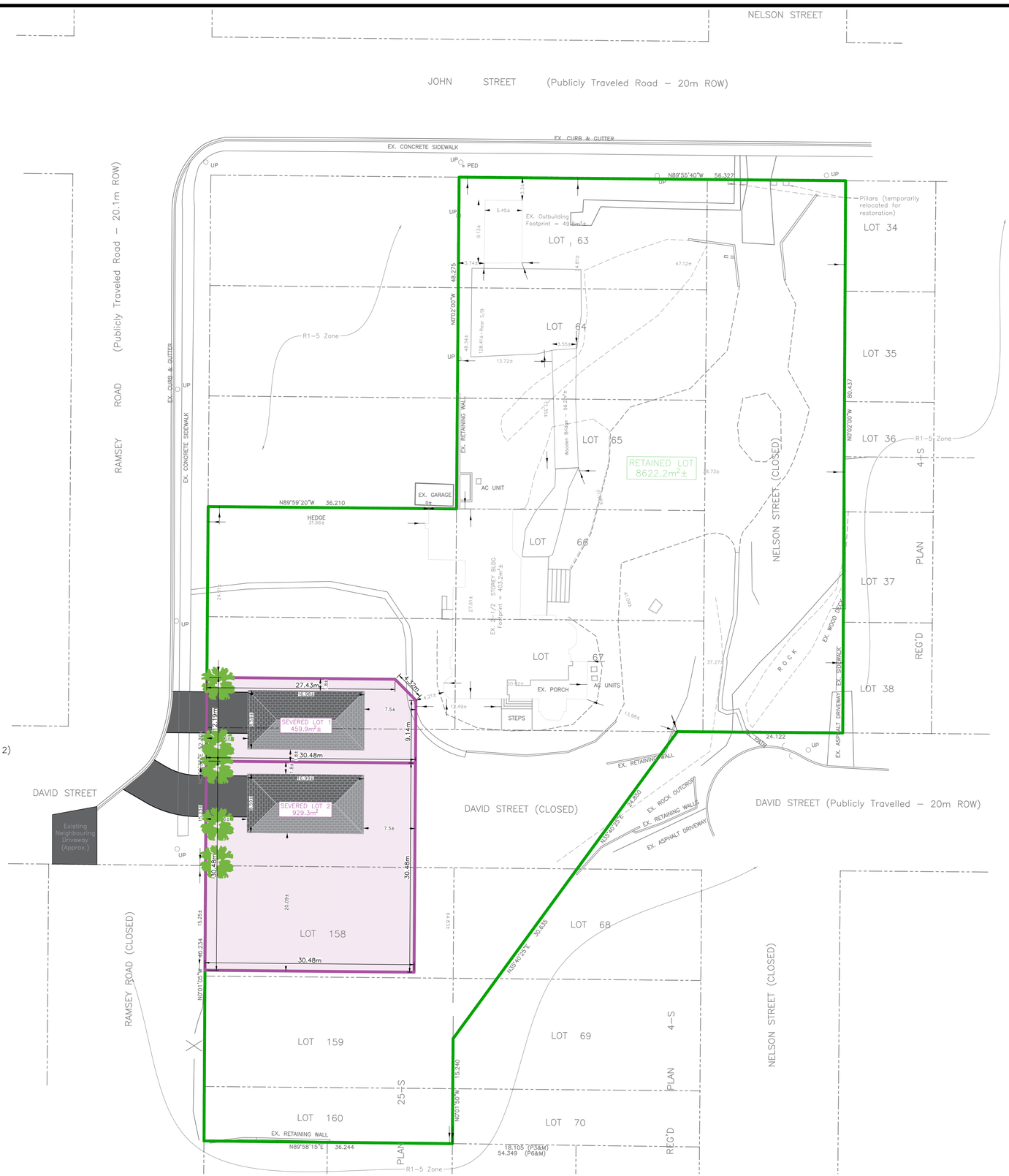
THENCE: westerly along the south limit thereof, 13 feet 1 3/4 inches;

THENCE: southwesterly in a straight line 81 feet more or less to the point of commencement being conveyed to the Corporation of the City of Sudbury.

INCLUDING the right to connect with and use in common with others entitled thereto the main water and sewer line extending across the north part of the south half of said Lot Number One Hundred and Sixty (160) as shown on the reference plan attached to Instrument No. 38313 and is SUBJECT TO THE RESTRICTION that no part of a building, garage, verandah, covered porch, bay window or similar structure shall be erected closer than five feet from the west limit of said Lots Numbers One Hundred and Fifty-eight (158), One Hundred and Fifty-nine (159) and One Hundred and Sixty (160) referred to the lands hereinbefore Fifthly described and that no division fence or wall of a greater height than four feet six inches (4' 6") shall be erected on or within five feet of the said west limit of said Lots One Hundred and Fifty-eight (158), One Hundred and Fifty-nine (159) and One Hundred and Sixty (160).

The said parcels of land being shown on a sketch attached to Deed of Land from F.S. James et al, to Sudbury Memorial Hospital, registered as Instrument #38313.

Appendix III – Consent Sketch (dated 4 September 2026)



ZONING DATA

	I ZONE REQUIRED	I ZONE PROVIDED	R3–1 (Up to 4 Dwellings) REQUIRED	R3–1 (Up to 4 Dwellings) PROVIDED
LOT AREA:	MIN 900m²	8,622.2m²±	MIN 400m²	459.9m²± (Lot 1); 929.3m²± (Lot 2)
LOT FRONTAGE:	MIN 30m	56.33m±	MIN 12m	12.19m± (Lot 1); 15.23m (Lot 2)
LOT DEPTH:	n/a	148.12m±	MAX 30m	30.48m (both lots)
LOT COVERAGE:	MAX 50%	5.1%±	MAX 45%	31.7%± (Lot 1); 15.7%± (Lot 2)
BUILDING HEIGHT:	MAX 50m	<50m	MAX 11m	<11m
LANDSCAPING:	MIN 15%	>15%	MIN 30%	40.2%± (Lot 1); 80.4%± (Lot 2)
SETBACKS				
FRONT YARD:	10m	48.34m±	6m	6m (both lots)
INTERIOR YARD:	10m	0m 13.98m±	1.8m(2 Floors)	20.09m± (Lot 2, South yard) 1.8m (All other yards)
REAR YARD:	10m	64.83m±	7.5m	7.5m (both lots)
BLDG SEPARATION:	3m	>3m	n/a	n/a

LEGEND:

- LOT LINES
- EX. EDGE OF ASPHALT
- EX. CURB & GUTTER
- EX. BUILDING
- PROPOSED EDGE OF ASPHALT
- PROPOSED BUILDING ENVELOPES 145.9m²±
- PROPOSED RETAINED LOT
- PROPOSED SEVERED LOT

KEY PLAN



ENGINEER'S SEAL:

TULLOCH ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
SEPTEMBER 4, 2026

DATE	REV.	REVISION	BY	APP'D
-	-	-	-	-

CLIENT:

Devla Properties Inc.
Unit 1, 1049 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION

DRAWING TITLE:

SKETCH FOR CONSENT TO SEVER

DRAWN	DESIGNED	CHECKED	APPROVED
MDJ	EJT	AA	VS

SCALE	DATE
1:300	SEP 4, 2026

PROJECT No.	REVISION	DRAWING
26-0944	0	SP1

P:\2026\260944\PLANNING\Drawings\260944 design6A.dwg

251 JOHN STREET
SUDBURY

PIN 735840678

GeoWarehouse Property Report



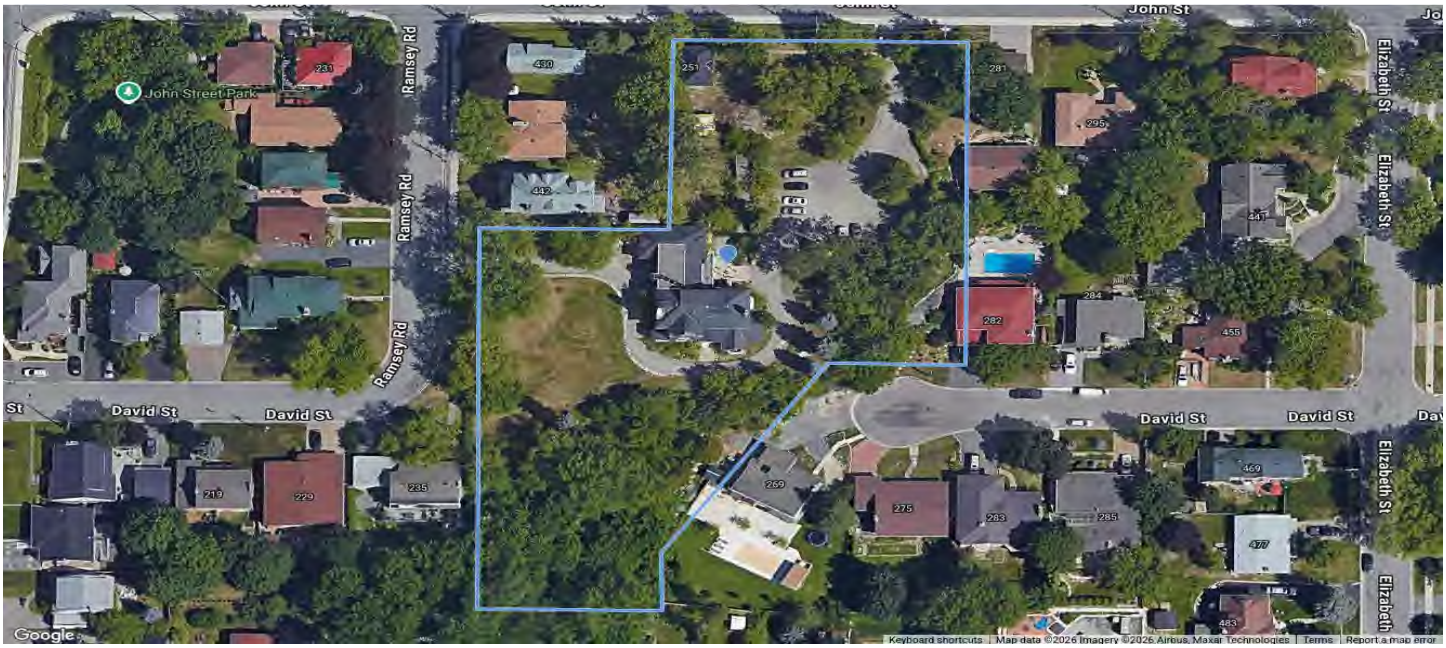
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Property Details

GeoWarehouse Address:
251 JOHN STREET
SUDBURY



PIN:	735840678
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:

BELROCK MANSION INC.

Legal Description

LT 63-67 PL 4SB MCKIM; LT 158-159 PL 25SA MCKIM; PT LT 160 PL 25SA MCKIM; PT LT 68-69 PL 4SB MCKIM; PT NELSON ST, DAVID ST PL 4SB MCKIM (CLOSED BY S70); PT S1/2 LT 5 CON 3 MCKIM AS IN S61148; S/T INTEREST IN S61148 CITY OF GREATER SUDBURY

Lot Size

Area:	8473.0 sq.m
Perimeter:	442.0 m
Measurements:	55.92m x 46.53m x 35.95m x 93.36m x 35.1m x 14.33m x 56.14m x 26.11m x 79.14m 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
Oct 31, 2025	[redacted]	Transfer	BELROCK MANSION INC.;	
Nov 14, 1969		Transfer	LAURENTIAN UNIVERSITY OF SUDBURY;	

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.

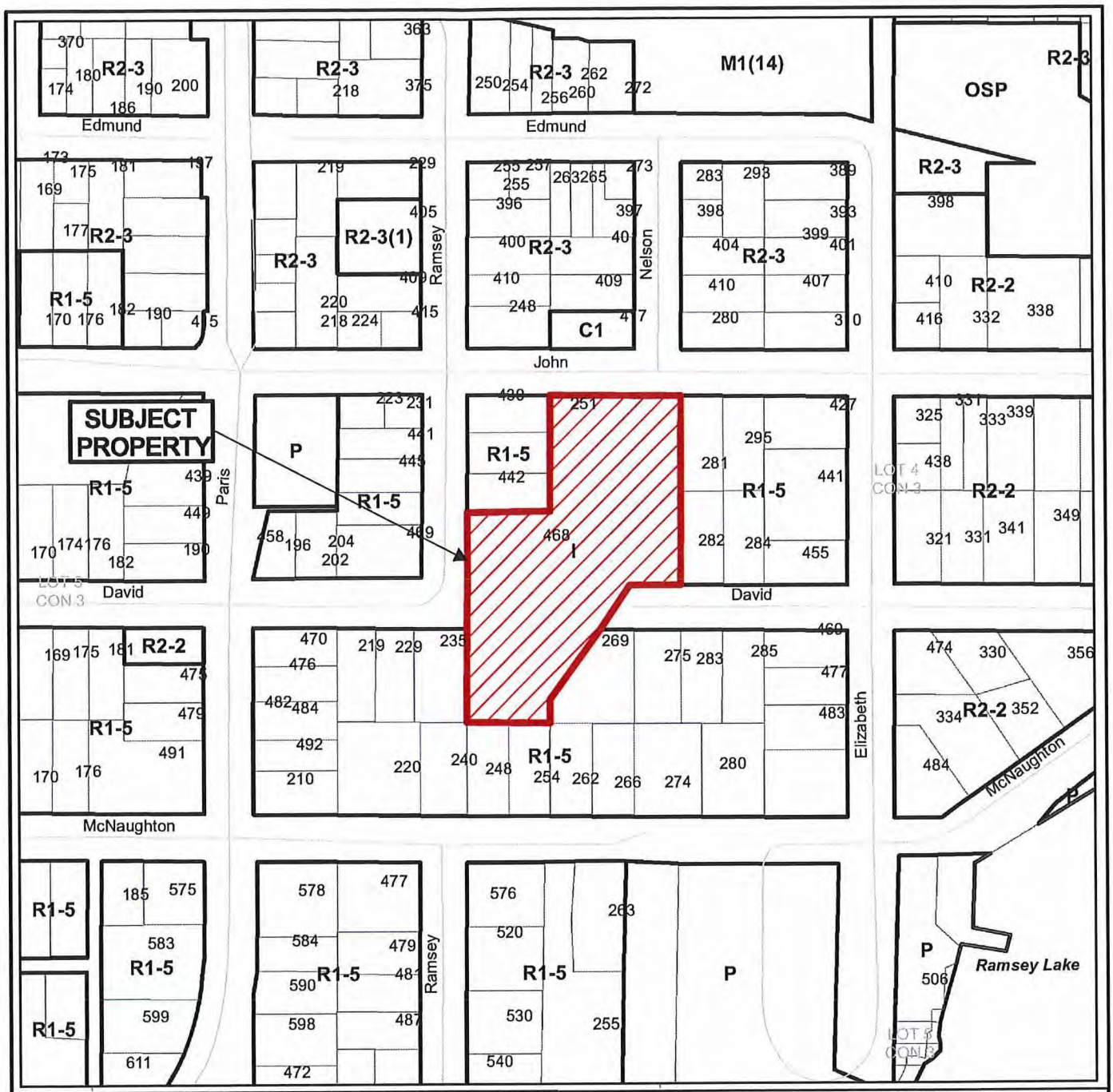
Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

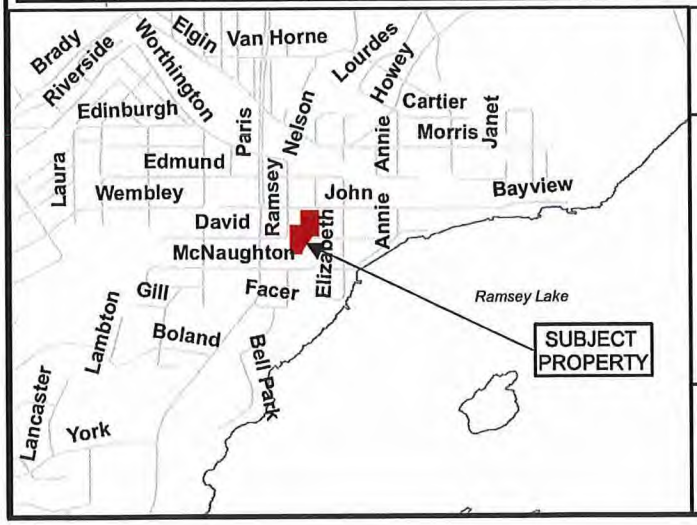
Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. $2) in cases such as transfers between spouses or in tax exempt transfers.

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

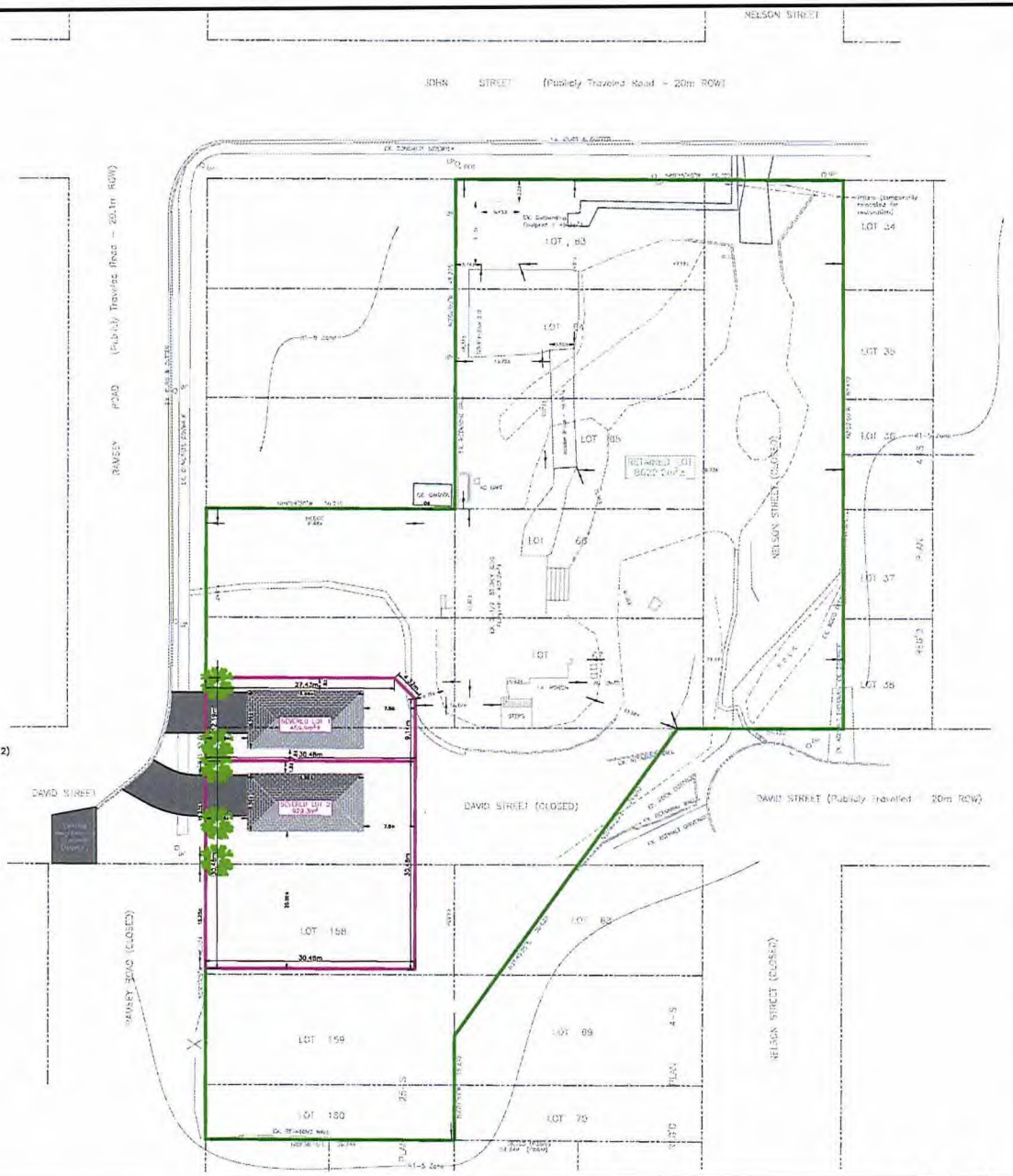
Subject Property being PIN 73584-0678,
Lots 63-67 & Part Lots 68-69, Plan 4-SB,
Lots 158-159 & Part Lot 160, Plan 25-SA,
Lot 5, Concession 3,
Township of Mckim,
251 John Street, Sudbury,
City of Greater Sudbury

NTS

Sketch 1

PL-CON-2026-00063
PL-CON-2026-00064

Date: 2026 09 21



ZONING DATA

	I ZONE REQUIRED	PROVIDED	R3-1 (Up to 4 Dwellings) REQUIRED	PROVIDED
LOT AREA:	MIN 900m²	8,622.2m²±	MIN 400m²	459.9m²± (Lot 1); 929.3m²± (Lot 2)
LOT FRONTAGE:	MIN 30m	56.33m±	MIN 12m	12.19m± (Lot 1); 15.23m (Lot 2)
LOT DEPTH:	n/a	148.12m±	MAX 30m	30.48m (both lots)
LOT COVERAGE:	MAX 50%	5.1%±	MAX 45%	31.7%± (Lot 1); 15.7%± (Lot 2)
BUILDING HEIGHT:	MAX 50m	<50m	MAX 11m	<11m
LANDSCAPING:	MIN 15%	>15%	MIN 30%	40.2%± (Lot 1); 80.4%± (Lot 2)
SETBACKS				
FRONT YARD:	10m	48.34m±	6m	6m (both lots)
INTERIOR YARD:	10m	0m 13.98m±	1.8m(2 Floors)	20.09m± (Lot 2, South yard) 1.8m (All other yards)
REAR YARD:	10m	64.83m±	7.5m	7.5m (both lots)
BLDG SEPARATION:	3m	>3m	n/a	

LEGEND:

- LOT LINES
- EX. EDGE OF ASPHALT
- EX. CURB & GUTTER
- EX. BUILDING
- PROPOSED EDGE OF ASPHALT
- PROPOSED BUILDING ENVELOPES 143.8m²±
- PROPOSED RETAINED LOT
- PROPOSED SEVERED LOT

KEY PLAN

ENGINEER'S SEAL:

TULLOCH ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
SEPTEMBER 4, 2026

DATE	REV.	REVISION	BY	APP'D
-	-	-	-	-

CLIENT:

Devia Properties Inc.
Unit 1, 1040 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION

DRAWING TITLE:

SKETCH FOR CONSENT TO SEVER

MDJ	EJT	AA	VS
DRAWN	DESIGNED	CHECKED	APPROVED

1:300	SEP 4, 2026
SCALE	DATE

26-0944	0	SP1
PROJECT No.	REVISION	DRAWING

PL-CON-2026-000063
PL-CON-2026-000064
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-2026-00064

APPLICATION SUMMARY

File Date: September 4, 2026

Application Type: Consent (Land Severance)

Address(es): 251 John Street, Sudbury P3E 1P9

Applicant(s): TULLOCH

Owner(s): BELROCK MANSION INC.

PLANNING APPLICATION
PURPOSE OF TRANSACTION

☐ **Addition to Lot**

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

☒ **Creation of New Lot**

Area
929.3

Depth
30.48

Frontage
15.23

☐ **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?
Oct 31, 2025

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

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

What is the number of existing buildings/structures on the property?
3

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

How many dwelling units will be legalized?

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

Provide details on how the property is designated in the Source Protection Plan
Ramsey Lake Intake Protection Zone 2 (Vulnerability Score 9)

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?
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?
Institutional

Explain how the application conforms with the Official Plan
The proposed severances conform to the tests for intensification outlined in Section 2.3.3.9, and a cultural heritage impact assessment is being submitted which provides an analysis regarding Section 13.2 of the OP.

Explain how the application is consistent with the Provincial Policy Statements
A cultural heritage impact assessment is being submitted with respect to Section 4.6 of the PPS.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
The proposed development does not conflict with the GPNO.

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
8622.2	148.12	56.33

Existing use of land
Institutional

Proposed use of land
Same as existing

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

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	[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)
Single Detached Dwelling	Severed Land	No	145.85	291.71	2	8.59	16.99	10.9	6	7.5	1.8	20.09

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 outbuilding	Retained Land	No	49.8	49.8	1	5.45	9.13	5	3.3	128.41	3.74	47.12
Belrock Mansion	Retained Land	No	403.2	806.4	2.5	20.92	27.61	12	48.34	64.83	4.21	13.98
Wooden Bridge	Retained Land	No	56.2	56.2	0	3.55	17.35	2	24.81	100	13.72	38.73

September 4, 2026
P260944

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

> Re: 251 John Street, Sudbury (PIN 73584-0678) – Consent Applications

Dear Ms. Lewis,

TULLOCH has been retained by Belrock Mansion Inc., the current owners of 251 John Street to prepare two consent applications. The purpose of the applications is to facilitate the creation of two new residential lots from the subject property.

SUBJECT LANDS

The subject property is located within a residential neighbourhood known as the Old Hospital Area south of the City's downtown core. The property has frontage along John Street and Ramsey Road and is approximately 0.874-hectares in area. The subject property contains a former residence, known as the Bell Mansion, that later served as the Art Gallery of Sudbury, an attached stone garage, a small, detached stone building fronting on John Street, the remains of a stone foundation and four stone pillars which have been unassembled for restoration. The property also contains a bridge located just north of the Bell Mansion.

The lot contains open grassed areas along both John Street and Ramsey Road. The property has some mature vegetation most of which is located along the property's perimeter. The lands feature a sloping topography towards the north and south property limits. There are two driveway accesses to the site, one along John Street and the other on Ramsey Road.

The subject lands are designated and zoned Institutional in the *City of Greater Sudbury's Official Plan* and *Zoning By-Law 2010-100Z* which permits the development of low and medium density residential uses. In January of 2025, the City of Greater Sudbury amended its Institutional zone to permit Medium Density Residential Uses (R3-1) subject to a holding provision (H67) that requires that the parcel be located within the urban settlement area and be serviced by municipal water and wastewater with sufficient capacity.

Pursuant to the *Clean Water Act, 2006,* the Greater Sudbury Source Protection Plan sets out Source Protection policies addressing existing and potential threats to drinking water. The subject lands are located within the Ramsey Lake Intake Protection Zone 2 (IPZ2) which forms part of the Ramsey Lake Issue Contributing Area which is comprised of all three of the Intake Protection Zone (IPZ) areas (i.e. 1, 2 & 3). As the total subject lands lot size is less than 1.0ha in area, snow storage, and salt application will not be a threat for the proposed lot creation. The City's Source Water Protection department did not identify the proposed lots as a significant drinking water threat. A Section 59 Application has been submitted along with the consent applications.

PROPOSED SEVERANCES AND CONDITIONS

The two proposed severed lots are intended to be constructed with 2-storey single detached dwellings which are permitted under the current Institutional (I) zoning, subject to holding provision 'H67'. Lot 1 will have ±12.19 metres of frontage on Ramsey Road and a lot area of ±459.9 square metres, with Lot 2 having ±15.23 metres of frontage on Ramsey Road and a lot area of ±929.3 square metres. Driveways for the proposed lots will front on to Ramsey Road as shown on the included *Sketch for Consent to Sever*.

The retained lands will have an area of ±8622 square metres. Post-severance the retained lands will continue to be a through-lot. It will have 56.33-metres of frontage on John Street, with an additional 24.91-metres of frontage on Ramsey Road. The retained lands will contain the Bell Mansion and all associated CHVI heritage resources.

As part of the consent applications, we are requesting that the lifting of the 'H67' Holding provision only over the proposed severed lots be made a condition of consent. This is to ensure that the proposed lots cannot be created until such time that the requirements for the lifting of the hold are satisfied. We understand a reference plan may be required to delineate the extent of the lands where the lifting of the hold would occur.

We recognize that relief will be required on the proposed retained lands as a result of the proposed severances for a reduced interior side yard setback of approximately 4 metres, whereas 10 metres is required in the Institutional (I) zone. We are requesting that the attainment of zoning relief for the retained lands also be made a condition of consent.

As part of the application submission package a Cultural Heritage Impact Assessment was prepared by NPG Planning Solutions to demonstrate consistency with the *Provincial Planning Statement, City of Greater Sudbury Official Plan* and *Ontario Heritage Act.*

Conceptual Lot Grading Plans for both lots were also prepared to demonstrate that the lots can be graded in a manner which is consistent with the City of Greater Sudbury's *Lot Grading Policy 2005*.

PLANNING POLICY CONFORMITY

The proposed severances are consistent with the *2024 Provincial Planning Statement* policies **2.1.6(a)**, **2.2.1(b)(c), 2.3.1.1, 2.3.1.2(a)(b)(c), 2.3.1.3, 2.9.1(a), 3.6.2, 3.6.8, 3.9.1(c), 4.1, 4.2.2,**

4.6.1, 4.6.3, 5.2, & **5.3.** The proposed lots promote locally appropriate housing creation and residential intensification through the introduction of two residential lots within an established residential area in proximity to transit and active transportation, parks, and the City's downtown core. The lots will be connected to full municipal services which is the preferred form of servicing per the PPS. The lots and associated buildings can be developed in a manner which is compatible and does not impact surrounding heritage resources as demonstrated in the accompanied Heritage Impact Assessment. The lands do not feature any identified natural heritage resources, natural or manmade hazards, or areas regulated by the Nickel District Conservation Authority. The City's Source Water Protection department did not identify the proposed lots as a significant drinking water threat.

The lands are designated Institutional in the Official Plan, and although there are no directly applicable policies, the City's 2025 Institutional R3-1 as-of-right provisions were adopted to facilitate additional housing options by allowing for a range and mix of residential built forms in existing built-up areas on former institutional lands. The city concluded that R3-1 permissions were generally compatible with low density residential uses typically found adjacent to institutional sites. Moreover, the reuse of former surplus Institutional sites supports many key OP policies related to intensification, the efficient use of land, optimization of existing infrastructure and public facilities, generally supports active transportation, and greater intensification and redevelopment of existing parcels supports climate change reduction efforts. The proposed lots fulfill the Province and Council's direction for reusing underutilized surplus institutional lands.

The proposed severances represent residential intensification under **Section 2.3.3** of the City's Official Plan. The subject lands are located within the built boundary, where the city looks to accommodate 20% of future residential growth through intensification, per **Section 2.3.3.2**. Further, the proposal is considered to be an appropriate form of intensification per **Section 2.3.3.9**, given that:

- Conceptual grading plans have been prepared for the proposed severances which demonstrate that the lots are of a suitable shape and size to accommodate the proposed dwellings and can be developed in a manner which is consistent with City's Lot Grading Policy **(2.3.3.9(a))**;
- The proposed lots are compatible as it will introduce two new dwellings on appropriately sized lots that are consistent with the existing single detached built form, thereby maintaining the established low-density residential character of the area **(2.3.3.9(b)**;
- The proposed lots will meet the landscaped open space requirements for the R3-1 Zone **(2.3.3.9(c))**;
- The existing municipal sanitary main does not extend to the frontage of the proposed properties along Ramsey Road and will need to be extended through an Off-site Servicing Agreement through the City's new Consolidated Linear Infrastructure process. Municipal water services are provided along the frontage of the proposed lots **(2.3.3.9(d))**;
- The Conceptual lot grading plans demonstrate that new driveways can be constructed to access the proposed lots providing appropriate ingress/egress and off-street parking can be provided on the proposed lots in accordance with the zoning by-law. The severances will not impact ingress/egress or parking on the retained. **(2.3.3.9(e))**;

- No adverse impacts are anticipated as a result of the limited traffic generated by the two additional lots **(2.3.3.9(f))**;
- Existing public transit and active transportation is available approximately 100 metres west of the subject lands along Paris Street. Pedestrian sidewalks are also available along John Street and the east side of Ramsey Road **(2.3.3.9(g))**;
- Sun shadow studies are typically prepared for developments over 6 storeys. The R3-1 zone permits a maximum height of 3 storeys (11.0-metres). The proposed lots would be developed within these permissions. Therefore, there are no concerns associated with sun-shadowing for developments of this nature **(2.3.3.9(h))**;
- Portions of the subject property are designated under the *Ontario Heritage Act* (OHA). As part of the consent submission, a heritage impact assessment (HIA) was prepared speaking to the appropriateness of the lot creation in proximity to the heritage resource, being the Bell Mansion and associated viewscapes (*By-law 2026-163*). The HIA prepared by a qualified heritage professional demonstrates that the lot creation can proceed in a manner that is consistent with the OHA, PPS **Section 4.6** and OP **Section 13.0 (2.3.3.9(i))**;
- There are no natural or man-made hazards on the proposed severed or retained. Conservation Sudbury (NDCA) had no concerns with the applications **(2.3.3.9(j))**; and
- The subject applications would not be subject to *Section 37* of *the Planning Act* but would be subject to the parkland requirements under *Section 51.1* **(2.3.3.9(k))**.

Section 2.3.3.10 of the OP states that "residential intensification proposals will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced." Given the conformity with OP **Sections 2.3.3.9 & 13.0**, the application proposes appropriate residential intensification (two lots) while maintaining a built form that is compatible with the surrounding area.

It is our understanding that there is a significant amount of community interest in the proposed severances and the restoration/redevelopment of the Bell Mansion property. A public open house was held on July 6th to provide an opportunity for those who were interested to learn about the proposal, ask questions, and provide feedback. In addition, property owners within 120-metres of the proposed development will receive statutory public notice of the consent applications and will have further opportunities to provide comments through the review process.

Section 13.2.2 of the OP states that a *cultural heritage impact assessment will be required for development and intensification proposals or public works that include or are contiguous to a property designated under the Ontario Heritage Act or non-designated property included on the Municipal Heritage Register. The cultural heritage impact assessment will be undertaken in accordance with the policies of this plan. The City will determine the need for a cultural impact heritage assessment in consultation with the owner/applicant. A cultural heritage impact assessment will include the following elements:*

a. identification and evaluation of the cultural heritage resource;
b. graphic and written inventory of the cultural heritage resource;
c. assessment of the proposal's impact on the cultural heritage resource;

d. alternatives to the proposal;
e. identification and justification of the preferred option; and
f. means to mitigate impacts, in accordance with Chapter 13.0, Heritage Resources;

A Cultural Heritage Impact Assessment was prepared to demonstrate conformity with **Section 13.0** policies and ensure the heritage attributes of the Bell Mansion are protected/conserved through the applications. In addition, NPG Planning Solutions prepared a Heritage Report, which included a Cultural Heritage Value and Interest and identified heritage attributes for inclusion in *By-law 2026-163*.

All applicable planning policy documents have been reviewed in their entirety with regards to the proposed lots, and it is the author's professional opinion that the proposed severances are consistent with the *2024 Provincial Planning Statement*, conform to the *Growth Plan for Northern Ontario*, *City of Greater Sudbury Official Plan*, and *Ontario Heritage Act*, and represents good planning.

Please find attached in Pronto following documents and information for your review:

- GeoWarehouse Property Report (251 John Street)
- Sketch for Consent to Sever prepared by Tulloch Planning
- Conceptual Lot Grading Plans (SP1) prepared by Tulloch Engineering
- Conceptual Lot Grading Plans (SP2) prepared by Tulloch Engineering
- Cultural Heritage Impact Assessment prepared by NPG Planning Solutions
- Source Protection Plan Section 59 Notice Form

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly.

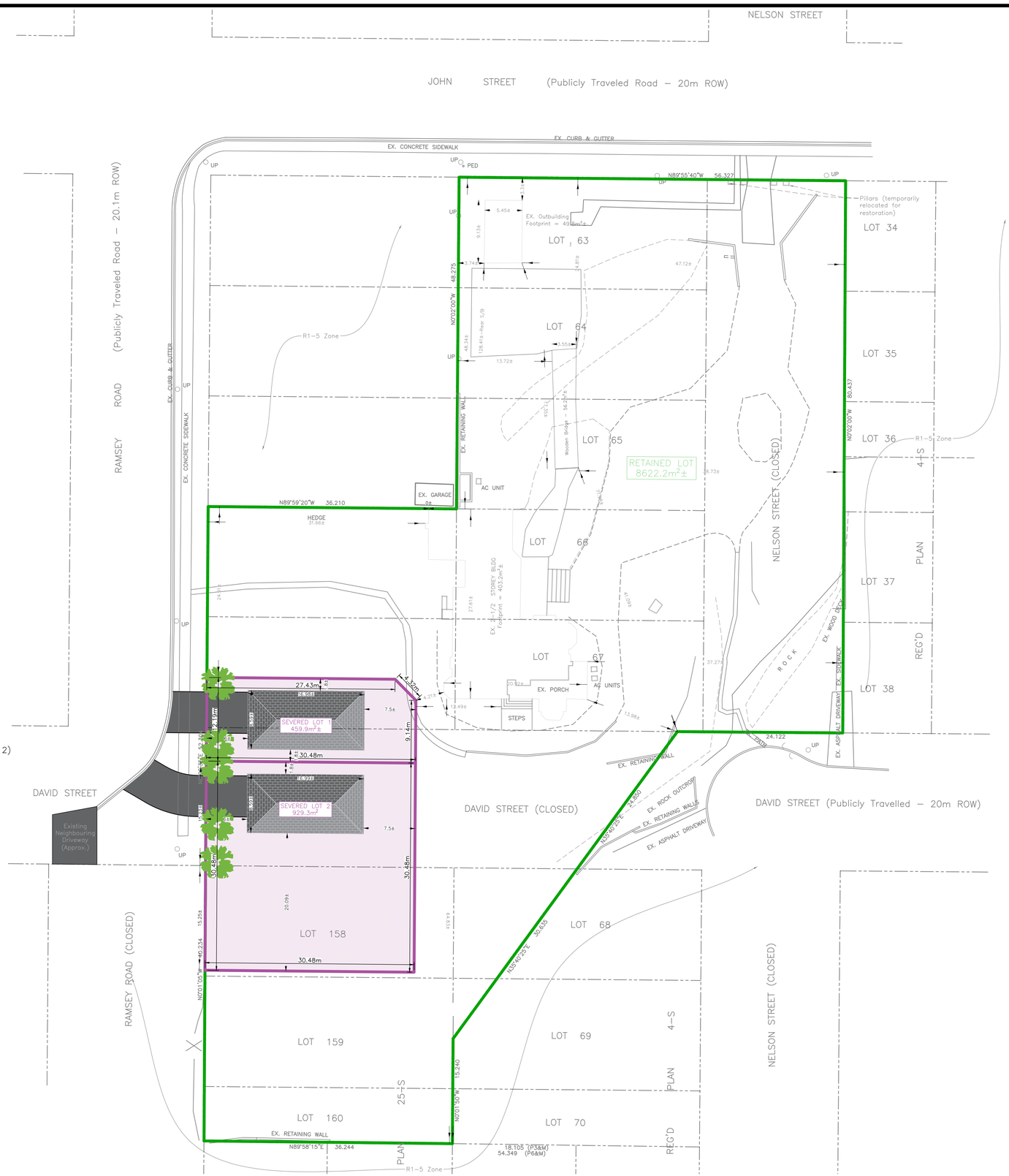
Respectfully submitted,



Aaron Ariganello, BURP, RPP
Land Use Planner



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



ZONING DATA

	I ZONE REQUIRED	I ZONE PROVIDED	R3–1 (Up to 4 Dwellings) REQUIRED	R3–1 (Up to 4 Dwellings) PROVIDED
LOT AREA:	MIN 900m²	8,622.2m²±	MIN 400m²	459.9m²± (Lot 1); 929.3m²± (Lot 2)
LOT FRONTAGE:	MIN 30m	56.33m±	MIN 12m	12.19m± (Lot 1); 15.23m (Lot 2)
LOT DEPTH:	n/a	148.12m±	MAX 30m	30.48m (both lots)
LOT COVERAGE:	MAX 50%	5.1%±	MAX 45%	31.7%± (Lot 1); 15.7%± (Lot 2)
BUILDING HEIGHT:	MAX 50m	<50m	MAX 11m	<11m
LANDSCAPING:	MIN 15%	>15%	MIN 30%	40.2%± (Lot 1); 80.4%± (Lot 2)
SETBACKS				
FRONT YARD:	10m	48.34m±	6m	6m (both lots)
INTERIOR YARD:	10m	0m 13.98m±	1.8m(2 Floors)	20.09m± (Lot 2, South yard) 1.8m (All other yards)
REAR YARD:	10m	64.83m±	7.5m	7.5m (both lots)
BLDG SEPARATION:	3m	>3m	n/a	7.5m (both lots)

LEGEND:

- LOT LINES
- EX. EDGE OF ASPHALT
- EX. CURB & GUTTER
- EX. BUILDING
- PROPOSED EDGE OF ASPHALT
- PROPOSED BUILDING ENVELOPES 145.9m²±
- PROPOSED RETAINED LOT
- PROPOSED SEVERED LOT

KEY PLAN



ENGINEER'S SEAL:

TULLOCH ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
SEPTEMBER 4, 2026

DATE	REV.	REVISION	BY	APP'D
-	-	-	-	-

CLIENT:

Devla Properties Inc.
Unit 1, 1049 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION

DRAWING TITLE:

SKETCH FOR CONSENT TO SEVER

DRAWN	DESIGNED	CHECKED	APPROVED
MDJ	EJT	AA	VS

SCALE	DATE
1:300	SEP 4, 2026

PROJECT No.	REVISION	DRAWING
26-0944	0	SP1

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GENERAL NOTES:

DO NOT SCALE DRAWINGS.

ALL ELEVATIONS ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ONLY THE LATEST APPROVED DRAWINGS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION.

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INFORMATION PRESENTED ON THIS DRAWING IS BASED UPON INFORMATION RECEIVED FROM THE FOLLOWING SOURCES

- TOPOGRAPHIC DETAILS: DEL BOSCO SURVEYING LTD., SEPTEMBER 6, 1999
  TULLOCH ENGINEERING, JUNE 4, 2026

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING SERVICES AND UTILITIES PRIOR TO PROCEEDING WITH ANY WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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MATCH TO ALL EXISTING ABUTTING LOT LINE GRADES AT A 3:1 SLOPE MAXIMUM.

SLOPE AWAY FROM THE BUILDING AT A MINIMUM 2.0% GRADE.

TOP OF FLOOR SLAB TO BE MINIMUM 200mm ABOVE FINISHED GRADE.

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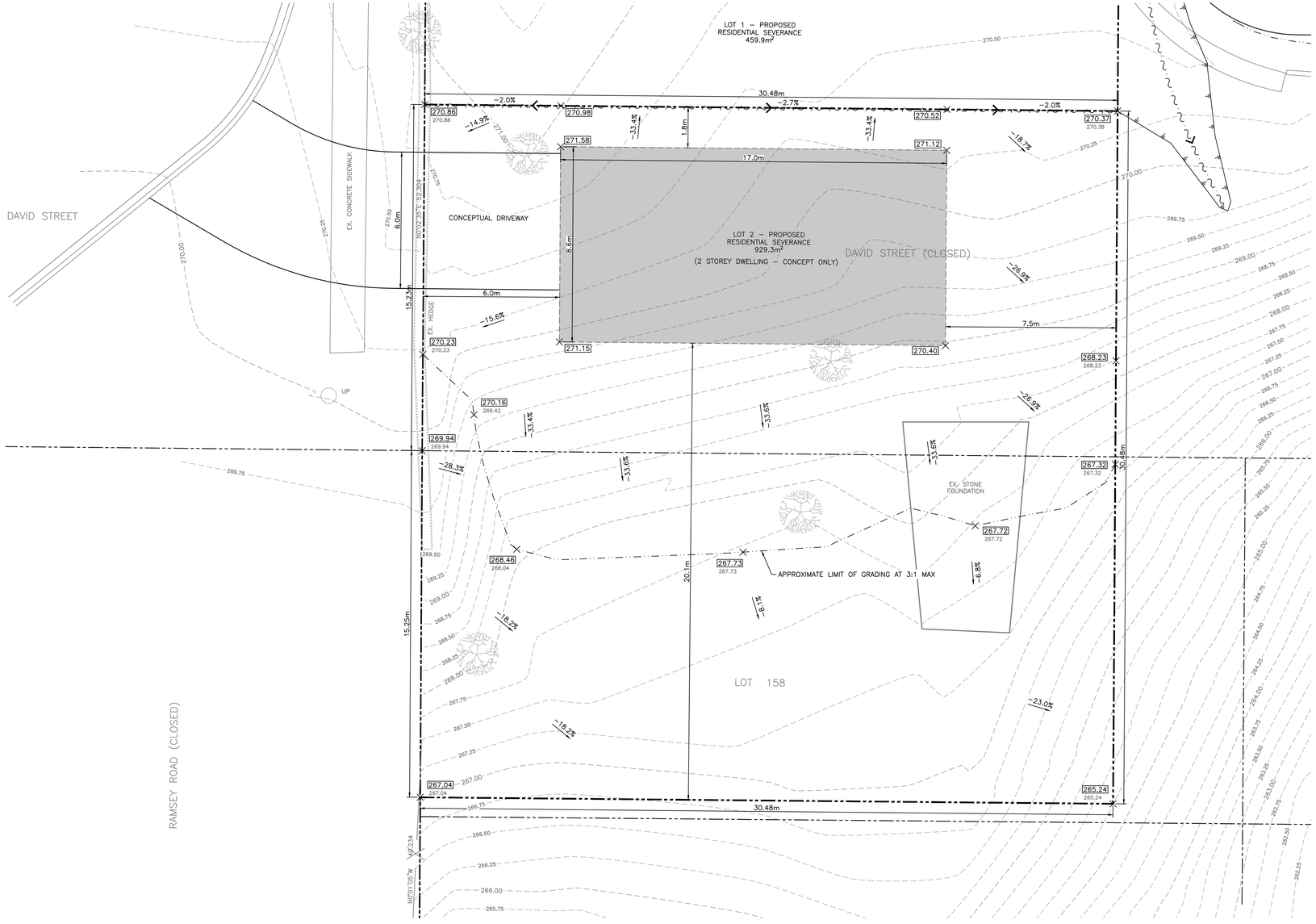
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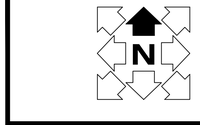
CONSENT APPLICATION:

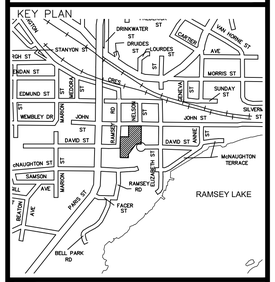
WHERE LOT GRADING PLAN IS PREPARED FOR CONSENT APPLICATION (SEVERANCE), ACTUAL DWELLING SIZE & SITE PLAN GENERAL ARRANGEMENT MAY NOT BE KNOWN AT THE TIME OF DESIGN.

THIS LOT GRADING PLAN IS NOT ISSUED FOR BUILDING PERMIT. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

A SEPARATE LOT GRADING PLAN IS REQUIRED FOR BUILDING PERMIT.







ENGINEER'S SEAL:



DATE	REV.	REVISION	BY	APP'D
26-09-03	0	ISSUED FOR CONSENT APPLICATION	EJT	PD

CLIENT:

Devla Properties Inc.
Unit 1, 1049 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION REDEVELOPMENT

DRAWING TITLE:

PROPOSED PLAN OF SEVERANCE

CONCEPTUAL LOT 2 GRADING

DRAWN	DESIGNED	CHECKED	APPROVED
EJT	EJT	PD	PD

SCALE	DATE
1:100	SEP 3, 2026

PROJECT No.	REVISION	DRAWING
26-0944	0	SP3

LEGEND:

- SUBJECT PROPERTY LINE
- LOT LINES
- EX. EDGE OF ASPHALT
- EX. CURB & GUTTER
- EX. BUILDING
- EX. ELEVATION (277.50)
- EX. MAJOR CONTOURS (271.00)
- EX. MINOR CONTOURS (271.25)
- PROPOSED EDGE OF ASPHALT
- PROPOSED SIDEWALK
- PROPOSED LOT LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED SWALE / DITCH
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED ELEVATION (235.00)
- PROPOSED SLOPE (-2.0%)

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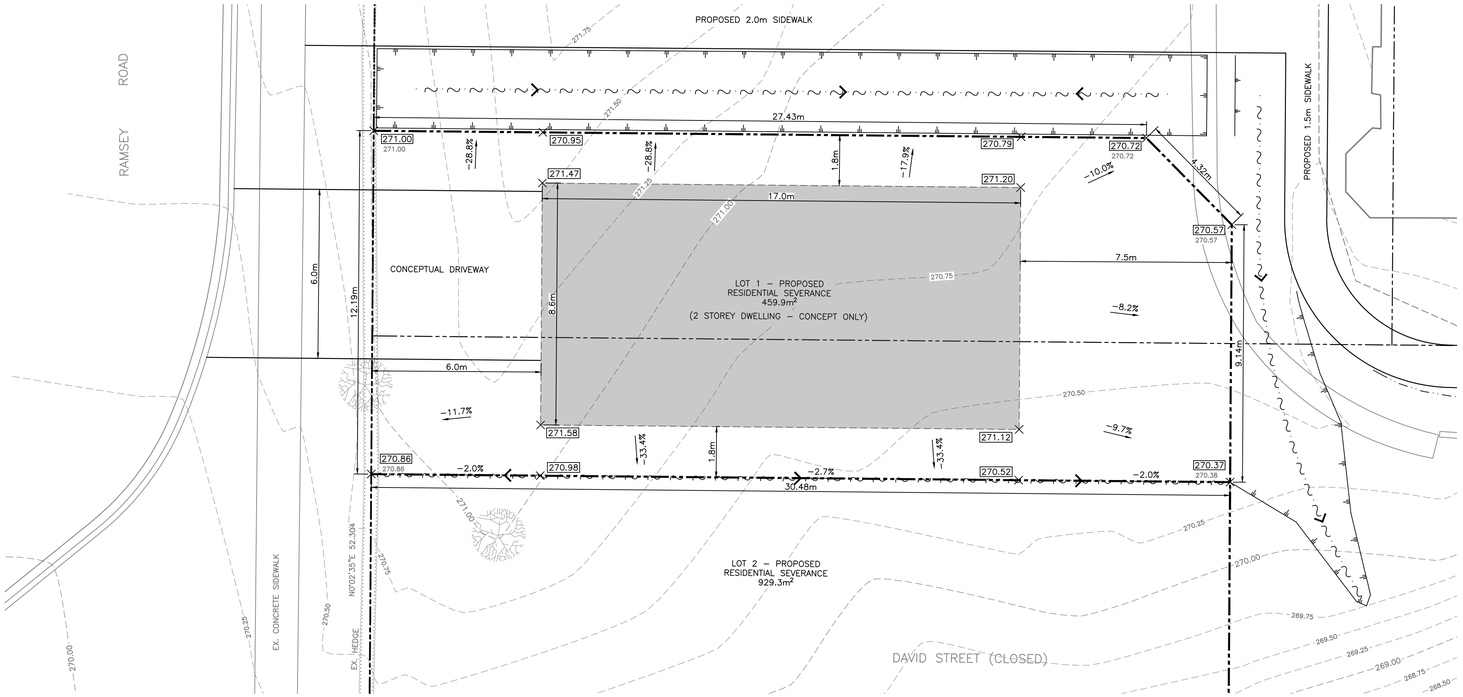
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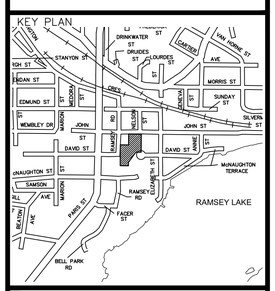
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ENGINEER'S SEAL:

LICENSED PROFESSIONAL ENGINEER
E. M. DEL RIO
100210978
2026.09.03
26-0944
PROVINCE OF ONTARIO

DATE	REV.	REVISION	BY	APP'D
26-09-03	0	ISSUED FOR CONSENT APPLICATION	EJT	PD

CLIENT:

Devla Properties Inc.
Unit 1, 1049 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION REDEVELOPMENT

DRAWING TITLE:

PROPOSED PLAN OF SEVERANCE

CONCEPTUAL LOT 1 GRADING

LEGEND:

- SUBJECT PROPERTY LINE
- LOT LINES
- EX. EDGE OF ASPHALT
- EX. CURB & GUTTER
- EX. BUILDING
- EX. ELEVATION (277.50)
- EX. MAJOR CONTOURS (271.00)
- EX. MINOR CONTOURS (271.25)
- PROPOSED EDGE OF ASPHALT
- PROPOSED SIDEWALK
- PROPOSED LOT LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED SWALE / DITCH
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED ELEVATION (235.00)
- PROPOSED SLOPE (-2.0%)

DRAWN	DESIGNED	CHECKED	APPROVED
EJT	EJT	PD	PD

SCALE	DATE
1:100	SEP 3, 2026

PROJECT No.	REVISION	DRAWING
26-0944	0	SP2

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Cultural Heritage Report

251 John Street,
City of Greater Sudbury



Prepared for Belrock Mansion Inc.

Prepared by NPG Planning Solutions Inc.

4999 Victoria Avenue
Niagara Falls, ON L2E 4C9
T: 905 321 6743

September 2026

NPG PLANNING SOLUTIONS

Executive Summary

NPG Planning Solutions Inc. (NPG) was retained by Belrock Mansion Inc. (the Client) to prepare a Cultural Heritage Report in relation to *Planning Act A*pplications (the Applications) for proposed severances (the proposed development) on the property municipally known as 251 John Street (the Subject Property) in the City of Greater Sudbury (the City). This Cultural Heritage Report has been prepared to be supplementary to the planning letter prepared by Tulloch (dated 4 September 2026) related to the proposed development. This report is limited to consideration of policies specific to cultural heritage and considers potential impacts to cultural heritage; the planning letter should be consulted for an assessment related to broader land use policies.

The Subject Property is located in the settlement boundary of the City and contains several buildings and structures including the Bell Mansion with attached stone garage, a detached secondary building along John Street, and a wood pedestrian bridge. The property contains driveways and parking areas accessed via Ramsey Road and John Street. The John Street access is flanked by four stone pillars with a metal gate and fencing. In general, the property has a sloping topography with the Bell Mansion located at a high point of the property and sloping gently down at the north and more steeply to the south.

The Subject Property is designated under s. 29 Part IV of the *Ontario Heritage Act* (OHA) through City of Sudbury designation by-law 83-204 as amended by by-law 2026-63 on 11 August 2026. The amendment was to clarify/correct the statement of cultural heritage value or interest (CHVI) and the heritage attributes, and to bring the by-law into conformity with current OHA requirements for by-law format. As such, by-law 2026-63 is relied upon in this report to assess impacts to heritage attributes. The property contains cultural heritage value or interest for its physical/design, historical/associative, and contextual values, and its heritage attributes are in relation to landscape elements, the Bell Mansion, the attached stone garage, and the detached stone secondary building.

The proposed development includes two Applications for Consent to sever two (2) new lots for residential use fronting Ramsey Road (at the southwest of the Subject Property). The lands proposed for severance do not contain heritage attributes. There is no demolition proposed for buildings or structures that are heritage attributes with the proposed severances.

This Cultural Heritage Report concludes that the Applications meet relevant policy and legislative direction, as well as best practice guidance for cultural heritage conservation. The Applications are not anticipated to result in negative impacts to the CHVI or heritage attributes of the Subject Property. Still, mitigation measures are proposed to proactively prevent potential negative impacts before and during construction activities, and

measures are proposed to differentiate the retained portion of the Subject Property from the new lots through a vegetative buffer as follows:

1. **Before and during construction activities:**
    a. Erect hoarding/fencing around the limits of the new lots to minimize potential or accidental impacts from construction vehicles/activities
2. **Once the new residential buildings have obtained occupancy:**
    a. Require that the new lots have an evergreen vegetative screen around the rear and side perimeters where they abut the retained portion of the Subject Property.

Statement of Limitations

The authors of this report have expertise and professional qualifications as outlined in Appendix I. This report reflects the authors' professional opinions in accordance with the requirements of their professional memberships and/or licensing bodies.

The report reflects the authors' understandings based on information available at the time of writing. Additional information relevant to the Subject Property may exist that has not been addressed in this report and new and relevant information may be uncovered in the future.

The review of policy and legislation within this document is limited to heritage conservation planning matters; it is not a comprehensive land use planning review. This report reflects the existing legislation and policy framework applicable at the time of writing.

Right of Use

The information, opinions and recommendations within this report are intended for the sole use of the "Client". Without authorization, any further use of this report by third parties is forbidden and exempt from NPG's liability. Copies of this report are permitted only for the Client, and as part of the municipal/regional review process, and by decision-making bodies.

Authenticity of Contents

In accordance with the Rules of Civil Procedure, the authors hereto attest that they are satisfied as to the authenticity of every authority or other document or record referenced within this report other than the following:

i. an authority or other document or record cited by the authors in the report only because it was referenced in a report prepared by another expert, and;
ii. an authority or other document or record referred to in the report that the authors identify as doubtful or problematic.

The authors attest that no part of this report was written or developed by AI.

Project Team

Report Prepared by:	**Natalie Majda**, MA, CAHP Intern, RPP Candidate Senior Heritage Planner **Patrick Winchur**, MSc, CAHP Intern Heritage Planner
Report Reviewed and Approved by:	**Denise Horne**, MA, B. Ed., Dipl. Heritage Conservation, CAHP Principal Planner, Heritage & Policy Planning **Marcus R. Létourneau**, PhD, MPlan, MCIP, RPP, CAHP, CIPM II Senior Partner

Table of Contents

Executive Summary I
Statement of Limitations III
Project Team IV
Key Terms/Abbreviations VII
1. Introduction 1
2. Report Methodology 3
2.1. Legislative and Policy Requirements and Best Practice Guidance 3
3. Legislative and Policy Framework and Guidance Documents 4
3.1. Ontario Heritage Act, R.S.O. 1990, c. O.18 4
3.2. Planning Act, R.S.O. 1990, Chapter P.13 5
3.3. *Provincial Planning Statement* (2024) 5
3.4. City of Greater Sudbury Official Plan, 2006 (Amended 14 April 2026) 6
3.5. Best Practice Guidance Documents 8
4. Surrounding Context and Subject Property Overview 11
4.1. Description of Surrounding Context 11
4.2. Description of Subject Property 12
5. Subject Property CHVI 14
5.1. Designation By-law 2026-63 14
6. Description of Proposed Changes to Subject Property 17
7. Impact Assessment 21
7.1. "Standards and Guidelines for the Conservation of Historic Places in Canada" Analysis 21
7.2. "Ontario Heritage Tool Kit" Impact Analysis 23
7.3. Summary Analysis 26
8. Proposal Alternatives and Mitigation Measures 26
8.1. Proposal Alternatives 26
8.2. Mitigation Recommendations 26
9. Summary and Conclusion 28
References 29
Appendices 30

Appendix I – Professional Qualifications of Authors 31
Appendix II – Designation By-law 83-204 and Amendments 35
Appendix III – Consent Sketch (dated 4 September 2026) 36

List of Figures

Figure 1. Location map showing the Subject Property outlined in red (Source: Google Earth, 2016) 2
Figure 2. The context surrounding the Subject Property (Source: Google Earth, 2016) 11
Figure 3. The location of 355 David Street (orange outline) and the Subject Property (outlined in red) (Source: Google Earth, 2023) 12
Figure 4. Intact structures identified on 251 John Street (Source: Google Earth, 2016) 13
Figure 5. Consent sketch showing Subject Property outlined in green and proposed new lots shaded in purple. Housing on purple shaded lots are merely included for illustrative purposes only (Source: Tulloch, 2026) 18
Figure 6. View toward area proposed to be severed, looking east from David Street (Source: Tulloch, 2026) 19
Figure 7. View toward area proposed to be severed, looking southeast from Ramsey Road (Source: Tulloch, 2026) 19
Figure 8. View of the area proposed to be severed, looking southeast from Ramsey Road (Source: Tulloch, 2026) 20

List of Tables

Table 1. Analysis of Applications against S&Gs standards 21
Table 2. Ontario Heritage Tool Kit impact assessment analysis 23

Key Terms/Abbreviations

Term/Abbreviation	Definition within this report
Adjacent	"Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan" (*Provincial Planning Statement*, 2024)
CHVI	Cultural Heritage Value or Interest
Heritage attribute	"In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest" (Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18)
HIA	Heritage Impact Assessment
Integrity	"Integrity is a question of whether the existing heritage attributes continue to represent or support the cultural heritage value or interest of the property" (Ontario Heritage Tool Kit, 2025)
OHA	*Ontario Heritage Act*
OHA Designation by-law	Is the municipal by-law that designates the property as having cultural heritage value or interest per s. 29, Part IV of the *Ontario Heritage Act*
O. Reg.	Ontario Regulation
Property	"Real property and includes all buildings and structures thereon" (*Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18*)
PPS	*Provincial Planning Statement* (2024)
Significant	"In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act". (*Provincial Planning Statement,* 2024)
Tool Kit	The Ontario Heritage Tool Kit is a web-based document most recently updated in 2025 by the Government of Ontario, providing guidance and resources on heritage conservation in Ontario

1. Introduction

NPG Planning Solutions Inc. (NPG) was retained by Belrock Mansion Inc. (the Client) to prepare a Cultural Heritage Report in relation to *Planning Act A*pplications (the Applications) for proposed severances (the proposed development) on the property municipally known as 251 John Street (the Subject Property) in the City of Greater Sudbury (the City). This Cultural Heritage Report has been prepared to be supplementary to the planning letter prepared by Tulloch (dated September 4, 2026) related to the proposed development. This report is limited to consideration of policies specific to cultural heritage and considers potential impacts to cultural heritage; the planning letter should be consulted for an assessment related to broader land use policies.

The Subject Property is located in the settlement boundary of the City, and within a primarily residential area. It is situated approximately 0.2 kilometres (km) northwest of Ramsey Lake and 0.2 km northwest of Bell Park.

The Subject Property is located in the settlement boundary of the City and contains several buildings and structures including the Bell Mansion with attached stone garage, a detached secondary building along John Street, and a wood pedestrian bridge (see Figure 1). Remnants of the Bell family former greenhouse also exist on the Subject property on the sloped lands near the southwest of the property; as per a previous Ontario Heritage Act permit submitted and approved to City Council, this material will be salvaged as part of the ongoing masonry works on the building. The property contains driveways and parking areas accessed via Ramsey Road and John Street. The John Street access is flanked by four stone pillars with a metal gate and fencing. In general, the property has a sloping topography with the Bell Mansion located at a high point of the property and sloping gently down at the north and more steeply to the south.

The Subject Property is designated under s. 29 Part IV of the *Ontario Heritage Act* (OHA) through City of Sudbury designation by-law 83-204 as amended by by-law 2026-63 on 11 August 2026.[1] The amendment was to clarify/correct the statement of cultural heritage value or interest (CHVI) and the heritage attributes, and to bring the by-law into conformity with current OHA requirements for by-law format. As such, by-law 2026-63 is relied upon in this report to assess impacts to heritage attributes. The property contains cultural heritage value or interest for its physical/design, historical/associative, and contextual values, and its heritage attributes are in relation to landscape elements, the Bell Mansion, the attached stone garage, and the detached stone secondary building.

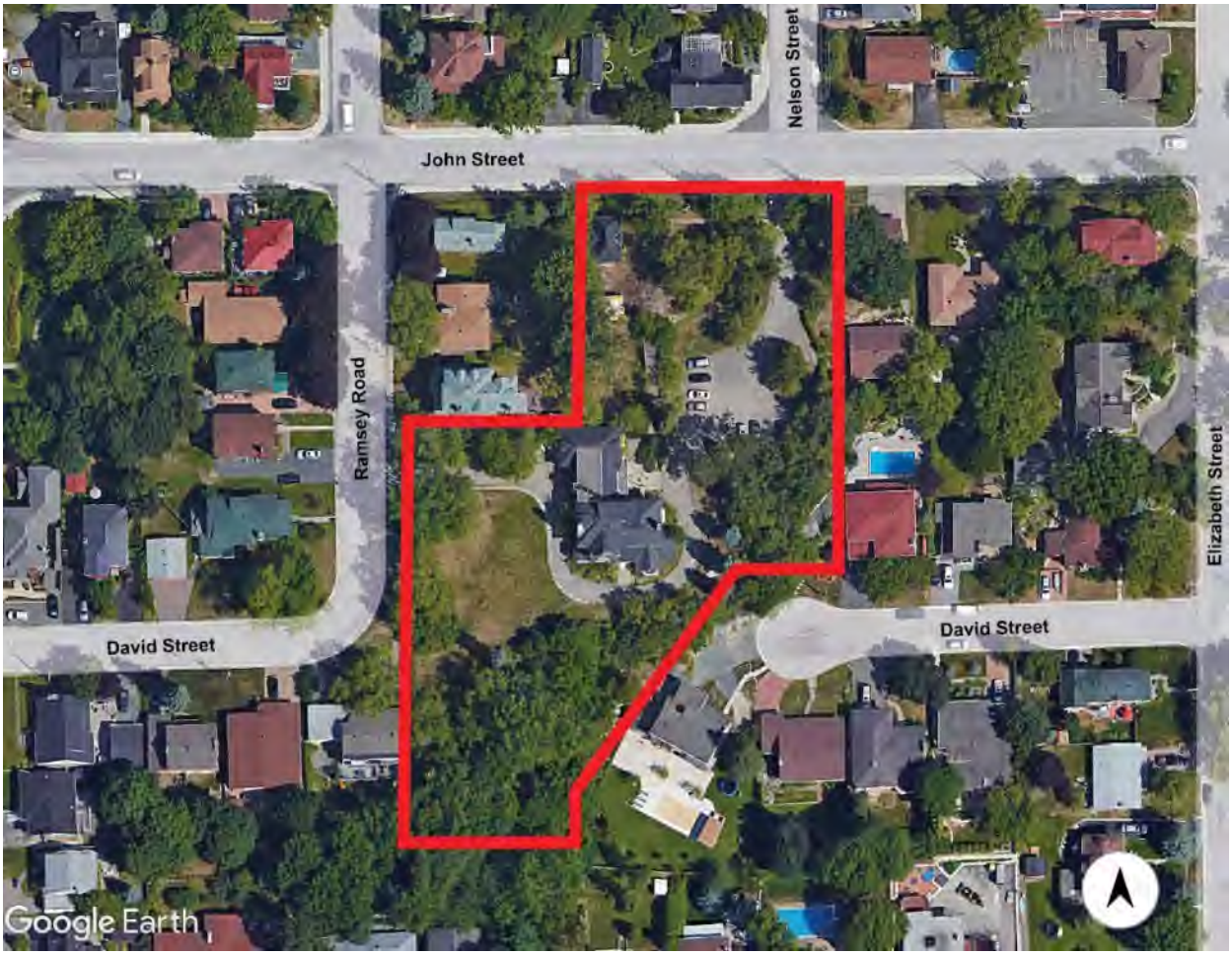
The proposed development includes two Applications for Consent to sever two (2) new lots for residential use fronting Ramsey Road (at the southwest of the Subject Property). The lands proposed for severance do not contain heritage attributes. There is no

[1] Other amending designation by-laws are addressed in section 5.1 of this report.

demolition proposed for buildings or structures that are heritage attributes with the proposed severances.

The purpose of this report is to consider the proposed development against relevant Provincial and municipal cultural heritage policies, and best practice guidance as well as to consider potential impacts to the CHVI and heritage attributes of the Subject Property.

Figure 1. Location map showing the Subject Property outlined in red (Source: Google Earth, 2016)



2. Report Methodology

This report has been objectively and impartially prepared in accordance with provincial and municipal requirements.

2.1. Legislative and Policy Requirements and Best Practice Guidance

This report will assess Provincial, municipal policy and legislation as well as applicable guidance documents specific to cultural heritage. The planning letter prepared by Tulloch (dated 4 September 2026) should be consulted for general land use planning analysis.

This report has been prepared to address the policy and regulatory documents that are in full force and effect at the time of the completion of this report.

The methodological approach for assessment of potential impacts is informed by applicable legislative and policy requirements and best practice guidance. Best practice guidance includes the federally prepared *Standards & Guidelines for the Conservation of Historic Places in Canada* (the S&Gs) and the provincially prepared 2025 Ontario Heritage Tool Kit.

3. Legislative and Policy Framework and Guidance Documents

This section provides an overview of relevant cultural heritage legislation and policies that inform conservation as well as analysis of applicable policy and legislation.

3.1. Ontario Heritage Act, R.S.O. 1990, c. O.18

The OHA is one of the primary pieces of legislation that regulates the conservation of heritage properties. The OHA establishes processes and requirements to make changes to listed and designated properties. Where a property has been designated under s. 29 Part IV changes to the property may require municipal approval under s. 33 Part IV, for alterations likely to affect heritage attributes, and/or under s. 34(1) related to demolition or removal.

Section 33 (1) states:

> ***Alteration of property***
>
> *33 (1) No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration. 2019, c. 9, Sched. 11, s. 11.*

Section 34(1) related to demolition of removal states:

> ***Demolition or removal***
>
> *34 (1) No owner of property designated under section 29 shall do either of the following, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the demolition or removal:*
>
> *1. Demolish or remove, or permit the demolition or removal of, any of the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be.*
>
> *2. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property,*

> *whether or not the demolition or removal would affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be. 2019, c. 9, Sched. 11, s. 12.*

Analysis

The Subject Property is designated under s. 29 Part IV of the OHA through City of Sudbury designation by-law 83-204 as amended by by-laws 93-27, by-law 2000-122, and 2026-63. As will be shown in the assessment of potential impacts (Section 8 of this report) alterations likely to affect the heritage attributes are not proposed. In addition, demolition of buildings or structures is not proposed.

3.2. *Planning Act, R.S.O. 1990, Chapter P.13*

The *Planning Act* is provincial legislation that establishes the requirements for land use planning in Ontario. Section 2 of the *Planning Act* sets out matters of Provincial Interest that the council of a municipality, a local board, a planning board and the Tribunal shall have regard to when carrying out their responsibilities under the *Planning Act*. Matters of Provincial Interest include:

> *(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest*

Analysis

The Subject Property contains features of significant architectural, cultural and historical interest, which are to be conserved.

3.3. *Provincial Planning Statement* (2024)

The *Provincial Planning Statement, 2024* (PPS) provides policy direction for matters of Provincial Interest. Subsection 3(5) of the *Planning Act* requires decisions of Council to be consistent with provincial policy statements.

The PPS provides the following relevant direction for cultural heritage in Section 4.6:

> *4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
>
> *4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

Relevant definitions include:

> ***Adjacent lands**: means*

d) for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

***Conserved**: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.*

***Protected heritage property**: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.*

Analysis

The Subject Property is a “protected heritage property” within the meaning of the PPS, because it is designated under Part IV of the OHA. Per the PPS, protected heritage property is to be conserved, meaning its cultural heritage value or interest is retained (CHVI). This Heritage Report will consider potential impacts to CHVI in Section 8.

In addition, the PPS directs that development is not to be permitted on lands that are adjacent (contiguous) to protected heritage property unless its heritage attributes will be conserved. The City of Greater Sudbury Official Plan does not provide its own definition of “adjacent” for cultural heritage resources; therefore, the PPS definition will be relied upon to assess potential impacts to any adjacent cultural heritage resources.

3.4. City of Greater Sudbury Official Plan, 2006 (Amended 14 April 2026)

The City of Greater Sudbury Official Plan ("GSOP") establishes policy direction for land uses and growth management. Section 13 of the GSOP provides objectives and policy direction for the conservation of cultural heritage resources. The GSOP recognizes that

cultural heritage assets “strengthen the City’s identity and appeal, instill a sense of pride in local citizens, and attract the interest of visitors.” It is noted in the GSOP that the downtown area contains “underutilized properties that offer opportunities for rehabilitation and the potential to create a powerful symbol of revitalization.”

Relevant objectives in Section 13.1 state:

> *13.1 It is the objective of the heritage resources policies to:*
>
> *a. promote the conservation, restoration and rehabilitation of all heritage resources*
> *b. ensure that heritage features are passed on for the enjoyment and care of future generations*
> *c. prevent the demolition or inappropriate alteration of heritage resources*

Policies for “heritage structures, districts and cultural landscapes” are provided in Section 13.2 and include the following that are of relevance:

> *2. A cultural heritage impact assessment will be required for development and intensification proposals or public works that include or are contiguous to a property designated under the Ontario Heritage Act or non-designated property included on the Municipal Heritage Register. The cultural heritage impact assessment will be undertaken in accordance with the policies of this plan. The City will determine the need for a cultural impact heritage assessment in consultation with the owner/applicant. A cultural heritage impact assessment will include the following elements:*
>
> *a. identification and evaluation of the cultural heritage resource;*
> *b. graphic and written inventory of the cultural heritage resource;*
> *c. assessment of the proposal’s impact on the cultural heritage resource;*
> *d. alternatives to the proposal;*
> *e. identification and justification of the preferred option; and*
> f. *means to mitigate impacts, in accordance with Chapter 13.0, Heritage Resources.*
>
> *4. Heritage buildings and structures involved in planning applications will be retained for their original use and in their original location wherever possible to ensure that their heritage value is not compromised. If the original use is no longer feasible, adaptive reuse of buildings and structures, will be encouraged where the heritage attributes will not be compromised. If it is not possible to maintain structures in their original location, consideration may be given for the relocation of the structure.*

The City will also encourage methods of conservation including:

a. *repairing or conserving building materials and finishes and other components that are part of a property's heritage attributes;*
b. *retaining and maintaining the visual settings and other physical relationships that contribute to the cultural heritage value of the property;*
c. *retention of a built heritage resource as a heritage monument for viewing purposes only;*
d. *salvaging elements of the resource for incorporation into a new building or structure for future conservation work or displays; and,*
e. *documentation for the City's archives*.

Analysis

The Applications meet the GSOP objectives for heritage resources because the proposed development will conserve heritage resources. The Application proposes to sever lands that have not been identified to contain heritage attributes and therefore do not contain CHVI; the portion of the Subject Property containing heritage attributes is to be retained. No buildings or structures on the Subject Property are proposed for demolition with the Applications. An analysis of impacts is provided in Section 8.

This report responds to the GSOP policy direction related to assessing impacts to cultural heritage. This Heritage Report includes assessment of potential impacts to the Subject Property's CHVI and heritage attributes, and considers alternatives and preferred options for mitigation, where applicable.

The objectives of the GSOP are to promote the conservation, restoration and rehabilitation of all heritage resources.

As previously noted, the GSOP does not provide its own definition of "adjacent," therefore, the PPS definition is relied upon within this report. There are no contiguous protected heritage properties, therefore no analysis has been undertaken in this report in relation to contiguous properties.

3.5. Best Practice Guidance Documents

3.5.1. The Standards & Guidelines for the Conservation of Historic Places in Canada (2010)

The development of this Heritage Report is informed by the approach outlined within the S&Gs. The S&Gs are a best practice document for heritage conservation prepared by Parks Canada.

The S&Gs define "conservation" as "all actions or processes that are aimed at safeguarding the character-defining elements[2] of an historic place so as to retain its CHVI and extend its physical life." Character-defining elements are "the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value." While character-defining elements can be understood to include heritage attributes, they are broader in scope and can include intangible elements.

Importantly, the S&Gs outline a process for approaching conservation planning consisting of three interrelated and interdependent steps: (1) understanding, (2) planning, and (3) intervening as explained further below:

1. **Understanding** a historic place through research and investigation to determine heritage value, current conditions, evolution over time, past and present value to a community, traditional practices associated with the place and any relationships to its surrounding context.
2. **Planning** for interventions (or changes) to a historic place that respect heritage value and consider all factors affecting the future of a historic place such as the needs of the owners and users, community interests, potential environmental impacts, available resources and external restraints.
3. **Intervening**, meaning any actions that physically change character-defining elements.

The S&Gs also outline a process for planning for changes to "historic places[3]" in a way that ensures that heritage value is conserved using a set of conservation principles (the "Standards") to guide heritage conservation planning decisions.

Analysis

This report uses the approach to conservation outlined in the S&Gs. Specifically, this report is informed by a thorough understanding of the Subject Property and its heritage value as informed by the CHER prepared by NPG in association with Giaimo Architects (dated March 2026). This understanding has informed proposed changes to the Subject Property so that heritage value is conserved; specifically, the proposed development has been planned so that there are no impacts on character-defining elements on the Subject Property.

[2] See Dan Schneider's 2022 Heritage Resources Centre blog post through the University of Waterloo regarding the difference between character-defining elements and heritage attributes. While heritage attributes may be character-defining elements, character-defining elements are broader in scope and may include intangible aspects. Heritage attributes must be physical or tangible because the OHA regulates changes to real property.

[3] Historic Place means: "a structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value."

In addition, Section 8 of this report provides an analysis of the proposed development against the standards to assess how the project meets guiding principles for heritage conservation.

3.5.2. Ontario Heritage Tool Kit (2025)

The Ontario Heritage Tool Kit (the Tool Kit), prepared by the province of Ontario, provides best practice guidance related to cultural heritage conservation. In particular, the Tool Kit provides guidance on assessing potential negative impacts to CHVI and heritage attributes because of proposed development. Although a new Tool Kit was published in 2025, it does not contain revised guidance for the preparation of Heritage Impact Assessments. However, the 2006 version of the Tool Kit, specifically the booklet 'Heritage Resources in the Land Use Planning Process' through Info Sheet #5 pertaining to "Heritage Impact Assessments and Conservation Plans," outlined potential negative impacts to be considered in impact assessments. The direction in Info Sheet #5 has not, to-date, been superseded. As such, this guidance will be considered within this HIA.

An analysis of the proposed development against potential negative impacts is provided in Section 8 of this report.

4. Surrounding Context and Subject Property Overview

4.1. Description of Surrounding Context

The Subject Property is located in a residential area in the City of Greater Sudbury. The area surrounding the Subject Property is defined by low-density detached residential uses (Figure 2).

To the south of the Subject Property is Bell Park. In 1921 the Bell family offered to donate land to the City of Sudbury for the purpose of establishing a public park. This offer was fulfilled in 1926 when over 100 acres of land were severed from the Subject Property and donated to the City for this use. Today the park stretches along Ramsey Lake and contains pathways, gazebos, outdoor recreational amenities, a flower garden, a beach, and the Grace Hartman Amphitheatre. It is separated from the Subject Property by low-density residential development.

South and west of the Subject Property is Lake Ramsey. The grade of the surrounding lands drops down to Lake Ramsey.

Figure 2. The context surrounding the Subject Property (Source: Google Earth, 2016)



4.1.1. Nearby Protected Heritage Property

There are no protected heritage properties contiguous to the Subject Property. As such, no assessment of impacts to adjacent protected heritage property is provided in this Heritage Report.

It is acknowledged that a “listed”, non-designated property is located at 355 David Street (Figure 3); however, this is not a protected heritage property as per the PPS definition. The property has been identified on the municipal heritage register in association with a steam-powered electricity plant that opened in 1896.

Figure 3. The location of 355 David Street (orange outline) and the Subject Property (outlined in red) (Source: Google Earth, 2023)



4.2. Description of Subject Property

The Subject Property has frontage along John Street and Ramsey Road and is approximately 0.874 hectares in area. As outlined in Figure 4, the Subject Property currently contains several buildings and structures:

- Bell Mansion (currently vacant) with an attached stone garage, which are located almost centrally on the lot;

- Small, detached stone secondary building fronting John Street;
- Pedestrian bridge integrated into the landscape just north of the Bell Mansion; and
- Stone pillars and metal gate on John Street.

The Bell Mansion with attached stone garage is set back approximately 32 metres from the property boundary along Ramsey Road and approximately 45 metres from the property boundary along John Street.

The detached, secondary building, also of stone construction, is set back approximately 4 metres from the property boundary along John Street and approximately 3 metres from the property boundary along the adjacent west property.

The bridge is approximately 12 metres from the adjacent west property boundary, and approximately 27 metres from the north property boundary along John Street.

The lot contains open areas along both John Street and Ramsey Road. The property has numerous mature deciduous trees, including many along the property perimeter. Vehicular access is provided to the site via two driveway accesses (along John Street and Ramsey Road) that intersect near the centre of the property. A paved parking area is seen near the north end of the property. Pedestrian access is provided along the vehicular access points.

Figure 4. Intact structures identified on 251 John Street (Source: Google Earth, 2016)



5. Subject Property CHVI

The CHER prepared for the Subject Property by NPG in association with Giaimo Architects (dated March 2026) provides a detailed historical overview and evolution of the Subject Property; the CHER should be consulted for a full understanding of the Subject Property and its CHVI.

5.1. Designation By-law 2026-63

The Subject Property is designated under s. 29 Part IV of the *Ontario Heritage Act* (OHA) through City of Sudbury designation by-law 83-204 as amended by by-laws 93-27, by-law 2000-122, and 2026-63. Designation by-law 2026-63 will be relied upon to assess impacts to heritage attributes because it provides a clarified statement of cultural heritage value or interest and a comprehensive list of heritage attributes (see designation by-laws in Appendix II).

The statement of CHVI states:

> *The property has cultural heritage value or interest for its physical/design, historical/associative, and contextual values.*
>
> *The property has design value or physical value because it contains a rare and unique mansion, the Bell Mansion, in the Arts and Crafts architectural style within the City of Greater Sudbury. The property also contains a unique example of a remnant estate, including outbuildings and landscape features in the City of Greater Sudbury. (Criterion 1). This includes the surviving stone garage (now attached to the Bell Mansion) and the detached stone secondary building, which are also built with similar Arts and Crafts influences (Criterion 1).*
>
> *The property has design value or physical value because it displays a high degree of craftsmanship, specifically on the nucleus of the historic Bell Mansion. This section contains ashlar block stones that are notable for their finish and quality. Contrasting with the lightly-coloured mortar in between the darkly-coloured stone blocks, the clean and straight lines produced as a result of these finely produced stones reflect the high degree of craftsmanship (Criterion 2).*
>
> *The property has associative value because it has direct associations with the Bell Family. The Bell family was significant in the community for its involvement in a regionally important industry (lumber) and for its local philanthropy. Bell Park was donated by the family to what was then the Town of Sudbury; these lands were originally part of the larger Bell family estate. The property also has direct association with other*

local organizations and events. The property was owned by the local Masonic Lodge. The property was a community focus for a 1967 Centennial Project. Businesses, clubs, citizens and school children all fundraised approximately $125,000 to sponsor the costs associated with acquiring and repairing the property. The property was later transferred to Laurentian University and used as a public museum and art gallery (Criterion 4).

The property has contextual value because it is historically linked to its surroundings. Bell Park is located due south of the property and was originally part of the larger Bell estate. The land for the park was donated by the Bell family (Criterion 8).

The property has contextual value because it is a landmark in the community. The property has maintained its visual prominence from the topographically lower lands located along Ramsey Lake (Criterion 9).

The heritage attributes are:

<u>Landscape</u>

- *The mansion's location on a height of land, providing a view overlooking Lake Ramsey (Criterion 9);*
- *The layout of the buildings and the unobstructed visual relationship between the Bell mansion and the secondary structure (Criterion 1);*
- *The stone pillars and metal fencing along John Street (Criterion 1);*

<u>The Bell Mansion</u>

- *The Arts and Crafts architectural style, (Criterion 1 and 2) specifically:*
  - *The general house form;*
  - *The asymmetrical massing and varied roof form, including dormers, protruding chimneys, and projecting gables;*
  - *The prominent stone chimneys at the east and west façades, with contrasting stone accents and caps;*
  - *2-storey parapeted gable bay at the south façade, and the small south-west bay-windowed sunroom;*
  - *The dark, rough-faced, ashlar local stone, laid in random-coursing;*
  - *The hipped roof form;*
  - *The 1-storey bay window, with stone base, located along the first floor of the east elevation;*

- *The rectangular shaped window openings of varying sizes across the elevations;*
- *The light coloured stone sills, brackets, lintels, at all windows;*
- *The light coloured stone mullions at all grouped windows;*
- *The light coloured stone lintels and brackets at all secondary doors;*
- *The roofed veranda with decorative brackets, exposed rafter tails, beadboard ceiling, and stone columns and walls;*
- *The main entranceway, containing dentils, engaged columns and wood paneling;*
- *The main entranceway wood door with four glass windows.*

The Stone Garage - now attached as part of the Bell Mansion (Criterion 1)

- *The high-pitched hipped roof with dormers at the east and west sides;*
- *The dark, rough-faced stone laid in rubble coursing used to construct the building;*
- *The light coloured stone sills and lintels at all windows;*
- *The striped pattern created with alternating wood battens and shingles below the roofline.*

The Detached Stone Secondary Building (Criterion 1)

- *The belcast roof with exposed rafter tails, with gables at east and west sides;*
- *The dark, rough faced stone laid in rubble coursing used to construct the building;*
- *The light coloured stone sills and lintels at the east window;*
- *The striped pattern created with alternating wood battens and shingles below the roofline; and*
- *The large opening on the south façade.*

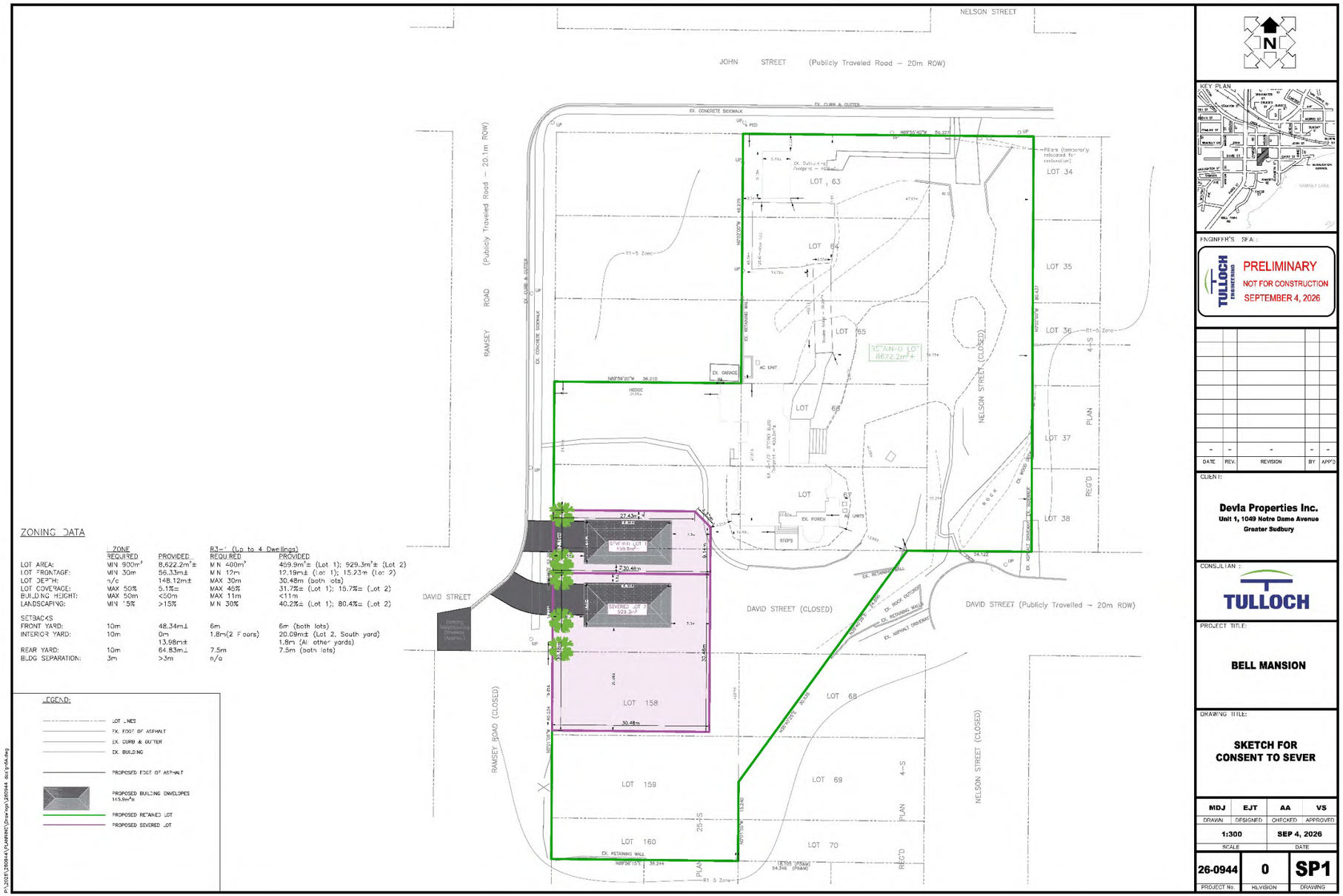
6. Description of Proposed Changes to Subject Property

The proposed development includes two Applications for Consent to sever two (2) new lots for residential use fronting Ramsey Road at the southwest of the Subject Property (see Consent sketch in Figure 5, also attached as Appendix III). The area of the Subject Property proposed for severance contains deciduous trees and one contains the remnants of the former Bell Family greenhouse. The lands proposed for severance do not contain heritage attributes. The remainder of the lands, containing the Bell Mansion, adjoining stone garage, and detached stone secondary building are planned to be retained by the Client.

The proposed lots are situated in an area that slopes from the Bell Mansion down toward Ramsey Lake. As shown in the conceptual grading plans prepared for the Applications, the new lots will retain a lower grade than the remaining portion of the Subject Property. For the proposed new lots, one lot is proposed to have a lot area of ±459.9 square metres with ±12.19 metres of frontage along Ramsey Road, the other is proposed to have a lot area of ±929.3 square metres with ±15.23 metres of frontage along Ramsey Road.

See Figures 6-8 below.

Figure 5. Consent sketch showing Subject Property outlined in green and proposed new lots shaded in purple. Housing on purple shaded lots are merely included for illustrative purposes only (Source: Tulloch, 2026)



ZONING DATA	ZONE REQUIRED	PROVIDED	R3-* (Up to 4 Dwellings) REQUIRED	PROVIDED
LOT AREA:	MIN 900m²	8,622.2m²±	MIN 400m²	459.9m²± (Lot 1); 929.3m²± (Lot 2)
LOT FRONTAGE:	MIN 30m	56.33m±	MIN 17m	12.19m± (Lot 1); 15.23m (Lot 2)
LOT DEPTH:	n/a	148.12m±	MAX 30m	30.48m (both lots)
LOT COVERAGE:	MAX 50%	5.1%=	MAX 45%	31.7%± (Lot 1); 15.7%= (Lot 2)
BUILDING HEIGHT:	MAX 50m	<50m	MAX 11m	<11m
LANDSCAPING:	MIN 15%	>15%	MIN 30%	40.2%± (Lot 1); 80.4%= (Lot 2)
SETBACKS				
FRONT YARD:	10m	48.34m±	6m	6m (both lots)
INTERIOR YARD:	10m	0m 13.98m±	1.8m(2 Floors)	20.09m± (Lot 2, South yard) 1.8m (All other yards)
REAR YARD:	10m	64.83m±	7.5m	7.5m (both lots)
BLDG SEPARATION:	3m	>3m	n/a	

Figure 6. View toward area proposed to be severed, looking east from David Street (Source: Tulloch, 2026)



Figure 7. View toward area proposed to be severed, looking southeast from Ramsey Road (Source: Tulloch, 2026)



Figure 8. View of the area proposed to be severed, looking southeast from Ramsey Road (Source: Tulloch, 2026)



7. Impact Assessment

This section provides an analysis of potential impacts to the CHVI and heritage attributes of the Subject Property as a result of the proposed Applications.

7.1. "Standards and Guidelines for the Conservation of Historic Places in Canada" Analysis

Table 1 provides analysis of the proposed development against the standards (principles) for conservation as outlined in the S&Gs. As previously noted, the S&Gs use the term "character-defining elements" rather than heritage attributes (which is the legislated term in Ontario).

Table 1. Analysis of Applications against S&Gs standards

General Standards for Preservation, Rehabilitation and Restoration	Analysis
1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.	The Applications do not propose to remove, replace or alter any character-defining elements on the Subject Property.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	The Applications do not propose changes to character-defining elements on the Subject Property. The area of the Subject Property proposed for severance do not contain CHVI as mapped in By-law 2026-163.
3. Conserve heritage value by adopting an approach calling for minimal intervention.	The proposed development has been guided by the principle of minimum intervention on the Subject Property because the proposed new lots are not located within areas of the Subject Property containing CHVI as mapped in By-law 2026-163.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of	The Applications do not propose changes to character-defining elements on the Subject Property. The Applications would not create a

General Standards for Preservation, Rehabilitation and Restoration	Analysis
historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.	The Applications do not propose changes to character-defining elements on the Subject Property. The Applications propose a use on the Subject Property that would require no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.	The Applications do not propose changes to character-defining elements on the Subject Property. Any archaeological considerations would be assessed separately where required by the municipality.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	The Applications do not propose changes to character-defining elements on the Subject Property.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively	The Applications do not propose changes to character-defining elements on the Subject Property.

General Standards for Preservation, Rehabilitation and Restoration	Analysis
deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	The Applications do not propose changes to character-defining elements on the Subject Property.

7.2. "Ontario Heritage Tool Kit" Impact Analysis

The Tool Kit[4] provides guidance to assess potential negative impacts to CHVI. Table 2 provides an analysis of potential negative impacts to the protected heritage property.

Table 2. Ontario Heritage Tool Kit impact assessment analysis

Negative Impact	Analysis
Destruction of any, or part of any, significant heritage attributes or features	The Applications do not propose physical changes to the Subject Property but will facilitate future residential development. The Subject Property contains heritage attributes that are part of the landscape; however, these heritage attributes will not be destroyed as part of the Applications. The Mansion's location on a height of land, providing a view overlooking Lake Ramsey will not be lost. The areas of the Subject Property containing CHVI are mapped in By-law 2026-163, and the proposed development is not within these areas. However, given the proximity of the new lots to the Bell Mansion, it is noted that potential impacts from future

[4] Although, the Ontario Heritage Tool Kit addresses an earlier version of the Provincial Policy Statement (2005), the general guidance for potential impacts to cultural heritage resources because of proposed development remains relevant.

	construction activities on the new lots should be planned for to proactively prevent potential negative impacts to the heritage attributes of the Subject Property. Mitigation measures have been proposed in Section 9 of this report.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	The Applications do not propose physical changes to the Subject Property but will facilitate future residential development. While the proposed development would result in the severance of the Subject Property, the size and area of the lot is not a heritage attribute. The lands that formerly comprised the Bell family estate have been severed over the years for new development and Bell Park. The Mansion's location on a height of land, providing a view overlooking Lake Ramsey will not be lost. The areas of the Subject Property containing CHVI are mapped in By-law 2026-163, and the proposed development is not within these areas. The Subject Property contains heritage attributes that are part of the landscape; however, these heritage attributes will not be inappropriately altered as part of the Applications. It is noted that the existing Subject Property contains tree cover in portions to the south of the lot and around the perimeter of the lot. While the trees are not heritage attributes, providing an evergreen vegetative buffer around the proposed new lots could serve to better differentiate the retained portion of the Subject Property from the new lots.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	The Applications do not propose physical changes to the Subject Property but will facilitate future residential development. There are no natural features that would be impacted by shadows. Shadows from adjacent residential uses

	are not anticipated to alter the appearance of any heritage attributes.
Isolation of a heritage attribute from its surrounding environment, context**,** or a significant relationship.	The proposed Consent application does not propose to isolate heritage attributes on the Subject Property. Currently, as evidenced in the Figures 6-8 of this report, there are mature trees that screen views of the Subject Property from David Street and Ramsey Road. The property is not directly visible until the driveway access, which will remain the case with the proposed development. The proposed development will not isolate any heritage attribute from its surrounding environment, context, or a significant relationship. The Mansion's location on a height of land, providing a view overlooking Lake Ramsey will not be lost. The areas of the Subject Property containing CHVI are mapped in By-law 2026-163, and the proposed development is not within these areas.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The Mansion's location on a height of land, providing a view overlooking Lake Ramsey will not be lost. The proposed lots are situated away from the lake, towards the southwesterly portion of the property. The areas of the Subject Property containing CHVI are mapped in By-law 2026-163, and the proposed development is not within these areas.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces	The proposed development will result in infill in previously open areas on the Subject Property. However, the areas of the Subject Property containing CHVI are mapped in By-law 2026-163, and the proposed development is not within these areas.
Land disturbances such as a change in grade that alters soils, and drainage patterns	The Applications do not propose physical changes to the Subject Property but will facilitate future residential development and re-grading. Any archaeological

that adversely affect an archaeological resource	considerations would be assessed separately where required by the municipality.

7.3. Summary Analysis

The Applications do not propose direct physical changes to the Subject Property but will facilitate future residential development for two (2) new dwellings. The above analysis (Table 1) demonstrates that that proposed development follows the standards outlined in the S&Gs for cultural heritage conservation.

The analysis in Table 2 demonstrates that no direct impacts are anticipated to heritage attributes with the proposed development. However, given the proximity of the new lots to the Bell Mansion, it is noted that potential impacts from future construction activities on the new lots should be planned for to proactively prevent potential negative impacts to the heritage attributes of the Subject Property.

It is noted that the existing Subject Property contains tree cover in portions to the south of the lot and around the perimeter of the lot. While the trees are not heritage attributes, providing a vegetative buffer around the proposed new lots could serve to better differentiate the retained portion of the Subject Property from the new lots.

8. Proposal Alternatives and Mitigation Measures

8.1. Proposal Alternatives

While the proposed development would result in the severance of the Subject Property, the size and area of the lot is not a heritage attribute. The lands that formerly comprised the Bell family estate have been severed over the years for new development and Bell Park. The Applications are not anticipated to result in negative impacts to the CHVI or heritage attributes of the Subject Property, as such, no design alternatives are proposed.

8.2. Mitigation Recommendations

The Applications are not anticipated to result in negative impacts to the CHVI or heritage attributes of the Subject Property.

The following mitigation measures are recommended to proactively mitigate potential negative impacts with any future construction activities and to differentiate 251 John Street from new development:

1. **Before and during construction activities:**

a. Erect hoarding/fencing around the limits of the new lots to minimize potential or accidental impacts from construction vehicles/activities

2. **Once the new residential buildings have obtained occupancy:**
    a. Require that the new lots have an evergreen vegetative screen around the rear and side perimeters where they abut the retained portion of the Subject Property.

9. Summary and Conclusion

In summary, the Applications meet relevant policy and legislative direction, as well as best practice guidance for cultural heritage conservation. In addition, the proposed Applications are not anticipated to result in negative impacts to the CHVI or heritage attributes of the Subject Property. Still, mitigation measures have been proposed to proactively prevent potential negative impacts before and during construction activities. Measures have also been proposed to differentiate the retained portion of the Subject Property from the new lots through a vegetative buffer.



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Denise Horne, MA, Dipl. Heritage Conservation, CAHP
Principal Planner, Heritage & Policy Planning



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Marcus R. Létourneau, PhD, MPlan, MCIP, RPP, CAHP, CIPM II
Senior Partner

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Appendices

Appendix I – Professional Qualifications of Authors

Appendix II – Designation By-law 83-204 and Amendments

Appendix III – Consent Sketch (dated 4 September 2026)

Appendix I – Professional Qualifications of Authors

Marcus R. Letourneau, PhD, MPlan, MCIP, RPP, CAHP, CIPM II

Senior Partner

Dr. Letourneau is a Senior Partner with NPG as well as President of M. R. Letourneau and Associates Inc. (a consultancy focused on heritage education and research). He is a registered professional planner (MCIP, RPP), a Professional Member in good standing with the Canadian Association of Heritage Professionals (CAHP), and as a member of the International Foundation for Cultural Property Protection holds a Certified Institutional Protection Manager Level II qualification (CIPM II). At NPG, which he joined in 2025, Marcus provides QAQC review, senior support and leadership for projects and proposals; staff mentorship and coaching; corporate management leadership including policy development, business strategy development and strategic planning; business development and marketing; and client relationship management/leadership. Currently he serves as the management representative for health and safety matters and serves on NPG's Joint Health and Safety Committee.

Marcus currently teaches heritage conservation and heritage planning courses as the University of Victoria and the University of Waterloo. He currently serves on the interim Chair and National Representative of the interim Board of Blue Shield Canada, as Vice President (English) for the Board of Directors of ICOMOS Canada, as a Trustee of the Kingston Frontenac Public Library, and as Chair of the Leeds and Thousand Islands Municipal Heritage Committee.

Marcus founded and was the Managing Principal for LHC Heritage Planning & Archaeology Inc., an Ontario-based heritage consultancy with offices in Kingston, Toronto, Ottawa, and Huntsville (2015-2023). He also served as an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University (2013-

2023), as well as the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies (Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007). He previously served on the Executive and Board of Directors for the Ontario Association of Heritage Professionals; on the Board of Directors for Community Heritage Ontario; on the Board of Directors of the Friends of the Rideau, on the Executive and Board of Directors for the Kingston Historical Society, on the Board of Directors for the Friends of Springfield House Complex.

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, strategic planning, heritage planning and processes. He has been involved in over 425 projects either as the project director, project manager or as the senior heritage planner at a variety of scales and budgets. He has been qualified as an expert heritage witness for the Ontario Land Tribunal (former OMB/LPAT/CRB) (heritage planning with a specialization in cultural heritage landscapes; land use planning with a specialization in heritage conservation; cultural heritage specialist, and heritage conservation), and as an expert witness for both a Superior Court Hearing and a judicial inquiry for the Public Lands Act. He co-authored the second edition of *Heritage Planning: Principles and Processes* (Routledge) with Dr. Hal Kalman (2020).

Denise Horne MA, Dipl. Heritage Conservation, CAHP

Principal Planner, Heritage and Policy

Ms. Horne is the Principal Planner for Heritage and Policy Planning at NPG. She has over 10 years' experience in land use, policy and cultural heritage planning. Denise Horne is a Professional Member in good standing with the Canadian Association of Heritage Professionals (CAHP) and a pre-candidate member of OPPI.

Ms. Horne joined NPG with a focus on the firm's heritage planning services in 2023. Since that time, she has undertaken public and private sector cultural heritage planning work in many Ontario communities and serves as a project manager for many of NPG's public sector projects. Ms. Horne's projects have included preparation of a Cultural Heritage Master Plan, Heritage Conservation District Plan and Guidelines, heritage evaluations and impacts. She has also prepared cultural heritage policies for Official Plans for upper tier and lower tier municipalities. Ms. Horne has been qualified as an expert witness in heritage planning at the Ontario Land Tribunal.

Formerly, Ms. Horne served as the Heritage Planner for the Town of Niagara-on-the-Lake where she led cultural heritage and archaeology planning for the Town. In her role she prepared recommendation reports for Town committees and Council for heritage permits and municipal approvals, undertook evaluation, impacts assessments, and prepared policies. Through her work with the Town and her academic degrees, she has prepared many comprehensive reports with a strong ability to communicate complex ideas clearly, concisely and logically.

Natalie Majda, M.A., B.A., CAHP Intern, RPP Candidate

Senior Heritage Planner

Natalie Majda is the Senior Heritage Planner with NPG, bringing experience in both municipal and private sector heritage planning with a special complex policy analysis, large-scale projects, and Indigenous cultural heritage conservation. In her capacity as

Senior Heritage Planner, Ms. Majda reports directly to Ms. Horne and leads heritage evaluations and the preparation of reports.

Prior to joining NPG, Ms. Majda managed cultural heritage and community engagement projects at TMHC Inc., conducting heritage evaluations, impact assessments, and Indigenous engagement. Ms. Majda also has experience working in various municipalities in Ontario including the Cities of Cambridge, Hamilton, and Brampton, where she reviewed development applications, authored designation reports, conducted Ontario Regulation (O. Reg.) 9/06 evaluations, and managed heritage GIS systems.

Natalie holds a Master of Arts in Planning from the University of Waterloo and a Bachelor of Arts (Honours) in History and Ethics, Society and Law from the University of Toronto. She is an active contributor to Ontario's heritage and planning community through professional committees, conference presentations, and published research.

Patrick Winchur, MSc., CAHP Intern

Heritage Planner

Patrick Winchur is a Heritage Planner with NPG Planning Solutions. Patrick previously worked as a field technician with an archaeological consultancy firm, as an assistant archaeologist at the Ontario Heritage Trust, and as an archaeological laboratory assistant at the University of Toronto.

Patrick graduated with an Honours Bachelor of Arts (High Distinction) from the University of Toronto, double-majoring in Archaeology and Anthropology. He graduated with his Master of Science (Distinction) in Conflict Archaeology & Heritage from the University of Glasgow.

Appendix II – Designation By-law 83-204 and Amendments

By-law 2026-163

A By-law of the City of Greater Sudbury to Amend By-law 83-204 being a By-law of the Corporation of the City of Sudbury to Designate Laurentian Museum and Arts Centre in the City of Sudbury in the Regional Municipality of Sudbury as a Property of Architectural and Historical Value Pursuant to the Ontario Heritage Act

Whereas by By-law 83-104, being a By-law of the Corporation of the City of Sudbury to Designate Laurentian Museum and Arts Centre in the City of Sudbury in the Regional Municipality of Sudbury as a Property of Architectural and Historical Value Pursuant to the *Ontario Heritage Act*, the Bell Mansion (251 John Street and 468 Ramsey Road, Sudbury) was designated as a property of cultural heritage value or interest pursuant to the *Ontario Heritage Act*;

And Whereas the City of Greater Sudbury is the successor to the Corporation of the City of Sudbury, and has the authority to amend by-laws passed by the former the Corporation of the City of Sudbury;

And Whereas Council for the City of Greater Sudbury has determined it is appropriate to amend By-law 83-104;

And Whereas pursuant to section 30.1 of the *Ontario Heritage Act,* R.S.O 1990, c.O.18, Council may amend designation by-laws by an abbreviated process where prescribed conditions are met;

And Whereas the proposed amendments to By-law 83-204 meet the prescribed conditions as outlined in section 30.1 of the *Ontario Heritage Act*, allowing for an abbreviated process for amending a designation By-law;

And Whereas the Council for the City of Greater Sudbury has followed the authorized abbreviated process;

Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

1. By-law 83-204 being a By-law of the Corporation of the City of Sudbury to Designate Laurentian Museum and Arts Centre in the City of Sudbury in the Regional Municipality of Sudbury as a Property of Architectural and Historical Value Pursuant to the Ontario Heritage Act, as amended, is hereby further amended by:

(a) Repealing section 1, and enacting in its place and stead, section 1 as set out below:

"1. THAT the real property described as PIN 73584-0678(LT) LT 63-67 Pl 4SB McKim; Lt 158-159 PL 25SA McKim; Pt Lt 160 Pl 25SA McKim; Pt Lt 68-69 Pl 4SB McKim; Pt Nelson St, David St Pl 4SB McKim (Closed by S70); Pt S1/2 Lt 5 Con 3 McKim as in S61148; S/T Interest in S61148; City of Greater Sudbury, known municipally as 251 John Street and 468 Ramsey Road be designated as having cultural heritage value or interested under s. 29 Part IV of the Ontario Heritage Act and which is more particularly described in Schedule "A" attached hereto, and illustrated on Schedule "B", both of which Schedules form part of this By-law.";

(b) repealing Schedule "A" and enacting, in its place and stead, Schedule "A" attached hereto as Schedule "A" and forming a part of this By-law; and

(c) enacting Schedule "B" attached hereto as Schedule "B" and forming a part of this By-law, immediately after Schedule "A".

2. The City Solicitor and Clerk is hereby authorized and directed to register a copy of this amended Designating By-law on title to the property described in section 1, in the Land Titles Office for the Land Registry Division of Sudbury (No. 53).

3. The City Solicitor and Clerk is hereby authorized and directed to cause a copy of this By-law to be served on the owner of the land described in section 1 of this By-law, and on the Ontario Heritage Trust.

4. This By-law shall come into full force and effect upon passage.

Read and Passed in Open Council this 11th day of August, 2026

Mayor

Clerk

Schedule "A"
to By-law 2026-163 of the City of Greater Sudbury

Description and Statement of Cultural Heritage Value or Interest: Bell Mansion, 251 John Street and 468 Ramsey Road, Sudbury

Property Identification Number:	73584-0678
Municipal Address:	251 John Street and 468 Ramsey Road, Sudbury
Legal Description:	LT 63-67 PL 4SB MCKIM; LT 158-159 PL 25SA MCKIM; PT LT 160 PL 25SA MCKIM; PT LT 68-69 PL 4SB MCKIM; PT NELSON ST, DAVID ST PL 4SB MCKIM (CLOSED BY S70); PT S1/2 LT 5 CON 3 MCKIM AS IN S61148; S/T INTEREST IN S61148; CITY OF GREATER SUDBURY

Description of Property

The property is located in a residential area in the City of Greater Sudbury. The property has frontage along John Street and Ramsey Road and is approximately 0.874 ha in area. The property has a sloping topography with the mansion located at a high point of the property and sloping gently down at the north and more steeply to the south. There are several buildings and structures on the property: the centrally located mansion building with attached stone garage, a detached secondary building along John Street, and a pedestrian bridge. The remnants of the stone foundation of the greenhouse also remain on the steeply sloped lands near the southwest of the property. The property contains driveways and parking areas accessed via Ramsey Road and John Street.

Statement of Cultural Heritage Value or Interest

The property has cultural heritage value or interest for its physical/design, historical/associative, and contextual values.

The property has design value or physical value because it contains a rare and unique mansion, the Bell Mansion, in the Arts and Crafts architectural style within the City of Greater Sudbury. The property also contains a unique example of a remnant estate, including outbuildings and landscape features in the City of Greater Sudbury. (Criterion 1). This includes the surviving stone garage (now attached to the Bell Mansion) and the detached stone secondary building, which are also built with similar Arts and Crafts influences (Criterion 1).

The property has design value or physical value because it displays a high degree of craftsmanship, specifically on the nucleus of the historic Bell Mansion. This section contains ashlar block stones that are notable for their finish and quality. Contrasting with the lightly-coloured mortar in between the darkly-coloured stone blocks, the clean and straight lines produced as a result of these finely produced stones reflect the high degree of craftsmanship (Criterion 2).

The property has associative value because it has direct associations with the Bell Family. The Bell family was significant in the community for its involvement in a regionally important industry (lumber) and for its local philanthropy. Bell Park was donated by the family to what was then the Town of Sudbury; these lands were originally part of the larger Bell family estate. The property also has direct association with other local organizations and events. The property was owned by the local Masonic Lodge. The property was a community focus for a 1967 Centennial Project.

Businesses, clubs, citizens and school children all fundraised approximately $125,000 to sponsor the costs associated with acquiring and repairing the property. The property was later transferred to Laurentian University and used as a public museum and art gallery (Criterion 4).

The property has contextual value because it is historically linked to its surroundings. Bell Park is located due south of the property and was originally part of the larger Bell estate. The land for the park was donated by the Bell family (Criterion 8).

The property has contextual value because it is a landmark in the community. The property has maintained its visual prominence from the topographically lower lands located along Ramsey Lake (Criterion 9).

Heritage Attributes

Heritage attributes that illustrate the cultural heritage value or interest of the Bell Mansion include:

Landscape

- The mansion's location on a height of land, providing a view overlooking Lake Ramsey (Criterion 9);
- The layout of the buildings and the unobstructed visual relationship between the Bell mansion and the secondary structure (Criterion 1);
- The stone pillars and metal fencing along John Street (Criterion 1);

The Bell Mansion

- The Arts and Crafts architectural style, (Criterion 1 and 2) specifically:
    - The general house form;
    - The asymmetrical massing and varied roof form, including dormers, protruding chimneys, and projecting gables;
    - The prominent stone chimneys at the east and west façades, with contrasting stone accents and caps;
    - 2-storey parapeted gable bay at the south façade, and the small south-west bay-windowed sunroom;
    - The dark, rough-faced, ashlar local stone, laid in random-coursing;
    - The hipped roof form;
    - The 1-storey bay window, with stone base, located along the first floor of the east elevation;
    - The rectangular shaped window openings of varying sizes across the elevations;
    - The light coloured stone sills, brackets, lintels, at all windows;
    - The light coloured stone mullions at all grouped windows;
    - The light coloured stone lintels and brackets at all secondary doors;
    - The roofed veranda with decorative brackets, exposed rafter tails, beadboard ceiling, and stone columns and walls;
    - The main entranceway, containing dentils, engaged columns and wood paneling;
    - The main entranceway wood door with four glass windows;

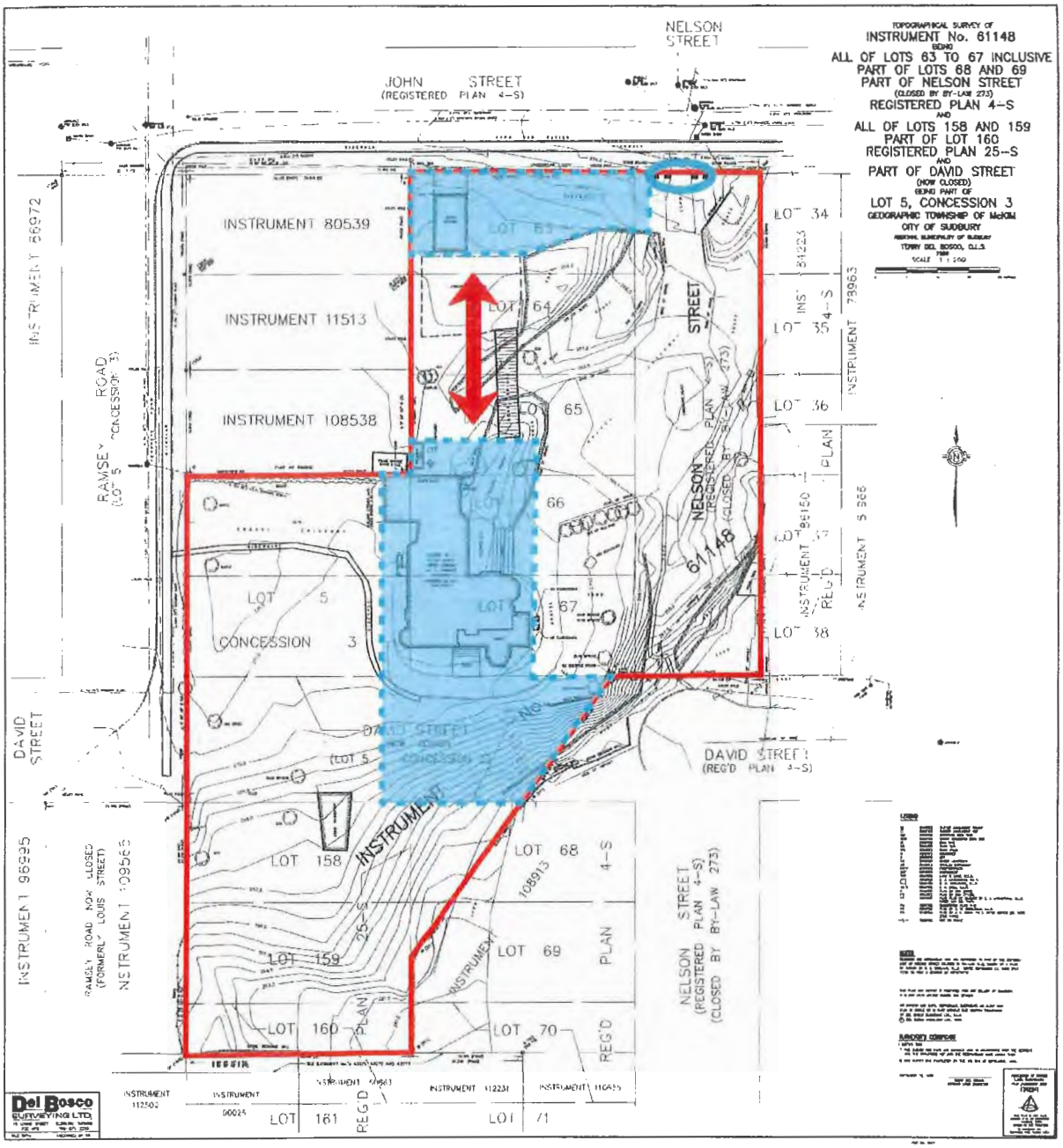
The Stone Garage - now attached as part of the Bell Mansion (Criterion 1)

- The high-pitched hipped roof with dormers at the east and west sides;
- The dark, rough-faced stone laid in rubble coursing used to construct the building;
- The light coloured stone sills and lintels at all windows;
- The striped pattern created with alternating wood battens and shingles below the roofline;

The Detached Stone Secondary Building (Criterion 1)

- The belcast roof with exposed rafter tails, with gables at east and west sides;
- The dark, rough faced stone laid in rubble coursing used to construct the building;
- The light coloured stone sills and lintels at the east window;
- The striped pattern created with alternating wood battens and shingles below the roofline; and
- The large opening on the south façade.

Schedule "B"
to By-law 2026-163 of the City of Greater Sudbury



Subject property

Areas containing CHVI

General location of four stone pillars

Views between areas containing CHVI

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Un organisme du gouvernement de l'Ontario

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BY-LAW 2000-122

BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO AMEND THE ARCHITECTURAL/HISTORIC DESIGNATION OF THE ART GALLERY OF SUDBURY, FORMERLY LAURENTIAN UNIVERSITY MUSEUM AND ARTS CENTRE (LUMAC) IN THE CITY OF SUDBURY IN THE REGIONAL MUNICIPALITY OF SUDBURY, TO PERMIT ALTERATIONS AND RENOVATIONS TO THE INTERIOR SPACE OF THE ART GALLERY OF SUDBURY

WHEREAS by By-Law 83-204, "BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO DESIGNATE LAURENTIAN MUSEUM AND ARTS CENTRE IN THE CITY OF SUDBURY IN THE REGIONAL MUNICIPALITY OF SUDBURY AS A PROPERTY OF ARCHITECTURAL AND HISTORICAL VALUE PURSUANT TO THE ONTARIO HERITAGE ACT", Council designated the whole of the real property known as Laurentian Museum and Arts Centre, now the Art Gallery of Sudbury, at 468 Ramsey Road in the City of Sudbury as being of architectural and historic value or interest;

AND WHEREAS the Board of Directors of the Art Gallery of Sudbury has applied to the Council of The Corporation of the City of Sudbury to amend the designation for the purpose of implementing interior renovations to the Art Gallery of Sudbury to achieve the following objectives:

(a) life and safety issues;

(b) accessibility requirements;

(c) required upgrades to exhibition spaces for current and proposed exhibits; and,

(d) routine maintenance and repair;

AND WHEREAS Section 33 of the Ontario Heritage Act provides than an owner of a designated property shall not alter the property or permit the alteration of the property where the alteration is likely to affect the reason for the designation, unless the owner applies to the Council and receives consent in writing to make such alteration.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF SUDBURY HEREBY ENACTS AS FOLLOWS:

1. THAT the application of Laurentian University and the Art Gallery of Sudbury, to implement interior renovations to the Art Gallery of Sudbury situate and forming part of the real property formerly known as the Laurentian University Museum and Art Centre, located at 468 Ramsey Road in the City of Sudbury in the Regional Municipality of Sudbury, be and is hereby approved.
2. THAT Section 1 of By-law 83-204, "BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO DESIGNATE LAURENTIAN MUSEUM AND ARTS CENTRE IN THE CITY OF SUDBURY IN THE REGIONAL MUNICIPALITY OF SUDBURY AS A PROPERTY OF ARCHITECTURAL AND HISTORICAL VALUE PURSUANT TO THE ONTARIO HERITAGE ACT", be and is hereby amended, by removing from its designation the interior space of the of the Art Gallery of Sudbury.
3. THAT a certified true copy of this by-law shall be registered against the real property affected by this designation.
4. THAT notice of Council's decision to permit the proposed renovations to the interior space of the of the Art Gallery of Sudbury shall:
   (a) be given to the owner, Laurentian University, the Art Gallery of Sudbury and to the Ontario Heritage Foundation; and,
   (b) be published in a newspaper having general circulation in the City of Sudbury, in the English and French languages.
5. THAT this by-law shall come into force and take effect immediately upon the final passing thereof.

READ THREE TIMES AND FINALLY ENACTED AND PASSED IN OPEN COUNCIL THIS 7th DAY OF NOVEMBER, 2000.

Mayor

Clerk

city of | ville de
SUDBURY
certified a true copy / certifié conforme

city clerk/greffier municipal

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Nancy Smith

city of | ville de
SUDBURY

DIRECTOR'S OFFICE
MAY 18 1993
HERITAGE POLICY BRANCH

RECEIVED
17 MAY 1993

12 May 1993

The Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Dear Sirs:

In compliance with the provisions of Section 34 of the ***Ontario Heritage Act***, please find enclosed a certified true copy of City of Sudbury By-law 93-27. By-law 93-27 authorized Laurentian University, the registered owner of the designated property known as the **Laurentian University Museum and Art Centre**, to demolition a timber pedestrian bridge located on the designated property.

In addition, I am also enclosing a photocopy of the Notice of Decision, as published in the ***Sudbury Star***, and a photocopy of General Document #106762, registered in Registry Division of the Land Registry Office at Sudbury.

I trust the enclosed is satisfactory, and remain,

Yours truly,

THOM M. MOWRY, Manager of
Administration and City Clerk

DIRECTOR'S OFFICE
MAY 18 1993
HERITAGE POLICY BRANCH

enclosures/3.

Bag/Sac 5000, Station/succursale A, 200 rue Brady Street, Sudbury, Ontario P3A 5P3
(705) 674-3141

Thom

BY-LAW 93-27

BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO AMEND BY-LAW 83-204, "BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO DESIGNATE LAURENTIAN MUSEUM AND ARTS CENTRE IN THE CITY OF SUDBURY IN THE REGIONAL MUNICIPALITY OF SUDBURY AS A PROPERTY OF ARCHITECTURAL AND HISTORICAL VALUE PURSUANT TO THE ONTARIO HERITAGE ACT"

WHEREAS Laurentian University, the owner of the property known as the Laurentian University Museum and Art Centre, located at 468 Ramsey Road in the City of Sudbury, in the Regional Municipality of Sudbury, has made application to amend By-law 83-204 (whereby the whole of 468 Ramsey Road was designated as a property of architectural and historic value), to permit the demolition of a timber pedestrian bridge on the said designated property;

AND WHEREAS Heritage Sudbury, at its meeting held on 1992-10-21, considered the request of Laurentian University and did, by Committee Resolution 92-20, recommend to the Council of The Corporation of the City of Sudbury that the designation By-law 83-204 be amended to permit the removal of the aforesaid timber pedestrian bridge;

AND WHEREAS Section 34 of the **Ontario Heritage Act,** Chapter O.18, R.S.O. 1990, provides that Council, after consultation with its local advisory committee, may consent to an application to demolish or remove any building or structure on a designated property, and in such event, its decision is final.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF SUDBURY HEREBY ENACTS AS FOLLOWS:

1. THAT Laurentian University be and is hereby authorized to demolish and remove the timber pedestrian bridge located on the property known as the Laurentian University Museum and Art Centre, located at 468 Ramsey Road in the City of Sudbury, in the Regional Municipality of Sudbury.

2. THAT Section 1 of By-law 83-204, "BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO DESIGNATE LAURENTIAN MUSEUM AND ARTS CENTRE IN THE CITY OF SUDBURY, IN THE REGIONAL MUNICIPALITY OF SUDBURY, AS A PROPERTY OF ARCHITECTURAL AND HISTORICAL VALUE PURSUANT TO THE ONTARIO HERITAGE ACT" be and is hereby amended, by removing from its designation the timber pedestrian bridge.

3. THAT a certified true copy of this by-law shall be registered against the real property affected by this designation.

4. THAT notice of Council's decision to permit the removal of the timber pedestrian bridge located on the designated property shall:

(a) be given to the owner and to the Ontario Heritage Foundation; and,

(b) be published in a newspaper having general circulation in the City of Sudbury

5. THAT this by-law shall come into force and take effect immediately upon the final passing thereof.

READ THREE TIMES AND FINALLY ENACTED AND PASSED IN OPEN COUNCIL THIS NINTH DAY OF FEBRUARY, 1993.

Mayor

Deputy Clerk

"CERTIFIED A TRUE COPY"

DEPUTY CLERK

Province of Ontario

Document General

Form 4 -- Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

NUMBER
NUMÉRO
Walter Lavecchia
LAND REGISTRAR / *REGISTRATEUR*
CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
SUDBURY #53 SUDBURY

'93 APR -5 P4:21

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 7 pages

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Nature of Document
By-law 93-27 of
The Corporation of the City of Sudbury

(5) Consideration
N/A Dollars $

(6) Description
SEE SCHEDULE FOR DESCRIPTION

V 23
V 30
V 34

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

A Certified Copy of By-law 93-27 of The Corporation of the City of Sudbury is Attached.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE CITY OF SUDBURY By its Solicitor	W. Fredrick Dean	1993 04 05

(11) Address for service Bag 5000, Station "A", Sudbury, Ontario P3A 5P3

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property
468 Ramsey Road,
Sudbury, Ontario

(15) Document Prepared by:
W.F. Dean, City Solicitor
The Corporation of the
City of Sudbury,
200 Brady Street,
Sudbury, Ontario P3A 5P3

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	
Total	

Additional Property Identifier(s) and/or Other Information

DESCRIPTION OF PROPERTY

FIRSTLY: Part of the south half of Lot Number Five (5) in the Third (3rd) Concession of the Township of McKim (now the City of Sudbury) containing by admeasurement One Hundred and Forty-four One Thousandths acres (.144 ac) more or less and which said parcel of land may be more particularly described as follows, that is to say:

COMMENCING: at a point in the northerly limit of David Street, said point being at the southwesterly angle of Lot 67 as laid down on plan prepared by Stewart & Whitson, O.L.S. dated the 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury ;

THENCE: due West along the Westerly production of the Northerly limit of David Street one chain and eighty links, more or less to the Southerly production of the Easterly limit of Louis Street;

THENCE: due North along the said production of Louis Street eight links;

THENCE: due East parallel to the Northerly limit of David Street one chain and eighty links more or less to the Northwesterly angle of Lot 67 as laid down on said plan;

THENCE: Due South along the Westerly limit of said Lot 67, eighty links more or less to the place of beginning.

SECONDLY: Part of the South part of Lot Number Five in the Third Concession of the Township of McKim, now in the City of Sudbury, which said parcel of land may be more particularly described as follows, that is to say:

COMMENCING: at a point in the Southerly production of the Easterly limit of Louis Street, said point being distant three chains and forty links measured Southerly from the Southwest angle of Lot Number 90 as shown and laid down on the plan of survey of part of the said City of Sudbury prepared by Stewart & Whitson, O.L.S., for one Aurora Dubois dated 12th June, 1888, and registered in the Registry Office for the District of Nipissing, now at Sudbury;

THENCE: Southerly along the Southerly production of the Easterly limit of said Louis Street eighty links;

THENCE: Easterly parallel to the Southerly limit of said Lot Number 90 one chain eighty links;

THENCE: Northerly parallel to the aforesaid Easterly limit of Louis Street eighty links;

THENCE: Westerly parallel to the Southerly limit of said Lot Number 90 one chain eighty links more or less to the place of beginning containing by admeasurement One Hundred and Forty-four One Thousandths of an acre.

THIRDLY: Lots Numbers Sixty-three (63), Sixty-four (64), Sixty-five (65), Sixty-six (66) and Sixty-seven (67) on the West side of Nelson Street (closed) in the said City of Sudbury as shown on a plan of part of the said City prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury.

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Additional Property Identifier(s) and/or Other Information

Page..... #2

FOURTHLY: Lots Numbers Sixty-eight (68) and Sixty-nine (69) on the West side of Nelson Street (closed) in the said City of Sudbury as shown on a plan of part of the said City prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated 12th of June, 1888, and registered in the Registry Office for the District of Nipissing, at North Bay, now at Sudbury.

EXCEPTING those parts thereof described as follows:

COMMENCING: at a point in the North limit of said Lot 68, distant 60.0 feet from the Northeast angle thereof;

THENCE: Easterly along said limit 60.0 feet to said angle;

THENCE: Southerly along the East limit thereof and along the East limit of said Lot 69 to the Southerly limit of said Lot 69;

THENCE: Westerly along said last mentioned limit 118 feet 9 1/2 inches more or less to the West limit of said Lot 69;

THENCE: Northerly along said last mentioned limit 23 feet 7 1/4 inches;

THENCE: Northeasterly in a straight line 101 feet 2 1/4 inches more or less to the point of commencement.

FIFTHLY: Lots Numbers One Hundred and Fifty-Eight (158), One Hundred and Fifty-nine (159) and North half of Lot Number One Hundred and Sixty (160) on the East side of Louis Street (now Ramsay Road closed) as laid down on a plan of survey of part of the South half of Lot Number Five (5), in the Third Concession of the Township of McKim, now in the City of Sudbury, made by DeMorest, Stull & Low for F.R. Du Caillaud and F. Tarneaud dated the 2nd of January, 1907, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury.

SIXTHLY: that part of Nelson Street (closed) in the said City of Sudbury as shown on a plan prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated the 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury, lying between the Southerly limit of John Street and the Northerly limit of David Street as shown on said plan.

SEVENTHLY: that part of David Street (closed) in the said City of Sudbury as shown on said last mentioned plan described as follows:

COMMENCING: at the Northwesterly corner of Nelson and David Streets as shown on said plan made June 12th, 1888, by Stewart & Whitson for Aurora Dubois;

THENCE: Westerly along the Northerly limit of David Street one chain and 80 links;

THENCE: still Westerly along the Westerly production of the Northerly limit of David Street one chain and eighty links more or less to the Southerly production of the Easterly limit of Louis Street;

THENCE: Southerly and along the above-mentioned Southerly production of the Easterly limit of Louis Street one chain more or less to the intersection of the last described course with the Westerly production of the Southerly limit of David Street;

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Additional Property Identifier(s) and/or Other Information

Page ..... #3

THENCE: Easterly and along the Westerly production of the Southerly limit of David Street one chain and eighty links more or less to the Northwesterly angle of Lot 68 as shown on above mentioned map or plan;

THENCE: still Easterly and along the said Southerly limit of David Street one chain and eighty links more or less to the Westerly limit of Nelson Street one chain more or less to the place of beginning.

EXCEPTING that part thereof described as follows:

COMMENCING: at a point in the North limit of Lot 68 Nelson Street according to the aforesaid plan, said point being distant 60.0 feet from the Northeast angle of said Lot;

THENCE: Easterly along said North limit, 60.0 feet to said Northeast angle;

THENCE: Northerly in a straight line 66.0 feet more or less to the Southeast angle of Lot 67 Nelson Street according to the aforesaid plan;

THENCE: Westerly along the South limit thereof, 13 feet 1 3/4 inches;

THENCE: Southwesterly in a straight line 81 feet more or less to the point of commencement being conveyed to The Corporation of the City of Sudbury.

The said parcels of land being shown on a sketch attached to Deed of Land from F.S. James et al, to Sudbury Memorial Hospital, registered as Instrument #38313.

Last Deed Number 61148

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BY-LAW 83-204

BEING A BY-LAW OF THE CORPORATION OF THE CITY OF SUDBURY TO DESIGNATE LAURENTIAN MUSEUM AND ARTS CENTRE IN THE CITY OF SUDBURY IN THE REGIONAL MUNICIPALITY OF SUDBURY AS A PROPERTY OF ARCHITECTURAL AND HISTORICAL VALUE PURSUANT TO THE ONTARIO HERITAGE ACT

WHEREAS Section 29 of The Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS the Council of The Corporation of the City of Sudbury has caused to be served upon the owners of the lands and premises known municipally as 468 Ramsey Road in the City of Sudbury and upon The Ontario Heritage Foundation Notice of Intention to so designate the aforesaid real property and have caused such Notice of Intention to be published in a newspaper having general circulation in the municipality once a week for 3 consecutive weeks;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF SUDBURY HEREBY ENACTS AS FOLLOWS:

1. THAT the real property known as Laurentian Museum and Arts Centre at 468 Ramsey Road in the City of Sudbury in the Regional Municipality of Sudbury be designated as being of architectural and historic value or interest which lands and premises are more particularly described in Schedule "A" attached hereto, which Schedule forms part of this by-law.

2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.

3. THAT the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon The Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality once a week for 3 consecutive weeks.

4. THAT this by-law shall come into force and take effect immediately upon the final passing thereof.

READ THREE TIMES AND FINALLY ENACTED AND PASSED IN OPEN COUNCIL THIS 13TH DAY OF DECEMBER, 1984.

Mayor

Clerk

"CERTIFIED A TRUE COPY"

CITY CLERK

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Sudbury, in the District of Sudbury and Province of Ontario and being composed of:

FIRSTLY: Part of the south half of Lot Number Five (5) in the Third (3rd) Concession of the Township of McKim (Now the City of Sudbury) containing by admeasurement one hundred and forty-four one thousandths acres (.144ac) more or less and which said parcel of land may be more particularly described as follows, that is to say:

COMMENCING: at a point in the northerly limit of David Street, said point being at the southwesterly angle of Lot 67 as laid down on plan prepared by Stewart & Whitson, O.L.S. dated the 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing, at North Bay, now at Sudbury;

THENCE: due west along the westerly production of the northerly limit of David Street One hundred and Eighteen point Eight feet (118.8') to the southerly production of the easterly limit of Louis Street;

THENCE: due north along the said production of Louis Street Fifty-two point eight feet (52.8')

THENCE: due east parallel to the northerly limit of David Street One hundred and Eighteen point eight feet (118.8') more or less to the north-westerly angle of Lot 67 as laid down on said plan;

THENCE: due south along the westerly limit of said Lot 67 fifty-two point eight feet (52.8') more or less to the place of beginning;

SECONDLY: part of the south part of Lot Number Five (5) in the Third Concession of the Township of McKim, now in the City of Sudbury, which said parcel of land may be more particularly described as follows, that is to say:

COMMENCING: at a point in the southerly production of the easterly limit of Louis Street, said point being distant two hundred and twenty-four point four feet (224.4') measured southerly from the south-west angle of Lot Number 90 as shown and laid down on the plan of survey of part of the said City of Sudbury prepared by Stewart & Whitson, O.L.S. for one, Aurora Dubois dated 12th June, 1888, and registered in the Registry Office for the District of Nipissing, now at Sudbury;

THENCE: southerly along the southerly production of the easterly limit of said Louis Street fifty-two point eight feet (52.8');

THENCE: easterly parallel to the southerly limit of said Lot Number 90 one hundred and eighteen point eight feet (118.8');

THENCE: northerly parallel to the aforesaid easterly limit of Louis Street fifty-two point eight feet (52.8');

THENCE: westerly parallel to the southerly limit of said Lot Number 90 one hundred and eighteen point eight feet (118.8') more or less to the point of beginning containing by admeasurement one hundred and forty-four one thousandths of an acre.

THIRDLY: Lots Numbers sixty-three (63), sixty-four (64), sixty-five (65), sixty-six (66), sixty-seven (67) on the West side of Nelson Street (closed) in the said City of Sudbury as shown on a plan of part of the said City prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated 12th of June, 1888, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury.

THIS IS SCHEDULE "A" TO BY-LAW 83-204 OF THE CORPORATION OF THE CITY OF SUDBURY

Per: _____ Mayor Per: _____ Clerk

Schedule "A" cont'd

FOURTHLY: Lots Numbers Sixty-eight (68), Sixty-nine (69) on the West side of Nelson Street (closed) in the said City of Sudbury as shown on a plan of part of the said City prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing, at North Bay, now at Sudbury.

EXCEPT those parts thereof described as follows:

COMMENCING: at a point in the north limit of said Lot 68 distant 60.0 feet from the northeast angle thereof;

THENCE: easterly along said limit 60.0 feet to said angle;

THENCE: southerly along the east limit thereof and along the east limit of said Lot 69 to the southerly limit of said Lot 69;

THENCE: westerly along said last mentioned limit 118 feet 9 1/2 inches more or less to the west limit of said Lot 69;

THENCE: northerly along said last mentioned limit 23 feet 7 1/4 inches;

THENCE: northeasterly in a straight line 101 feet 2 1/4 inches more or less to the point of commencement.

FIFTHLY: Lots Numbers One Hundred and Fifty-eight (158), One Hundred and Fifty-nine (159) and north half of Lot Number One Hundred and Sixty (160) on the east side of Louis Street (now Ramsay Road closed) as laid down on a plan of survey of part of the South half of Lot Number Five (5), in the Third Concession of the Township of McKim, now in the City of Sudbury, made by DeMorest, Stull & Low for F.R. Du Caillaud and F. Tarneaud dated the 2nd of January, 1907, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury.

SIXTHLY: That part of Nelson Street (closed) in the said City of Sudbury as shown on a plan prepared by Stewart & Whitson, O.L.S. for Aurora Dubois dated the 12th day of June, 1888, and registered in the Registry Office for the District of Nipissing at North Bay, now at Sudbury, lying between the Southerly limit of John Street and the Northerly limit of David Street as shown on said plan.

SEVENTHLY: That part of David Street (closed) in the said City of Sudbury as shown on said last mentioned plan described as follows:

COMMENCING: at the north-westerly corner of Nelson and David Streets as shown on said plan made June 12th, 1888, by Stewart & Whitson for Aurora Dubois;

THENCE: westerly along the northerly limit of David Street one hundred and eighteen point eight feet (118.8')

THENCE: still westerly along the westerly production of the northerly limit of David Street one hundred and eighteen point eight feet more or less to the southerly production of the easterly limit of Louis Street;

Schedule "A" cont'd

THENCE: southerly and along the above-mentioned southerly production of the easterly limit of Louis Street, sixty-six feet (66') more or less to the intersection of the last described course with the westerly production of the southerly limit of David Street;

THENCE: easterly and along the westerly production of the southerly limit of David Street one hundred and eighteen point eight feet (118.8') more or less to the north-westerly angle of Lot 68 as shown on above mentioned map or plan;

THENCE: still easterly and along the said southerly limit of David Street one hundred and eighteen point eight feet (118.8') more or less to the westerly limit of Nelson Street;

THENCE: northerly and along the westerly limit of Nelson Street sixty-six feet (66') more or less to the place of beginning;

EXCEPTING that part thereof described as follows:

COMMENCING: at a point in the north limit of Lot 68, Nelson Street according to the aforesaid plan, said point being distant 60.0 feet from the northeast angle of said Lot;

THENCE: easterly along said north limit 60.0 feet to said northeast angle;

THENCE: northerly in a straight line 66.0 feet more or less to the southeast angle of Lot 67, Nelson Street according to the aforesaid plan;

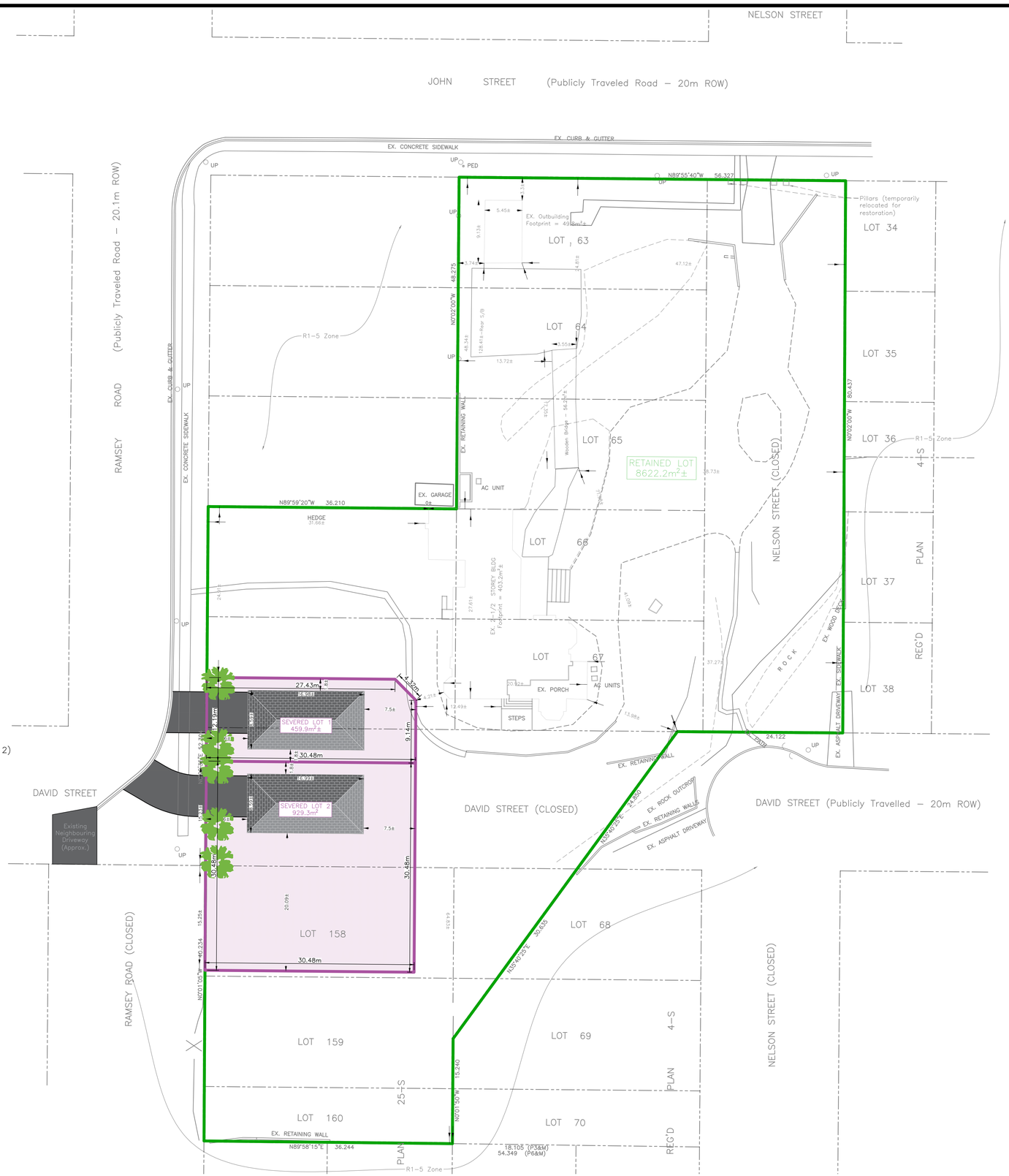
THENCE: westerly along the south limit thereof, 13 feet 1 3/4 inches;

THENCE: southwesterly in a straight line 81 feet more or less to the point of commencement being conveyed to the Corporation of the City of Sudbury.

INCLUDING the right to connect with and use in common with others entitled thereto the main water and sewer line extending across the north part of the south half of said Lot Number One Hundred and Sixty (160) as shown on the reference plan attached to Instrument No. 38313 and is SUBJECT TO THE RESTRICTION that no part of a building, garage, verandah, covered porch, bay window or similar structure shall be erected closer than five feet from the west limit of said Lots Numbers One Hundred and Fifty-eight (158), One Hundred and Fifty-nine (159) and One Hundred and Sixty (160) referred to the lands hereinbefore Fifthly described and that no division fence or wall of a greater height than four feet six inches (4' 6") shall be erected on or within five feet of the said west limit of said Lots One Hundred and Fifty-eight (158), One Hundred and Fifty-nine (159) and One Hundred and Sixty (160).

The said parcels of land being shown on a sketch attached to Deed of Land from F.S. James et al, to Sudbury Memorial Hospital, registered as Instrument #38313.

Appendix III – Consent Sketch (dated 4 September 2026)



ZONING DATA

	I ZONE REQUIRED	I ZONE PROVIDED	R3–1 (Up to 4 Dwellings) REQUIRED	R3–1 (Up to 4 Dwellings) PROVIDED
LOT AREA:	MIN 900m²	8,622.2m²±	MIN 400m²	459.9m²± (Lot 1); 929.3m²± (Lot 2)
LOT FRONTAGE:	MIN 30m	56.33m±	MIN 12m	12.19m± (Lot 1); 15.23m (Lot 2)
LOT DEPTH:	n/a	148.12m±	MAX 30m	30.48m (both lots)
LOT COVERAGE:	MAX 50%	5.1%±	MAX 45%	31.7%± (Lot 1); 15.7%± (Lot 2)
BUILDING HEIGHT:	MAX 50m	<50m	MAX 11m	<11m
LANDSCAPING:	MIN 15%	>15%	MIN 30%	40.2%± (Lot 1); 80.4%± (Lot 2)
SETBACKS				
FRONT YARD:	10m	48.34m±	6m	6m (both lots)
INTERIOR YARD:	10m	0m 13.98m±	1.8m(2 Floors)	20.09m± (Lot 2, South yard) 1.8m (All other yards)
REAR YARD:	10m	64.83m±	7.5m	7.5m (both lots)
BLDG SEPARATION:	3m	>3m	n/a	7.5m (both lots)

LEGEND:

- LOT LINES
- EX. EDGE OF ASPHALT
- EX. CURB & GUTTER
- EX. BUILDING
- PROPOSED EDGE OF ASPHALT
- PROPOSED BUILDING ENVELOPES 145.9m²±
- PROPOSED RETAINED LOT
- PROPOSED SEVERED LOT

KEY PLAN



ENGINEER'S SEAL:

TULLOCH ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
SEPTEMBER 4, 2026

DATE	REV.	REVISION	BY	APP'D
-	-	-	-	-

CLIENT:

Devla Properties Inc.
Unit 1, 1049 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION

DRAWING TITLE:

SKETCH FOR CONSENT TO SEVER

DRAWN	DESIGNED	CHECKED	APPROVED
MDJ	EJT	AA	VS

SCALE	DATE
1:300	SEP 4, 2026

PROJECT No.	REVISION	DRAWING
26-0944	0	SP1

P:\2026\260944\PLANNING\Drawings\260944 design6A.dwg

251 JOHN STREET
SUDBURY

PIN 735840678

GeoWarehouse Property Report



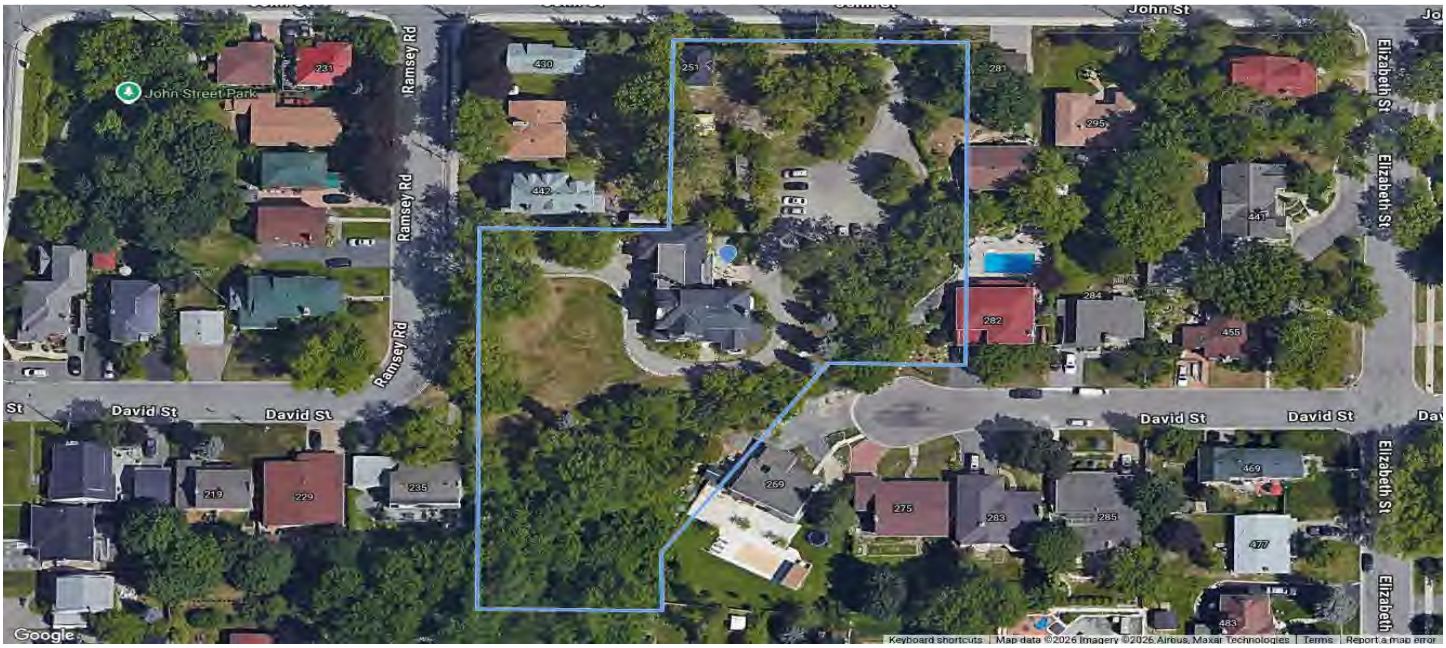
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Property Details

GeoWarehouse Address:
251 JOHN STREET
SUDBURY



PIN:	735840678
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:

BELROCK MANSION INC.

Legal Description

LT 63-67 PL 4SB MCKIM; LT 158-159 PL 25SA MCKIM; PT LT 160 PL 25SA MCKIM; PT LT 68-69 PL 4SB MCKIM; PT NELSON ST, DAVID ST PL 4SB MCKIM (CLOSED BY S70); PT S1/2 LT 5 CON 3 MCKIM AS IN S61148; S/T INTEREST IN S61148 CITY OF GREATER SUDBURY

Lot Size

Area:	8473.0 sq.m
Perimeter:	442.0 m
Measurements:	55.92m x 46.53m x 35.95m x 93.36m x 35.1m x 14.33m x 56.14m x 26.11m x 79.14m 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
Oct 31, 2025	[redacted]	Transfer	BELROCK MANSION INC.;	
Nov 14, 1969		Transfer	LAURENTIAN UNIVERSITY OF SUDBURY;	

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.

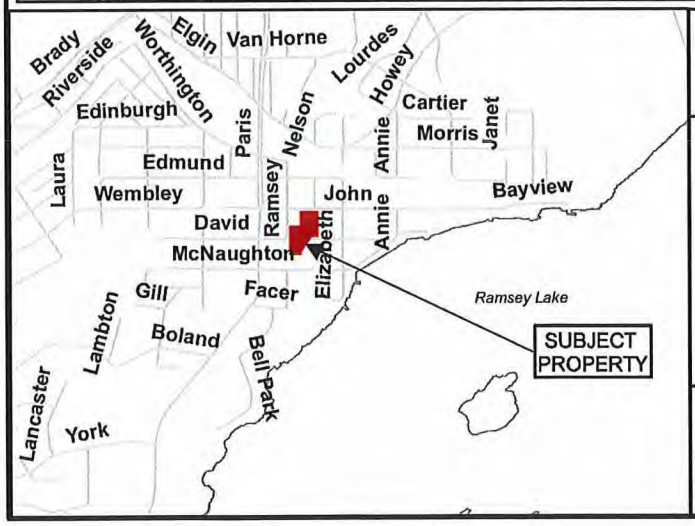
Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. $2) in cases such as transfers between spouses or in tax exempt transfers.

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.

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

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





Application for Consent

N

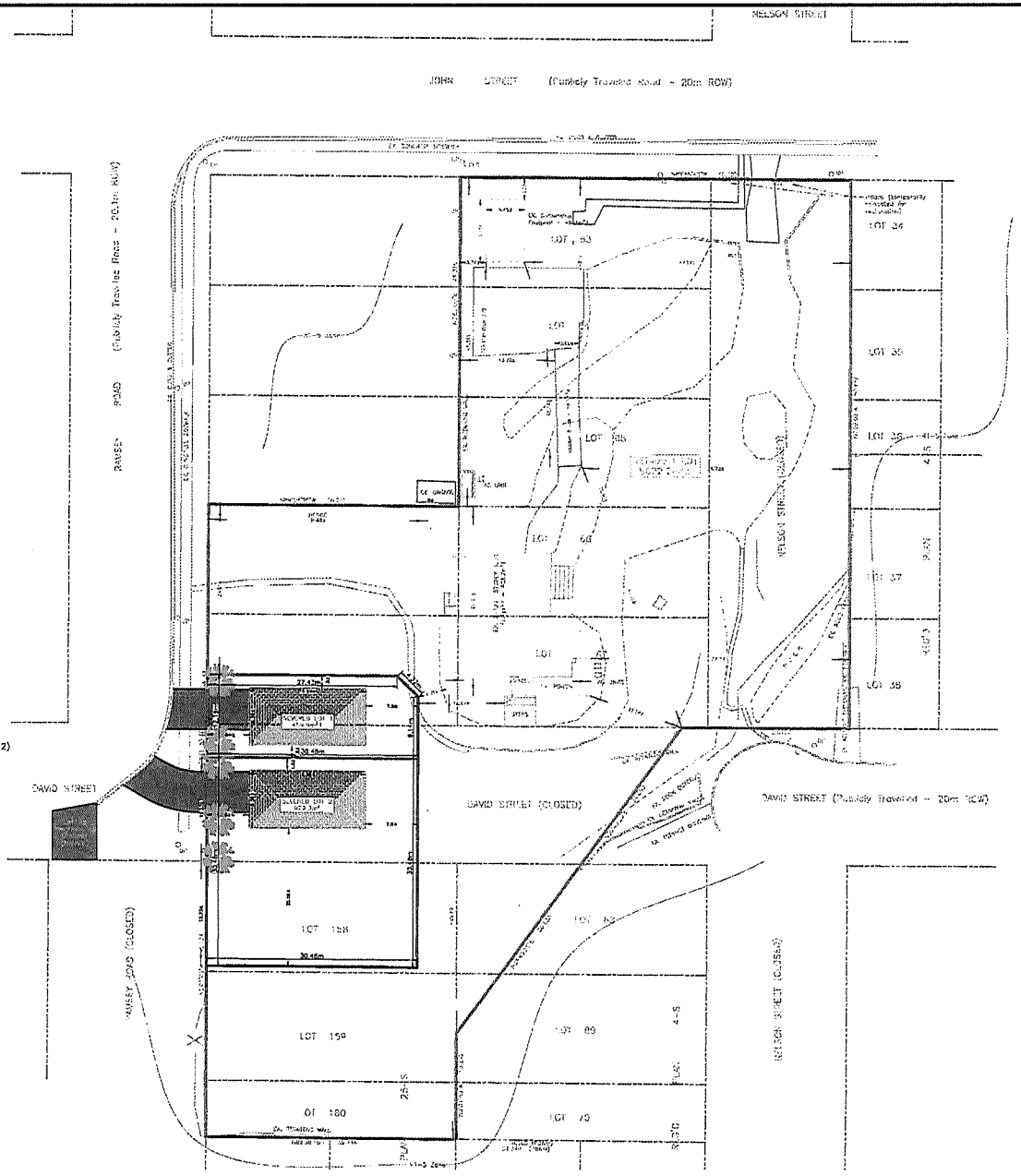
Subject Property being PIN 73584-0678,
Lots 63-67 & Part Lots 68-69, Plan 4-SB,
Lots 158-159 & Part Lot 160, Plan 25-SA,
Lot 5, Concession 3,
Township of Mckim,
251 John Street, Sudbury,
City of Greater Sudbury

NTS

Sketch 1

PL-CON-2026-00063
PL-CON-2026-00064

Date: 2026 09 21



ZONING DATA

	I. ZONE REQUIRED	PROVIDED	R3—1 (Up to 4 Dwellings) REQUIRED	PROVIDED
LOT AREA:	MIN 900m²	8,822.2m²±	MIN 400m²	459.9m²± (Lot 1); 929.3m²± (Lot 2)
LOT FRONTAGE:	MIN 30m	56.33m±	MIN 12m	12.19m± (Lot 1); 15.23m (Lot 2)
LOT DEPTH:	n/a	148.12m±	MAX 30m	30.48m (both lots)
LOT COVERAGE:	MAX 50%	5.1%±	MAX 45%	31.7%± (Lot 1); 15.7%± (Lot 2)
BUILDING HEIGHT:	MAX 50m	<50m	MAX 11m	<11m
LANDSCAPING:	MIN 15%	>15%	MIN 30%	40.2%± (Lot 1); 80.4%± (Lot 2)
SETBACKS				
FRONT YARD:	10m	48.34m±	6m	6m (both lots)
INTERIOR YARD:	10m	0m	1.8m(2 Floors)	20.09m± (Lot 2, South yard)
		13.98m±		1.8m (All other yards)
REAR YARD:	10m	64.83m±	7.5m	7.5m (both lots)
BLDG SEPARATION:	3m	>3m	n/a	

LEGEND:

- LOT LINES
- EX. EDGE OF ASPHALT
- EX. CURB & GUTTER
- EX. BUILDING
- PROPOSED EDGE OF ASPHALT
- PROPOSED BUILDING ENVELOPES 143.8m²±
- PROPOSED RETAINED LOT
- PROPOSED SEVERED LOT

KEY PLAN

ENGINEER'S SEAL:

TULLOCH ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
SEPTEMBER 4, 2026

DATE	REV.	REVISION	BY	APP'D
-	-	-	-	-

CLIENT:

Devia Properties Inc.
Unit 1, 1040 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION

DRAWING TITLE:

SKETCH FOR CONSENT TO SEVER

MDJ	EJT	AA	VS
DRAWN	DESIGNED	CHECKED	APPROVED

1:300	SEP 4, 2026
SCALE	DATE

26-0944	0	SP1
PROJECT No.	REVISION	DRAWING

PL-CON-2026-000063
PL-CON-2026-000064
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-2026-00065

APPLICATION SUMMARY

File Date: September 10, 2026

Application Type: Consent (Land Severance)

Address(es): 4102 Long Lake Road, Sudbury P3G 1K1

Applicant(s): TULLOCH

Owner(s): KYLE OLSON AND TAJANA CENTIS

PLANNING APPLICATION
PURPOSE OF TRANSACTION

☒ **Addition to Lot**

Area 4371.3	**Area (Second Additional Lot if Applicable)** 3916.4
Depth 55	**Depth (Second Additional Lot if Applicable)** 68.3
Frontage 0	**Frontage (Second Additional Lot if Applicable)** 0

☐ **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
1394.4

Area (Second Easement or Right-of-Way if Applicable)
881.5

Depth
15.1

Depth (Second Easement or Right-of-Way if Applicable)
15.1

Frontage
0

Frontage (Second Easement or Right-of-Way if Applicable)
0

☐ **Lease**

Area

Depth

Frontage

☒ **Other**

Describe Other
Lot Addition #3

Area
3373.5

Depth
54.6

Frontage
0

GENERAL APPLICATION

Are there multiple properties associated with the application?
Yes

Please describe the additional properties associated with this application
PINs 73476-0857, 73476-0858 and 73476-0860 (abutting, south)

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

What is the date of acquisition of subject land?
February 28, 2022

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
Giovanni Grossi (benefitting Lot 1 & 3)
Anin Holdings Inc. (benefitting Lot 2)

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

Please indicate a description of each easement or covenant and its effect
PARTS 1 AND 2 53R22215
Mutual Access Easement (PIN 73476-0858) (benefitting lot)

PART 1 53R20888
Hydro & Telecommunications (PIN 73476-0818) (retained lot)

Has the land ever had any previous severances?
Yes

Name of transferee
undetermined

Date of transfer
ongoing (see attached cover letter)

Use of severed land
rural residential

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

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

Please indicate the file number and status of the application

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

Explain how the application conforms with the Official Plan
The application conforms to the OP given the following:
The benefitting properties, together with the severed lots will be used for residential purposes, which are permitted in the Rural designation, permitted in the Living Area II designation, and compatible with the surrounding neighbourhood character.
The application will not require the extension of any municipal services and will make the provision of private services on the benefitting lots more viable by increasing the area of the lots - giving owners greater flexibility regarding the location of on-site services.
Access to Long Lake Road will be minimized through a mutual access easement - proposing one access point for 4 properties.
There is sufficient buildable area on each lot outside of any area regulated by the CA.

Explain how the application is consistent with the Provincial Policy Statements
With respect to Section 2.6, the application increases the area of the benefitting property, thereby making it more viable for the provision of private servicing. In addition, no uneconomical expansion of infrastructure is expected.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
A full review of the GPNO was conducted prior to submission. The applications do not conflict with any policy in this plan.

CONCURRENT APPLICATIONS

☐ **Minor Variance**

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

☒ **Rezoning**

File Number(s) - Rezoning	Status - Rezoning
concurrently submitted	ongoing

☐ **Official Plan Amendment**

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

LAND RETAINED

Area	Depth	Frontage
130800	284.9	90.0

Existing use of land
Rural, vacant

Proposed use of land

same as existing

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, vacant

Proposed use of land

Residential

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

#1: PIN 73476-0857, PART LOT 5 CONCESSION 4 BRODER BEING PTS 7 & 8 ON 53R21965 CITY OF GREATER SUDBURY

#2: PIN 73476-0860, Parts 13-14, Plan 53R-21965, Part Lot 5, Concession 4, Township of Broder - subject to an easement approximately 881.5 sq m in area for access purposes

#3: PIN 73476-0858, PART LOT 5 CONCESSION 4 BRODER BEING PTS 9 & 10 53R21965 SUBJECT TO AN EASEMENT OVER PARTS 1 AND 2 53R22215 IN
FAVOUR OF PT LT 10-11 CON 2 ELIZABETHTOWN AS IN LR48588 & LR52216 & PT 5-10 28R241 EXCPET PT 1-6 28R11010 EXCEPT
PTS 1 - 21, 23, 25, 28 AND 35 28R15880 AND PT 3 28R15911; BROCKVILLE AS IN LE167288 CITY OF GREATER SUDBURY - subject to an easement approximately 1394.4 sq m in area for access purposes.

WATER/SEWAGE - SEVERED

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

Explain Other

PROPERTY ACCESS - SEVERED

Provincial highway	☐
Road maintained by the municipality	☒
Municipal road that is maintained seasonally	☐
Municipal road that is maintained 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

August 11, 2026
File No. 231289

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

> Re: 4102 Long Lake Road (MR80) Applications for Consent (Lot Additions) and Rezoning Benefitting Abutting Properties to the South

Dear Planning Services,

TULLOCH is retained by the owners of the lands known municipally as 4102 Long Lake Road in Sudbury to prepare three Consent applications and a Zoning By-law Amendment application to facilitate three lot additions for low-density residential purposes (single detached dwellings). The purpose of this cover letter is to provide the Consent Official and Development Approvals with a statement of how the proposed lot additions and rezoning from RU (Rural) to R1-2 (Low Density Residential One) in this location conforms to the *City of Greater Sudbury Official Plan* (OP) and complies with the *City of Greater Sudbury Zoning By-law 2010-100Z* (Zoning By-law).

SUBJECT LANDS

The subject lands consist of the following properties, which include the lands subject to the Consent application (*subject property)* and the abutting properties to the south which benefit from the proposed lot additions *(benefitting properties)*. The subject lands can be legally described as follows:

Subject Property:

> PCL 6538 SEC SES; PT LT 5 CON 4 BRODER AS IN LT37503 EXCEPT LT61490 & LT76505 & UNIT 12 & 16 EXPROP D52; EXCEPTING THE LAND COVERED WITH THE WATERS OF LONG LAKE WITHIN THE LIMITS OF THE SAID LANDS; GREATER SUDBURY (PIN 73476-0174)

Benefitting Properties:

> PART LOT 5 CONCESSION 4 BRODER BEING PTS 7 & 8 ON 53R21965 CITY OF GREATER SUDBURY (PIN 73476-0857)
>
> PART LOT 5 CONCESSION 4 BRODER BEING PTS 9 & 10 53R21965 SUBJECT TO AN EASEMENT OVER PARTS 1 AND 2 53R22215 IN FAVOUR OF PT LT 10-11 CON 2 ELIZABETHTOWN AS IN LR48588 & LR52216 & PT 5-10 28R241 EXCPET PT 1-6 28R11010 EXCEPT PTS 1 - 21, 23, 25, 28 AND 35 28R15880 AND PT 3 28R15911; BROCKVILLE AS IN LE167288 CITY OF GREATER SUDBURY (PIN 73476-0858)
>
> PART LOT 5 CONCESSION 4 BRODER BEING PTS 13 & 14 ON 53R21965 CITY OF GREATER SUDBURY (PIN 73476-0860)

The *subject property* is designated Rural as per Schedule 1b of the OP and split-zoned RU (Rural) and R1-2 (Low Density Residential One) as per the Zoning By-law. The portions of the *subject property* which are to be severed (*severed lots)* are designated Rural and zoned RU. The *benefitting properties* are all designated Living Area II and zoned R1-2. The subject property has an area of ±19.13 hectares, with ±294.7 metres of frontage on Long Lake Road, which is considered a Tertiary Arterial road as per Schedule 7 of the OP. The *benefitting properties* each have greater than the minimum required 36 metres of frontage on Long Lake Road. The subject lands do not benefit from municipal water and sewage services and must be serviced by individual well and septic systems.

The *subject property* and *benefitting properties* are currently vacant. The application would facilitate the development of single detached dwellings in accordance with the Living Area II designation.

There are existing ongoing Consent applications over the subject lands (PIN 73476-0174) which can be described as follows:

- PL-CON-2026-00016: Creation of a new lot with an area of ±3.15 hectares and ±102.4 metres of frontage on Long Lake Road. This file was approved with conditions on May 19, 2026. The conditions have not yet been cleared.
- PL-CON-2026-00017: Creation of a new lot with an area of ±2.9 hectares and ±102.3 metres of frontage on Long Lake Road. This file was deferred on May 19, 2026. The file was deferred to allow time to address concerns from Conservation Sudbury regarding driveway access to the retained lot as there is a flood and erosion hazard associated with the watercourse on the retained lot that may hinder the construction of a driveway.

Following the conveyance of land pertaining to the Consent applications described herein, the *subject property* would have an area of ±13.08 hectares and ±90 metres of frontage on Long Lake Road.

PLANNING APPLICATIONS

Consent: Lot Additions & Easement

The purpose and effect of the proposed Consent applications is to facilitate three lot additions over the *subject property*, which will be consolidated with the *benefitting properties*. The proposed lot additions would be for residential purposes. The proposed lot additions would not create any new lots or undersize the *retained lot* (see *Figure 1*). The *benefitting properties* and the *retained lot* will all have sufficient frontage on Long Lake Road.

The proposed lot additions are described as follows:

- ±4371.3m^2 of land transferred from PIN 73476-0174 to PIN 73476-0857 for a total lot area of ±6651.8m^2
- ±3916.4m^2 of land transferred from PIN 73476-0174 to PIN 73476-0860 for a total lot area of ±6288m^2
- ±3373.5m^2 of land transferred from PIN 73476-0174 to PIN 73476-0858 for a total lot area of ±6178.5m^2

Should the proposed Consent applications be approved and the lot additions be registered, the lots described above would be split-designated Rural and Living Area II in the OP.

The Consent applications would also facilitate the creation of a right-of-way easement over Severed Lots 2 and 3, benefitting all four properties (see *Figure 1*).

Rezoning

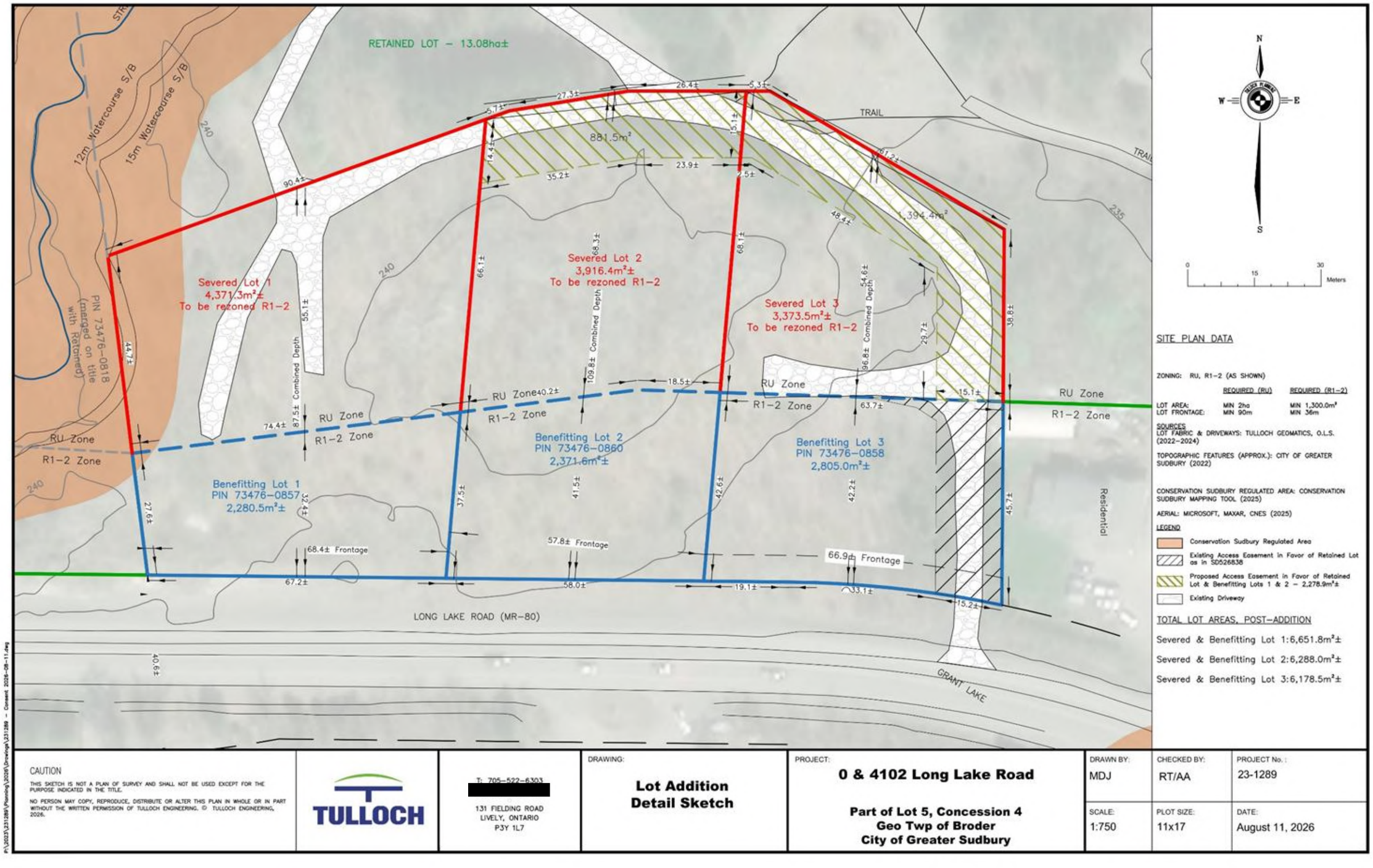
The purpose and effect of the proposed Zoning By-law Amendment is to rezone the *severed lots* from RU (Rural) to R1-2 (Low Density Residential One) to rectify a split-zoning situation on the *benefitting properties* resulting from the proposed lot additions. The *benefitting properties* are zoned R1-2. The lot additions and rezoning would spatially expand the existing residential permissions on the *benefitting properties*. The *retained lot* will remain in the RU zone.

Should the proposed Consent applications be approved and the lot additions be registered, the *benefitting properties* together with the *severed lots* would fully comply with the zone standards of the R1-2 zone.

Conditions

We are requesting that the approval of the Consent application be conditional, subject to the approval of the associated Zoning By-law Amendment.

Figure 1: Concept Plan (detailed view)



CAUTION

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TULLOCH

T: 705-522-6303 [redacted]

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Lot Addition Detail Sketch**

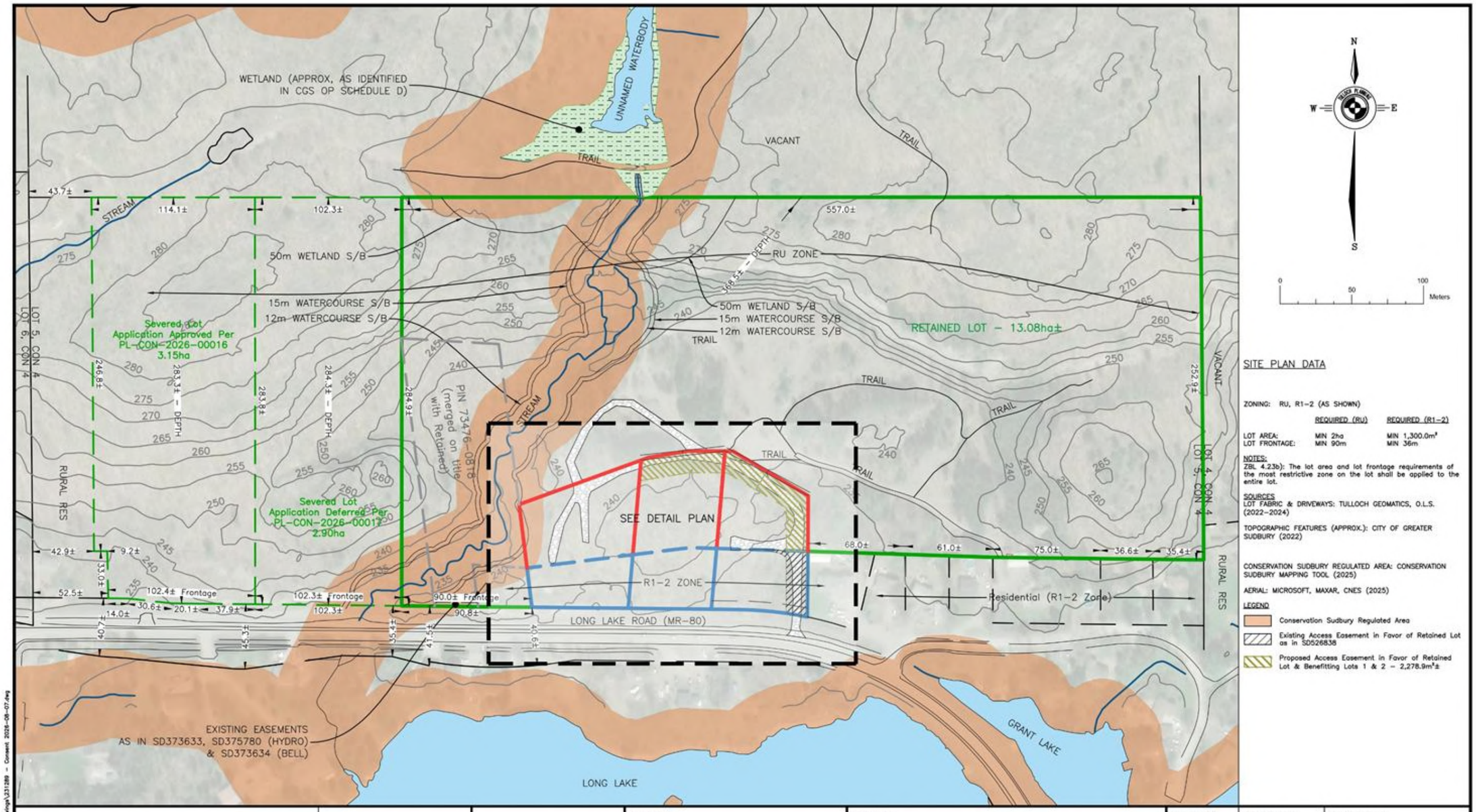
PROJECT: **0 & 4102 Long Lake Road**

Part of Lot 5, Concession 4
Geo Twp of Broder
City of Greater Sudbury

DRAWN BY:	CHECKED BY:	PROJECT No.:
MDJ	RT/AA	23-1289
SCALE:	PLOT SIZE:	DATE:
1:750	11x17	August 11, 2026

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Figure 2: Concept Plan (overview)



SITE PLAN DATA

ZONING: RU, R1-2 (AS SHOWN)

	REQUIRED (RU)	REQUIRED (R1-2)
LOT AREA:	MIN 2ha	MIN 1,300.0m²
LOT FRONTAGE:	MIN 90m	MIN 36m

NOTES:
ZBL 4.23b): The lot area and lot frontage requirements of the most restrictive zone on the lot shall be applied to the entire lot.

SOURCES
LOT FABRIC & DRIVEWAYS: TULLOCH GEOMATICS, O.L.S. (2022-2024)

TOPOGRAPHIC FEATURES (APPROX.): CITY OF GREATER SUDBURY (2022)

CONSERVATION SUDBURY REGULATED AREA: CONSERVATION SUDBURY MAPPING TOOL (2025)

AERIAL: MICROSOFT, MAXAR, CNES (2025)

LEGEND

- Conservation Sudbury Regulated Area
- Existing Access Easement in Favor of Retained Lot as in SD526838
- Proposed Access Easement in Favor of Retained Lot & Benefitting Lots 1 & 2 – 2,278.9m²±

CAUTION

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TULLOCH

T: 705-522-6303

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Lot Addition Overview Sketch**

PROJECT: **0 & 4102 Long Lake Road**

Part of Lot 5, Concession 4
Geo Twp of Broder
City of Greater Sudbury

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	RT/AA	23-1289
SCALE:	PLOT SIZE:	DATE:
1:2500	11x17	August 7, 2026

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PLANNING RATIONALE

This section outlines the rationale regarding how the applications described herein conform with the OP and are compliant with the Zoning By-law.

Official Plan

The *severed lots* are located in the Rural Area as per Schedule 1b of the OP. The *benefitting properties* are located in the Living Area II designation. The applications described herein do not have the effect of changing the OP designation of any land.

The *benefitting properties*, together with the *severed lots* will be used for residential purposes, which are permitted in the Rural Area as per **Section 5.2** of the OP. Specifically, in accordance with the Zoning By-law and **Policy 3.2.3.1** of the OP, the *benefitting properties* together with the *severed lots* would be used for single detached dwellings, which is the only dwelling type permitted in the Living Area II designation. Single detached dwellings are also permitted in the Rural designation and compatible with the surrounding neighbourhood character being low-density residential uses, therefore conforming with OP **Policy 5.2.1.1**.

Given the broader range of uses permitted in the Rural designation, the *severed lots* are proposed to be rezoned to R1-2 to maintain current residential use permissions on the *benefitting properties*. Additional *Planning Act* application(s) would be required to facilitate the development of any non-residential use permitted under **Section 5.2.1** of the OP. It is the author's opinion that a split Living Area II/Rural OP designation is appropriate given the following:

- The proposed residential uses (single detached dwellings) are permitted in the Rural and Living Area II OP designations;
- The Living Area II designation encompasses Non-Urban Settlements, which are designated to recognize historical development patterns in the City. Per **Section 3.2.3.4** of the OP, there is no intention to designate additional Non-Urban Settlements; and,
- Should the proposed Consent and rezoning applications be approved, residential use permissions and zoning standards on the benefitting properties would remain the same.

The section of Long Lake Road which abuts the *subject property* and *benefitting properties* is classified as a Tertiary Arterial road. As per **Table 2** of the OP which describes the classification and function of roads in the City, the purpose of Tertiary Arterial roads is to move traffic and connect communities to higher-order Arterial roads. Access is strictly regulated and kept to a minimum. With this in mind, the application proposes one private driveway providing vehicular access to all three *benefitting properties*, legalized through a proposed mutual access easement.

The proposed lot additions and rezoning would not require the creation or extension of any municipal services, which conforms to OP **Policy 3.2.3.3** and **Policy 5.2.1.1**.

As per **Section 3.2.3.3** and **Section 5.0**, the City does not intend to extend municipal services to the subject lands. The lot additions would increase the area of the *benefitting properties,* which

would make the provision of a private well and septic system on each property more viable by giving property owners greater flexibility in choosing a suitable location for on-site private services.

A portion of Severed Lot 1 and Benefitting Lot 1 (see *Figure 1*) is regulated by Conservation Sudbury. This regulated area pertains to a 15-metre buffer around an erosion hazard and proxy flood hazard associated with a watercourse on the *retained lot*. As per **Policy 10.2.1** of the OP, development on lands adjacent to these hazards which are regulated by Conservation Sudbury is generally restricted. In response to this policy, there appears to be sufficient area on the pertinent lots for a single detached dwelling and a private well and septic system outside of the regulated area.

Zoning By-law

Following the proposed lot additions and rezoning, both the *benefitting properties* and the *retained lot* will remain fully compliant with the Zoning By-law, as shown on the submitted Concept Plan. For use permissions and zone standards to be consistent across the *benefitting properties* and their respective lot additions, the rezoning described herein is necessary.

CONCLUSION

The proposed Zoning By-law Amendment described herein would rezone ±1.17 hectares of land from RU (Rural) to R1-2 (Low Density Residential One). The proposed lot additions described herein would remove ±1.17 hectares of land from the *subject property*, which would ultimately result in a lot area of ±13.08 hectares.

Given the land use planning analysis provided herein, it is the author's opinion that the proposed Zoning By-law Amendment and Consent applications conform to the OP and are compliant with the Zoning By-law, represent good planning, and are in the public interest.

Please find attached to this cover letter in Pronto the following materials for your consideration:

- Legal Property Descriptions (GeoWarehouse reports)
- Concept Plan

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly.

Respectfully submitted,

Prepared by:

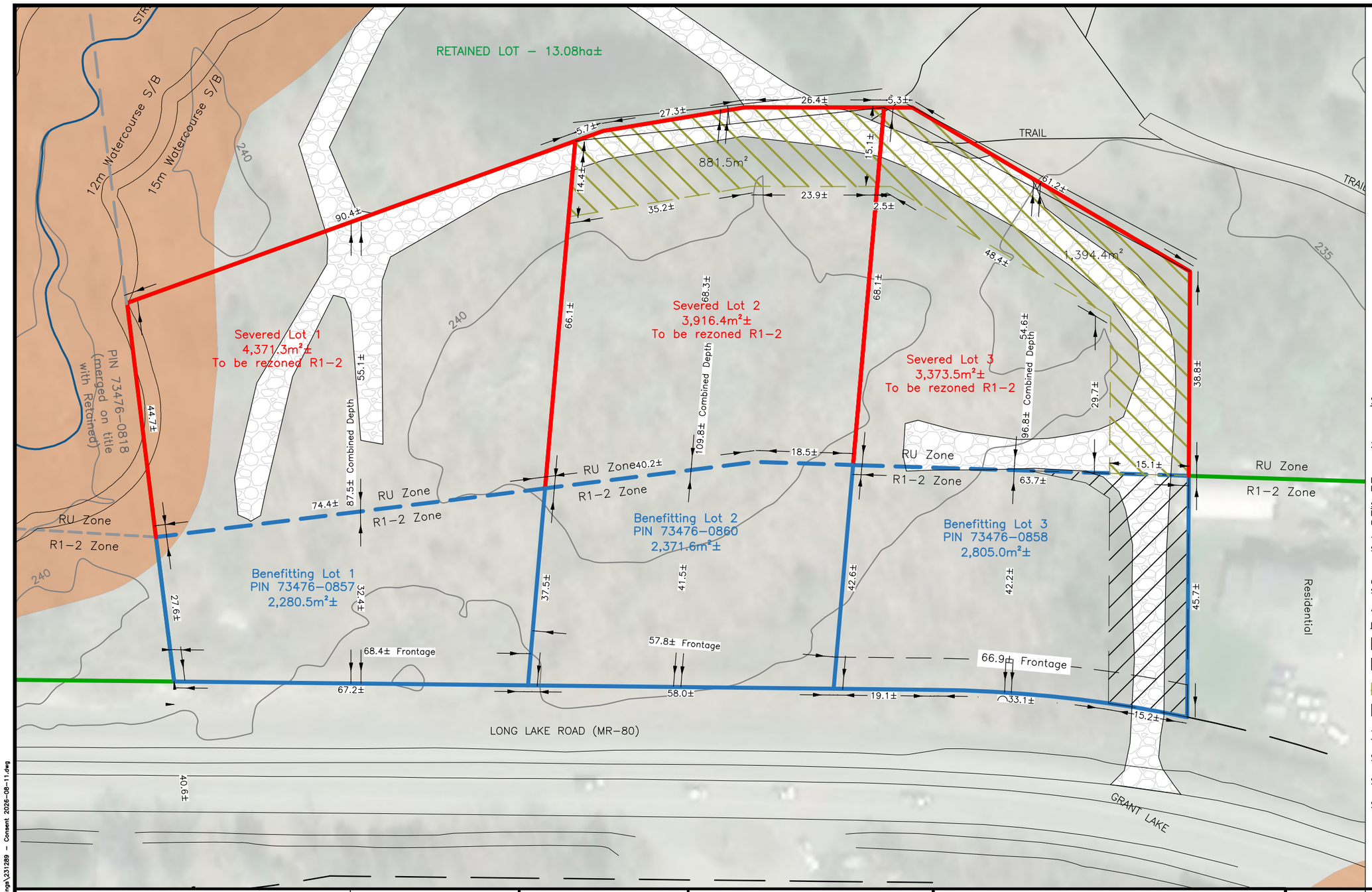


Ryland Thompson
Planner

Reviewed by:



Aaron Ariagnello, BURP, RPP
Land Use Planner



N

W E

S

0 15 30 Meters

SITE PLAN DATA

ZONING: RU, R1-2 (AS SHOWN)

	REQUIRED (RU)	REQUIRED (R1-2)
LOT AREA:	MIN 2ha	MIN 1,300.0m²
LOT FRONTAGE:	MIN 90m	MIN 36m

SOURCES

LOT FABRIC & DRIVEWAYS: TULLOCH GEOMATICS, O.L.S. (2022-2024)

TOPOGRAPHIC FEATURES (APPROX.): CITY OF GREATER SUDBURY (2022)

CONSERVATION SUDBURY REGULATED AREA: CONSERVATION SUDBURY MAPPING TOOL (2025)

AERIAL: MICROSOFT, MAXAR, CNES (2025)

LEGEND

- Conservation Sudbury Regulated Area
- Existing Access Easement in Favor of Retained Lot as in SD526838
- Proposed Access Easement in Favor of Retained Lot & Benefitting Lots 1 & 2 – 2,278.9m²±
- Existing Driveway

TOTAL LOT AREAS, POST-ADDITION

Severed & Benefitting Lot 1: 6,651.8m²±

Severed & Benefitting Lot 2: 6,288.0m²±

Severed & Benefitting Lot 3: 6,178.5m²±

CAUTION

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TULLOCH

T: 705-522-6303
[redacted]
131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Lot Addition Detail Sketch**

PROJECT: **0 & 4102 Long Lake Road**

Part of Lot 5, Concession 4
Geo Twp of Broder
City of Greater Sudbury

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	RT/AA	23-1289
SCALE:	PLOT SIZE:	DATE:
1:750	11x17	August 11, 2026

P:\2023\231289\Planning\2026\Drawings\231289 – Consent 2026-08-11.dwg

WETLAND (APPROX, AS IDENTIFIED IN CGS OP SCHEDULE D)

UNNAMED WATERBODY

TRAIL

VACANT

43.7±

114.1±

102.3±

557.0±

STREAM

50m WETLAND S/B

15m WATERCOURSE S/B

12m WATERCOURSE S/B

RU ZONE

368.5± – DEPTH

50m WETLAND S/B

15m WATERCOURSE S/B

12m WATERCOURSE S/B

TRAIL

RETAINED LOT – 13.08ha±

Severed Lot
Application Approved Per
PL-CON-2026-00016
3.15ha

LOT 5, CON 4
LOT 6, CON 4

246.8±

283.3± – DEPTH

283.8±

284.3± – DEPTH

284.9±

PIN 73476-0818
(merged on title with Retained)

STREAM

TRAIL

TRAIL

TRAIL

252.9±

VACANT

LOT 4, CON 4
LOT 5, CON 4

RURAL RES

Severed Lot
Application Deferred Per
PL-CON-2026-00017
2.90ha

SEE DETAIL PLAN

42.9±

9.2±

33.0±

52.5±

102.4± Frontage

30.6±

20.1±

37.9±

14.0±

40.7±

45.3±

102.3± Frontage

102.3±

90.0± Frontage

90.8±

35.4±

41.5±

40.6±

LONG LAKE ROAD (MR-80)

68.0±

61.0±

75.0±

36.6±

35.4±

R1-2 ZONE

Residential (R1-2 Zone)

RURAL RES

EXISTING EASEMENTS
AS IN SD373633, SD375780 (HYDRO)
& SD373634 (BELL)

GRANT LAKE

LONG LAKE

N

W — E

S

0 50 100 Meters

SITE PLAN DATA

ZONING: RU, R1-2 (AS SHOWN)

	REQUIRED (RU)	REQUIRED (R1-2)
LOT AREA:	MIN 2ha	MIN 1,300.0m²
LOT FRONTAGE:	MIN 90m	MIN 36m

NOTES:
ZBL 4.23b): The lot area and lot frontage requirements of the most restrictive zone on the lot shall be applied to the entire lot.

SOURCES
LOT FABRIC & DRIVEWAYS: TULLOCH GEOMATICS, O.L.S. (2022-2024)

TOPOGRAPHIC FEATURES (APPROX.): CITY OF GREATER SUDBURY (2022)

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AERIAL: MICROSOFT, MAXAR, CNES (2025)

LEGEND

- Conservation Sudbury Regulated Area
- Existing Access Easement in Favor of Retained Lot as in SD526838
- Proposed Access Easement in Favor of Retained Lot & Benefitting Lots 1 & 2 – 2,278.9m²±

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TULLOCH

T: 705-522-6303
[redacted]
131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING:
Lot Addition Overview Sketch

PROJECT:
0 & 4102 Long Lake Road

Part of Lot 5, Concession 4
Geo Twp of Broder
City of Greater Sudbury

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	RT/AA	23-1289
SCALE:	PLOT SIZE:	DATE:
1:2500	11x17	August 7, 2026

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SUDBURY

PIN 734760858

GeoWarehouse Property Report



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Property Details

GeoWarehouse Address:
Not Available
SUDBURY

PIN:	734760858
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold

Ownership

Owner Name:
GROSSI, GIOVANNI

Legal Description

PART LOT 5 CONCESSION 4 BRODER BEING PTS 9 & 10 53R21965 SUBJECT TO AN EASEMENT OVER PARTS 1 AND 2 53R22215 IN FAVOUR OF PT LT 10-11 CON 2 ELIZABETHTOWN AS IN LR48588 & LR52216 & PT 5-10 28R241 EXCPET PT 1-6 28R11010 EXCEPT PTS 1 - 21, 23, 25, 28 AND 35 28R15880 AND PT 3 28R15911; BROCKVILLE AS IN LE167288 CITY OF GREATER SUDBURY

Lot Size

Area:	2789.0 sq.m
Perimeter:	218.0 m
Measurements:	40.63m x 7.6m x 45.62m x 63.51m x 42.42m x 19.04m 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
Sep 02, 2025	[redacted]	Transfer	GROSSI, GIOVANNI;	

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.

SUDBURY

PIN 734760174

GeoWarehouse Property Report



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Property Details

GeoWarehouse Address:
Not Available
SUDBURY

PIN:	734760174
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:
OLSON, KYLE;CENTIS, TAJANA

Legal Description

PCL 6538 SEC SES; PT LT 5 CON 4 BRODER AS IN LT37503 EXCEPT LT61490 & LT76505 & UNIT 12 & 16 EXPROP D52; EXCEPTING THE LAND COVERED WITH THE WATERS OF LONG LAKE WITHIN THE LIMITS OF THE SAID LANDS; GREATER SUDBURY

Lot Size

Area:	194854.0 sq.m
Perimeter:	2575.0 m
Measurements:	37.42m x 27.51m x 38.24m x 29.34m x 29.96m x 188.28m x 68.12m x 157.15m x 114.32m x 176.07m x 187.22m x 252.61m x 783.55m x 248.85m x 9.14m x 32.92m 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
Feb 28, 2022	[redacted]	Transfer	OLSON, KYLE; CENTIS, TAJANA;	See Notes 1
Jul 31, 1997		Transfer	CLEMINSON, SUSAN; POUTANEN, ARMAS;	

Notes :

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

734760818

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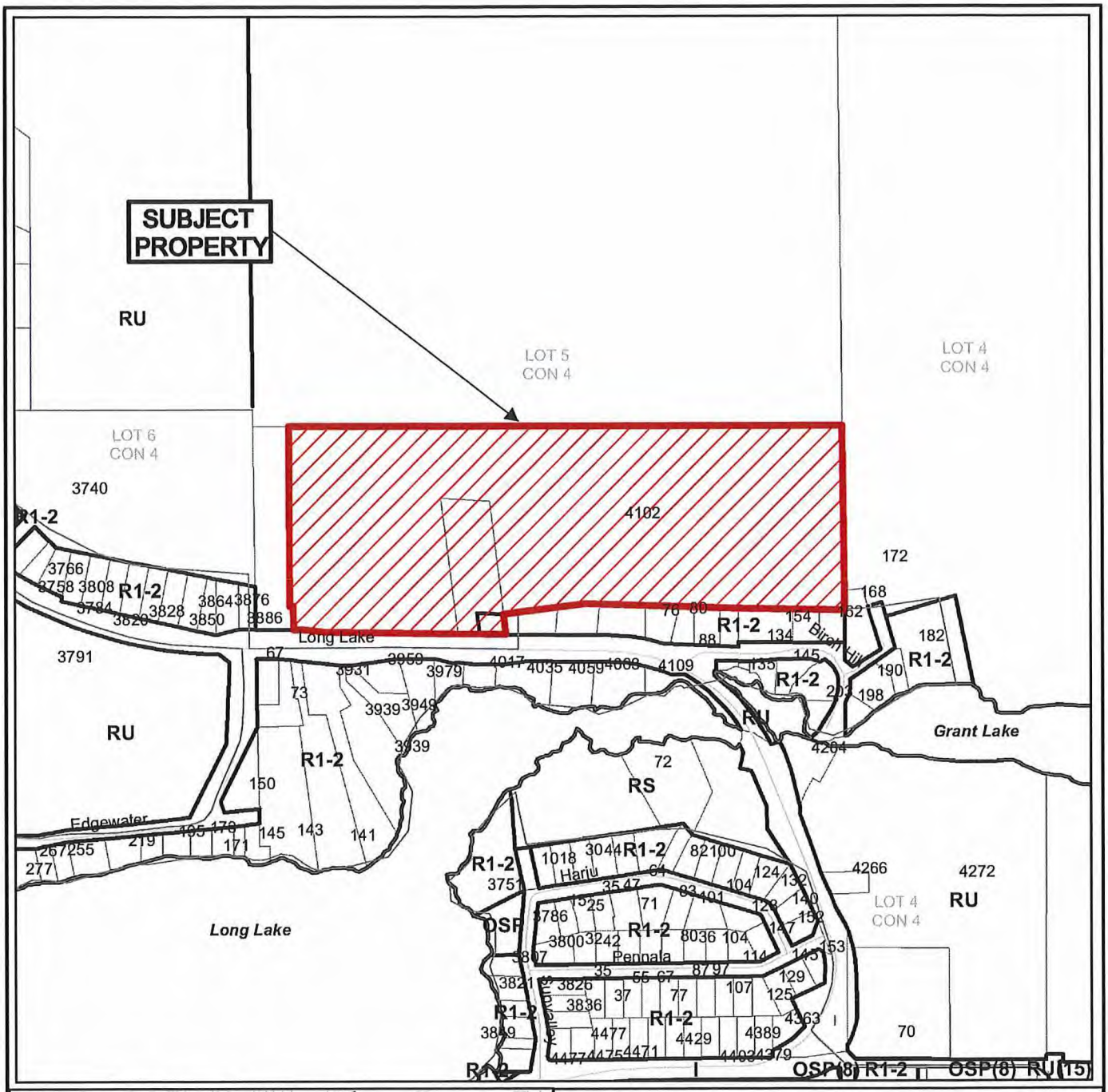
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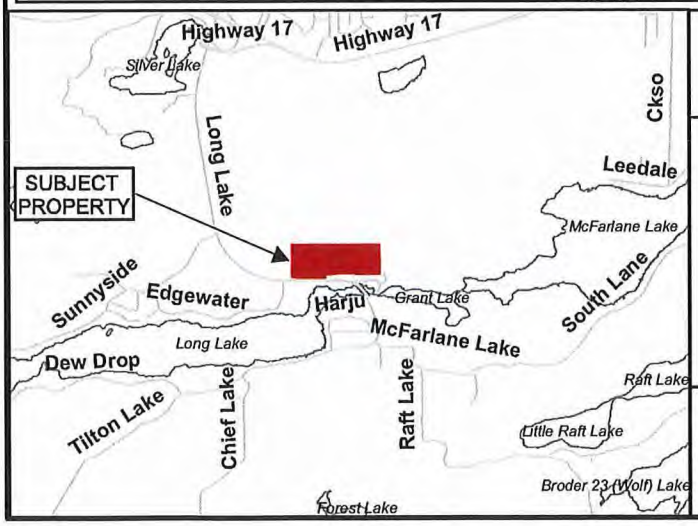
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Application for Consent

N

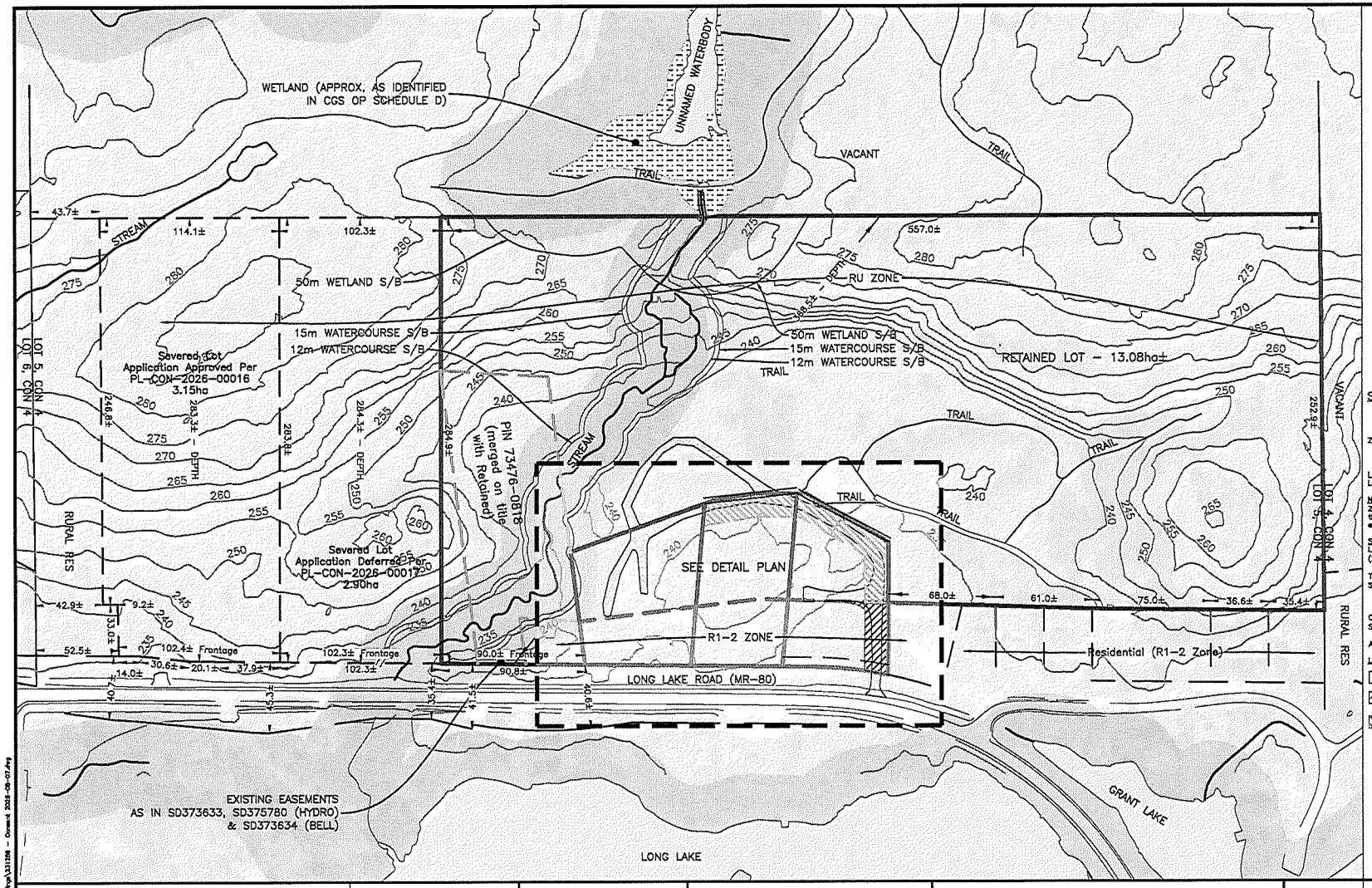
Subject Property being PINs 73476-0174 and 73476-0818,
Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4,
as in LT37503, except LT61490 & LT6505 and Unit 12 & 16,
Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888,
subject to an easement over Part 1, Plan 53R-20888,
Part Lot 5, Concession 4,
Township of Broder,
4102 Long Lake Road, Sudbury,
City of Greater Sudbury

NTS

Sketch 1

PL-CON-2026-00065

Date: 2026 09 22



N

W E

S

0 50 100 Meters

SITE PLAN DATA

ZONING: RU, R1-2 (AS SHOWN)

	REQUIRED (RU)	REQUIRED (R1-2)
LOT AREA:	MIN 2ha	MIN 1,300.0m²
LOT FRONTAGE:	MIN 90m	MIN 36m

NOTES:
ZBL 4.23b): The lot area and lot frontage requirements of the most restrictive zone on the lot shall be applied to the entire lot.

SOURCES:
LOT FABRIC & DRIVEWAYS: TULLOCH GEOMATICS, O.L.S. (2022–2024)

TOPOGRAPHIC FEATURES (APPROX.): CITY OF GREATER SUDBURY (2022)

CONSERVATION SUDBURY REGULATED AREA: CONSERVATION SUDBURY MAPPING TOOL (2025)

AERIAL: MICROSOFT, MAXAR, CNES (2025)

LEGEND

- Conservation Sudbury Regulated Area
- Existing Access Easement in Favor of Retained Lot as in SD526838
- Proposed Access Easement in Favor of Retained Lot & Benefitting Lots 1 & 2 – 2,278.0m²±

CAUTION

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TULLOCH

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Lot Addition Overview Sketch**

PROJECT: **0 & 4102 Long Lake Road**

Part of Lot 5, Concession 4
Geo Twp of Broder
City of Greater Sudbury

DRAWN BY:	CHECKED BY:	PROJECT No.:
MDJ	RT/AA	23-1289
SCALE:	PLOT SIZE:	DATE:
1:2500	11x17	August 7, 2026

PL-CON-2026-00065
Sketch 2

P:\2023\23-1289\Planning\Draft\Drawings\23-1289 - Concept 2026-08-07.dwg

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-2026-00068

APPLICATION SUMMARY

File Date: September 10, 2026

Application Type: Consent (Land Severance)

Address(es): 0 Island Road, Whitefish P0M3E0

Applicant(s): TULLOCH

Owner(s): GERALD SCOTT INGRAHAM AND SHARON BOCY

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
20664.7

Depth
176.4

Frontage
164.8

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

Area

Depth

Frontage

☐ **Cancellation of Prior Consent**

File No. of Prior Consent

Type of Consent being cancelled

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

☐ **Easement/Right-of-Way**

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

☐ **Lease**

Area

Depth

Frontage

☐ **Other**

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?
No

Please describe the additional properties associated with this application

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

What is the date of acquisition of subject land?
2014/02/21

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
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
SUBJECT TO AN EASEMENT OVER PART 5, PLAN
53R9599 AS IN LT521924

TOGETHER WITH AN EASEMENT AS IN LT49577

TOGETHER WITH AN EASEMENT OVER PART 4, PLAN 53R9599 AS IN LT521925

Has the land ever had any previous severances?
Yes

Name of transferee
Unknown. Land previously subject to Applications for Consent B0233/1981 & B0025/2022.

Date of transfer
Unknown

Use of severed land
Seasonal residential

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

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

Please indicate the file number and status of the application

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

Explain how the application conforms with the Official Plan
Conforms with lot creation policies of 5.2.2.4.

New lot is outside MDS setback (5.2.2.5).

Sufficient area is available for development outside HWM setback, flood hazard and erosion hazard (8.4.1.2, 8.4.1.3 & 10.2.1).

Explain how the application is consistent with the Provincial Policy Statements
Severance contributes to diverse mix of land uses (3.4.3).

Sufficient land is available for septic system away from river (6.3.2).

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
Severance complies with MDS setback (2.6.5).

Lands will be privately serviced (3.6.4).

Development on both lots can be facilitated outside of flood and erosion hazards (5.2.2 & 5.2.3).

CONCURRENT APPLICATIONS

☐ **Minor Variance**

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

☒ **Rezoning**

File Number(s) - Rezoning	Status - Rezoning
PL-RZN-2025-00041	Approved by Planning Committee subject to a condition for a reference plan prior to enactment of amending by-law.

☐ **Official Plan Amendment**

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

LAND RETAINED

Area	Depth	Frontage
26753.0	189.5	94.7

Existing use of land

Vacant

Proposed use of land

Seasonal 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

Vacant

Proposed use of land

Seasonal residential

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

WATER/SEWAGE - SEVERED

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

Explain Other

PROPERTY ACCESS - SEVERED

Provincial highway	☐
Road maintained by the municipality	☐
Municipal road that is maintained seasonally	☐
Municipal road that is maintained year-round	☐
Water	☒

Indicate the parking and docking facilities to be used via water

Karla Road boat launch, Rat Lake and McCharles Lake boat launch (off Graham Road).

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

Karla Road boat launch: ±5km SW

McCharles Lake boat launch: ±6km NE

September 10, 2026
241014

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

Re: Application for Consent to Sever
0 Island Road, Whitefish (PIN 73396-0371)

Dear Ms. Lewis,

TULLOCH has been retained by the owners of the subject lands to prepare an Application for Consent to Sever. This cover letter is intended to provide a statement on why the application is consistent with the *Provincial Planning Statement, 2024*, and conforms with the *Growth Plan for Northern Ontario* and *City of Greater Sudbury Official Plan*.

The subject lands are legally described as follows:

- PART LOT 1, CONCESSION 6 LOUISE, PARTS 3 AND 5, PLAN 53R9599, SAVE AND EXCEPT PARTS 1 AND 2, PLAN 53R21726; SUBJECT TO AN EASEMENT OVER PART 5, PLAN 53R9599 AS IN LT521924; TOGETHER WITH AN EASEMENT AS IN LT49577; TOGETHER WITH AN EASEMENT OVER PART 4, PLAN 53R9599 AS IN LT521925; CITY OF GREATER SUDBURY (PIN 73396-0371)

The intent of the application is to sever the land as shown on the submitted Sketch for Consent to Sever. A concurrent Zoning By-law Amendment was submitted to rezone the proposed severed lot to permit the use of a seasonal dwelling and related accessory uses on a lot that is not a legal existing waterfront lot under *Zoning By-law 2010-100Z*. The Zoning By-law Amendment was approved by Planning Committee subject to a condition for a reference plan prior to the enactment of the amending by-law.

Table 1 outlines why the application is consistent with the *Provincial Planning Statement, 2024* (PPS), and conforms with the *Growth Plan for Northern Ontario* (GPNO) and *City of Greater Sudbury Official Plan* (OP).

Table 1: Planning Analysis

	RESPONSE
Explain how the application is consistent with the PPS	The severance is consistent with the following PPS policies: *2.6.5 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.* All of the severed lot and a suitable area of the retained lot is outside of the MDS setback area, as shown on the submitted sketch. *3.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.* Both lots are away from existing municipal services and will be serviced by individual water and sanitary services. *5.2.2 Development shall generally be directed to areas outside of:* *b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and* *5.2.3 Development and site alteration shall not be permitted within:* *c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard;* Sufficient land on both lots is available outside identified flood and erosion hazards. This severance is consistent with the PPS.
Explain how the application conforms, or does not conflict with the GPNO	The GPNO was reviewed, and it was determined that this application does not conflict with it.

Explain how the application conforms with the OP

The severance conforms to the OP through the following policies:

5.2.2.1 New lot creation for rural residential development is not permitted on those lands restricted by:

a) *the Mining/Mineral Reserve;*
b) *the Aggregate Reserve;*
c) *the Flood Plain; or*
d) *significant natural features and areas.*

5.2.2.4 For new lots located on a waterbody or watercourse, the following lot creation policies apply:

a) *Excluding those waterbodies or watercourses covered by Chapter 20.0, Special Policy Areas, new lots on waterbodies or watercourses in Rural Areas will be a minimum 0.8 hectare (2 acres) in size and have a minimum water frontage of 45 metres (148 feet), unless detailed waterbody studies indicate a change in the standard. The appropriate regulations will be set out in the Zoning By-Law. As part of the application submission a Planning Justification brief is to be provided, which demonstrates conformity with the Official Plan lot creation policies for rural waterbody lots.*
c) *New lots for seasonal waterfront residential uses are permitted on waterbodies or watercourses with public water access with adequate off-street parking and boat docking facilities.*
d) *Dwellings and accessory buildings must be set back to appropriate levels based on individual waterbody or watercourse conditions and regulations set out in the Zoning By-Law (see additional water resource policies in Section 8.4).*

8.4.1.2 A minimum 30-metre setback from the normal high-water mark of a lake, river or stream will be required for leaching beds, unless otherwise defined in the Official Plan.

8.4.1.3 A minimum 30-metre setback from the normal high-water mark of a lake or river, or a minimum 12-metre setback from the normal high-water mark of a permanently flowing stream, will be required for all new development, excluding shoreline structures….

10.2.1 Because flooding and erosion hazards may cause loss of life and may result in damage to property, development on lands adjacent to the shoreline of a watercourse or waterbody affected by flooding or erosion hazards are generally restricted and may be approved by Conservation Sudbury or MNRF. In addition, development on adjacent lands is also generally restricted and may be approved by Conservation Sudbury or MNRF.

The severed lot will have an area of approximately 2.07 hectares with a frontage of 165.8 metres along the Vermilion River. The retained lot will

have an area of approximately 2.68 hectares and a water frontage of 121.8 metres.

No mineral or aggregate reserve, or significant natural feature/area was identified near the lots, per the OP. While a floodplain and erosion hazards are present on both lots, there is sufficient area outside said hazards that are suitable for future development. These hazards are beyond the 30-metre setback from the shoreline.

Please find attached the following documents and supporting information in Pronto:

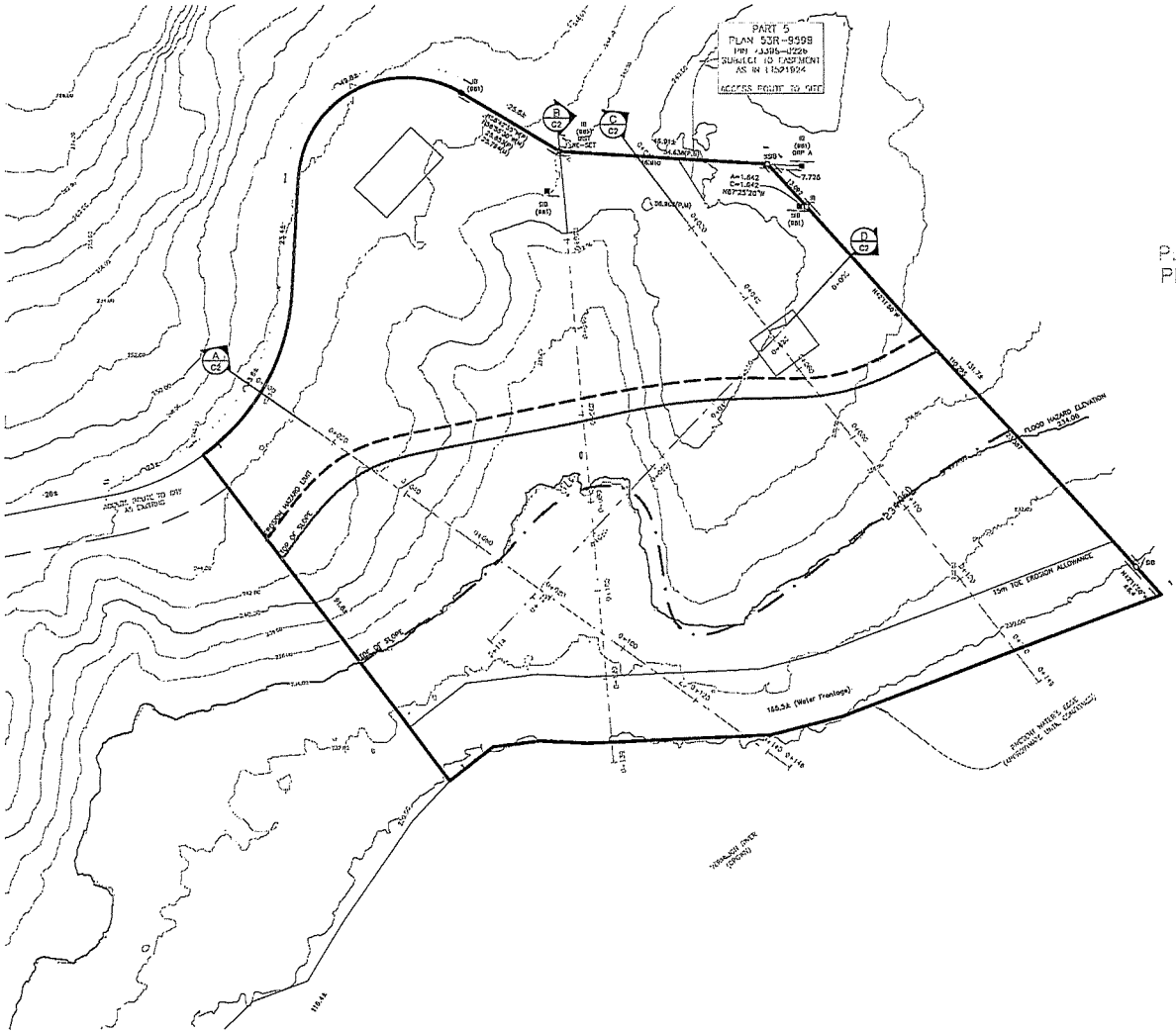
- Legal Property Description (Parcel Register)
- Sketch for Consent to Sever
- Erosion Hazard Plan
- Acknowledgement of Risks Form
- Public Health Sudbury & Districts Field Report

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

Aaron Ariganello, BURP, RPP
Land Use Planner



N

KEY PLAN

ENGINEER'S SEAL:

DATE	REV.	REVISION	BY	APP'D
-	-	-	-	-

CLIENT:

CONSULTANT:

TULLOCH

PROJECT TITLE:

0 ISLAND ROAD

DRAWING TITLE:

EROSION HAZARD PLAN

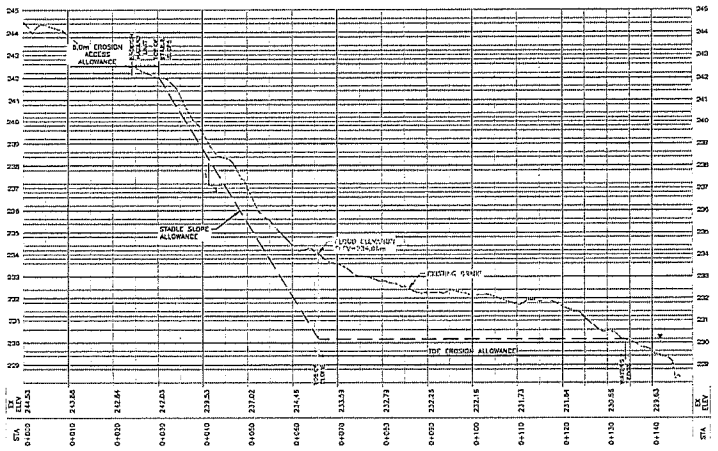
DRAWN	DESIGNED	CHECKED	APPROVED
-	-	-	-

SCALE	DATE
1:500	MAR. 2026

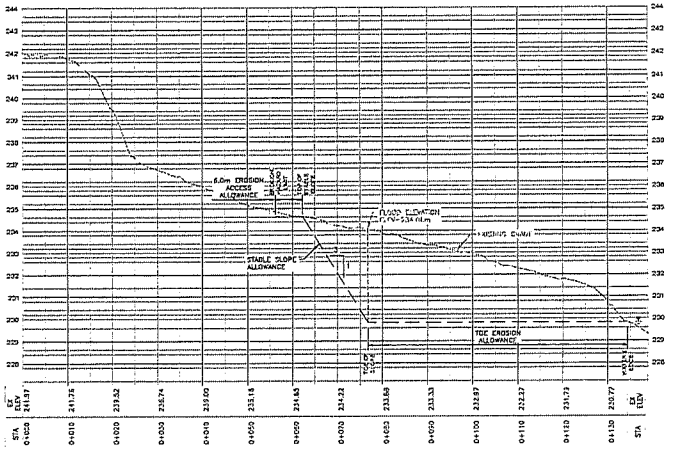
PROJECT No.	REVISION	DRAWING
241014	0	C1

P:\2024\241014\241014 Signature 123 Island Road\CAD\241014 Island Road -2026-2027.dwg

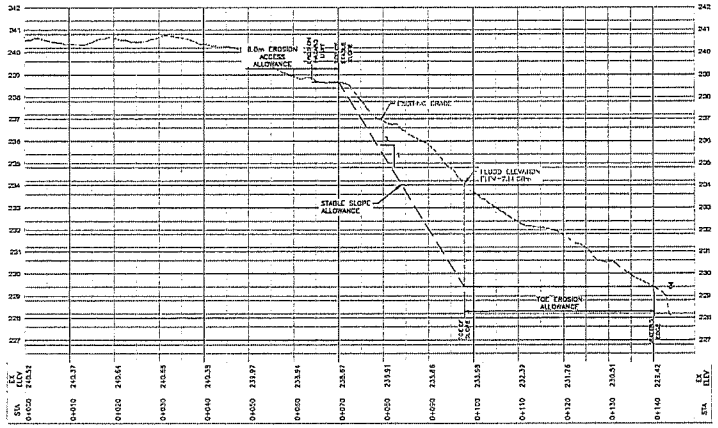
PL-CON-2026-00068



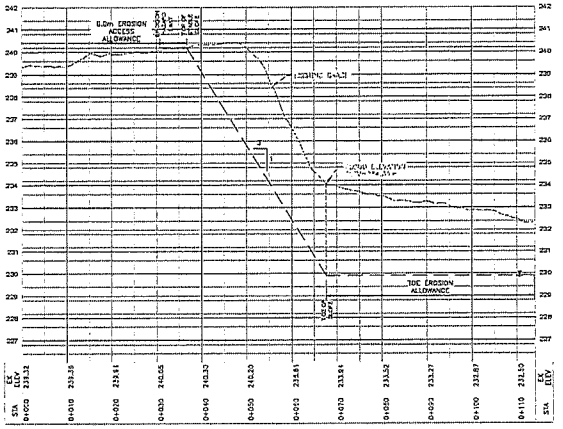
A C1 SECTION A



B C1 SECTION B



C C1 SECTION C



D C1 SECTION D

KEY PLAN

ENGINEER'S SEAL:

DATE	REV.	REVISION	BY	APP'D
-	-	-	-	-

CLIENT:

CONSULTANT:

TULLOCH

PROJECT TITLE:

0 ISLAND ROAD

DRAWING TITLE:

SECTIONS

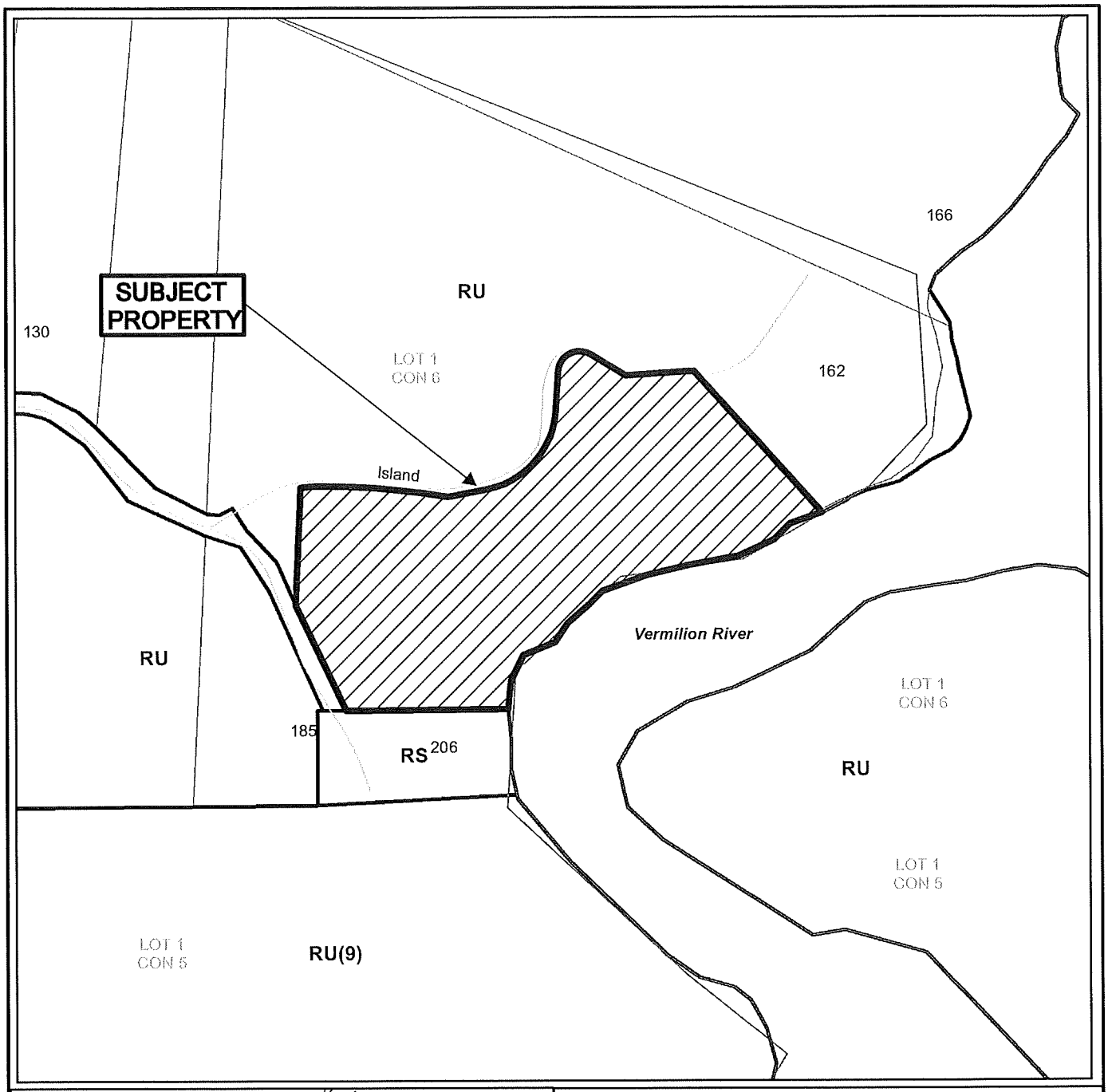
DRAWN	DESIGNED	CHECKED	APPROVED
-	-	-	-

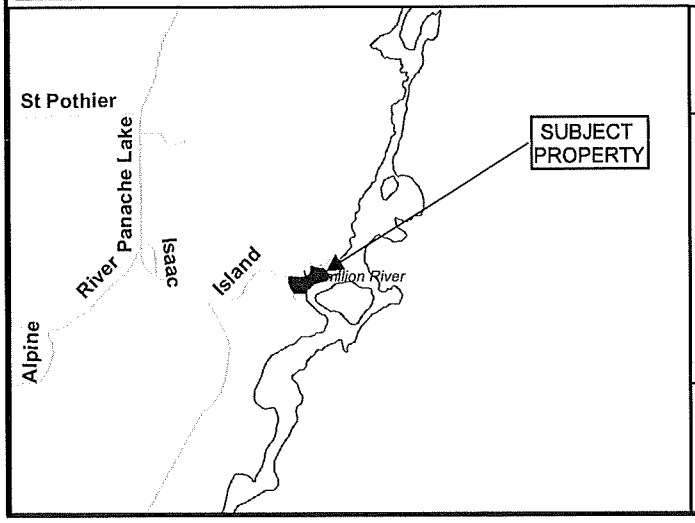
SCALE	DATE
1:500	MAR. 2026

PROJECT No.	REVISION	DRAWING
241014	0	C2

P:\2024\241014\241014 Engineering\02 Island Road\Civil\241014 Island Road - 2026-02.dwg

PL-CON-2026-00068





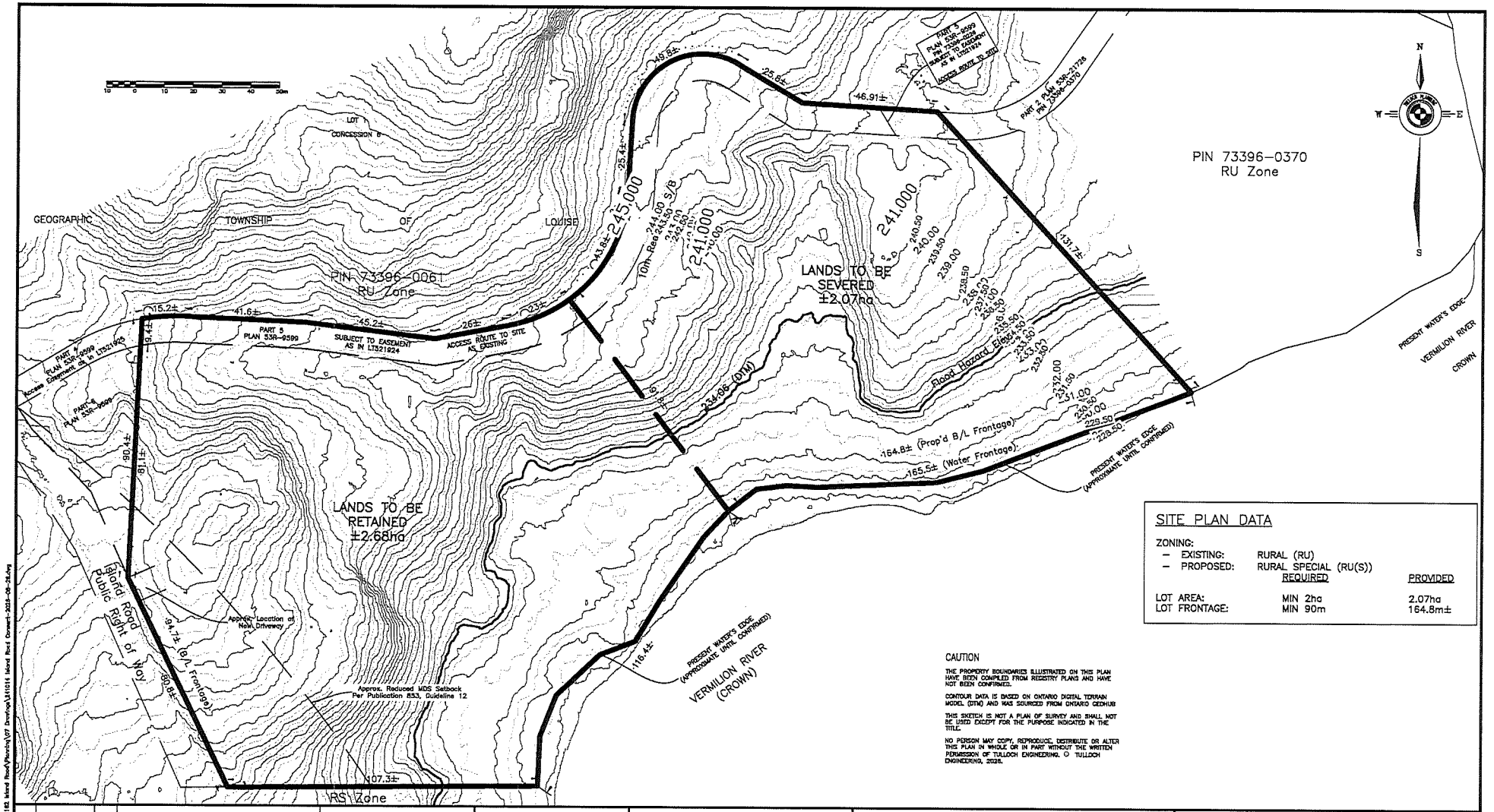
Application for Consent

N

Subject Property being PIN 73396-0371,
Part Lot 1, Concession 6,
Parts 3 and 5, Plan 53R-9599,
save and except Parts 1 and 2, Plan 53R-21726,
Township of Louise,
0 Island Road, Whitefish,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00068
Date: 2026 09 22



SITE PLAN DATA

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

	REQUIRED	PROVIDED
LOT AREA:	MIN 2ha	2.07ha
LOT FRONTAGE:	MIN 90m	164.8m±

CAUTION

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

CONTOUR DATA IS BASED ON ONTARIO DIGITAL TERRAIN MODEL (DTM) AND WAS SOURCED FROM ONTARIO GEOHUB

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.

No	DATE	BY	ISSUES / REVISIONS

TULLOCH

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Sketch for Consent to Sever**

PROJECT: **0 Island Road, Whitefish**

PIN 73396-0371
Pt Lot 1, Con 6, Geo Twp of Louise

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	AA/VS	241014
SCALE: 1:1250	DATE: Oct 6, 2026	

PL-CON-2026-00068
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-2026-00069

APPLICATION SUMMARY

File Date: September 11, 2026

Application Type: Consent (Land Severance)

Address(es): 68 Hemlock Street, Capreol P0M1H0, 35 Coulson Street, Capreol P0M 1H0

Applicant(s): TULLOCH

Owner(s): TODD MAZZUCA AND MARGARET MAZZUCA

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
1467.6

Depth
30.4

Frontage
48.2

☐ **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
35 Coulson St (Lot merged on title)

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

What is the date of acquisition of subject land?
Dec 1, 2020

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

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

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
Current Owner

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

Please indicate a description of each easement or covenant and its effect
SD494725 - Hydro

Has the land ever had any previous severances?
Yes

Name of transferee
Todd & Margaret Anne Mazzuca

Date of transfer
2025/02/13

Use of severed land
Row Dwellings

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
Part Block B, Plan M633 Capreol

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
2.3.3: Severance constitutes infill development on underutilized lot within Built Boundary. Lot will be serviced with municipal services.
3.2.1: Lands are in Living Area I. Proposed density is 27.3 u/ha. Lot will be considered low density development, which is permitted in Living Area I
3.2.2: Development represents contiguous expansion within Living Area I and logical use of existing infrastructure.

Explain how the application is consistent with the Provincial Policy Statements
2.3.1.2: Severance represents efficient use of land and optimization of existing infrastructure through infill development.
2.3.1.3: Severance constitutes intensification of land.
3.6.2: Proposed lot will be on municipal services.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
3.4.3: Majority of surrounding area, with exception of row dwellings and Seniors Housing on Coulson Street, consist of single-detached dwellings. Proposed development will promote mix of housing types through addition of row dwellings which will complement the existing rows. Lot is within walking distance to public open spaces (Capreol Park) and community services (Community Centre).

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
5259.6	69.0	76.2

Existing use of land
Residential

Proposed use of land
As Existing

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

Residential - Row 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)
4-unit row dwelling w/ attached garages and canopies	Retained Land	No	617.5	583.3	1	41.2	17.6	5.7	6	6.8	4.9	2.2

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)
10-unit Dwelling	Retained Land	No	514.1	1028.11	2	8.7	59.2	8	13.5	46.7	8	9

September 11, 2026
250715

Committee of Adjustment
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

Re: 68 Hemlock Street / 35 Coulson Street - Consent Applications

Dear Committee of Adjustment,

TULLOCH has been retained by the current owner of those lands known municipally as 68 Hemlock Street (PIN 73507-1699) and 35 Coulson Street (PIN 73507-1209) to prepare two (2) consent applications. The purpose of the applications is to facilitate the creation of two (2) new lots from the subject property. It was confirmed that the two properties merged on title.

68 Hemlock Street was previously subject to an Official Plan Amendment Application (PL-OPA-2025-00018) to redesignate the subject lands from "Parks and Open Space" to "Living Area 1", and a Zoning By-law Amendment Application (PL-RZN-2025-00047) to rezone the lands from Low Density Residential One 'R1-5' to Medium Density Residential Special with Holding Symbol 'H77 R3(115)' to permit medium density residential development in the form of row dwellings with the following site-specific provisions:

- The minimum rear yard setback shall be 1.2 metres;
- The minimum court depth shall be 2.4 metres where both walls contain balconies or windows into a habitable room;
- A minimum of 1 parking space is required for a row dwelling unit or multiple dwelling unit; and
- An accessible parking space shall not be required.

The Official Plan & Zoning By-law Amendments (By-law 2026-71Z & OPA #158) were both passed by City Council on April 14, 2026.

Severed Lot 1 will have an area of ±1,467.6m^2 and ±48.2 metres of frontage on Hemlock Street. Severed Lot 2 will have an area of ±2,286.0m^2 and ±76.2 metres of frontage on Park Avenue.

The Retained Lot will have an area of ±5,259.6m^2 and ±76.2 metres of frontage on Coulson Street.

Severed Lot 1 fronts onto both Hemlock Street and Park Avenue. Under the by-law definition at the time of writing, the shorter street line along Park Avenue would be considered the front lot line. However, housekeeping amendments to the Zoning By-law were recently approved by Planning Committee on August 10, 2026. Among these, the definition of a front lot line was changed by adding the following:

"b) In the case of a corner lot where:

1. *The street lines are not of equal length, the shorter street line, unless by customary use and occupation of the area in which the lot is located, a side other than the shorter street line is clearly indicated to be the front of the lot;"*

Considering that the proposed row dwelling building on Severed Lot 1 will be oriented toward Hemlock Street, the application proposes that the Hemlock Street line remain the front lot line in anticipation of the new definition being adopted by City Council as part of the housekeeping amendments.

Please find attached the following documents and supporting information in support of the lot addition application:

- GeoWarehouse Property Reports for both properties;
- Concept Sketch; and,
- Grading Plan (to be attached to the application for Severed Lot 1 Only)

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

Respectfully submitted,

Prepared by:

Brandon Cormier
Land Use Planner

Matt Jay, CPT
Land Use Planner

Reviewed by:

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

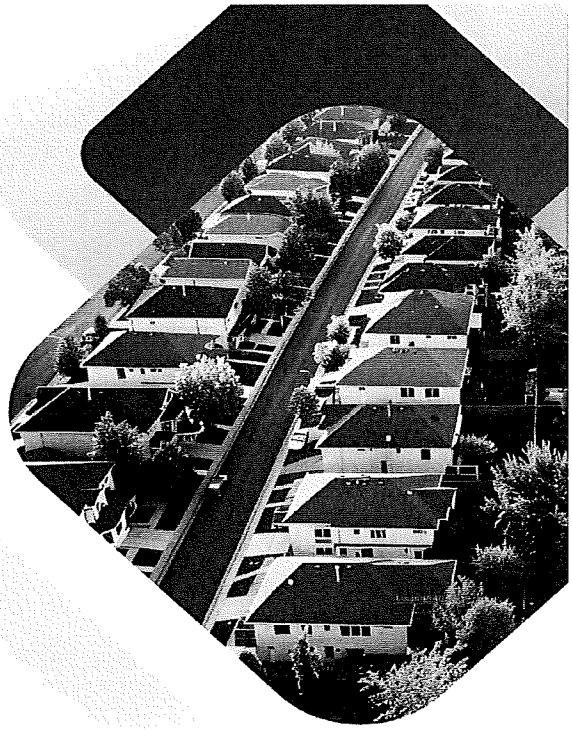
GeoWarehouse®
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GeoWarehouse Property Report
Generated on November 18,

CAPREOL

PIN 735071699

GeoWarehouse Property Report



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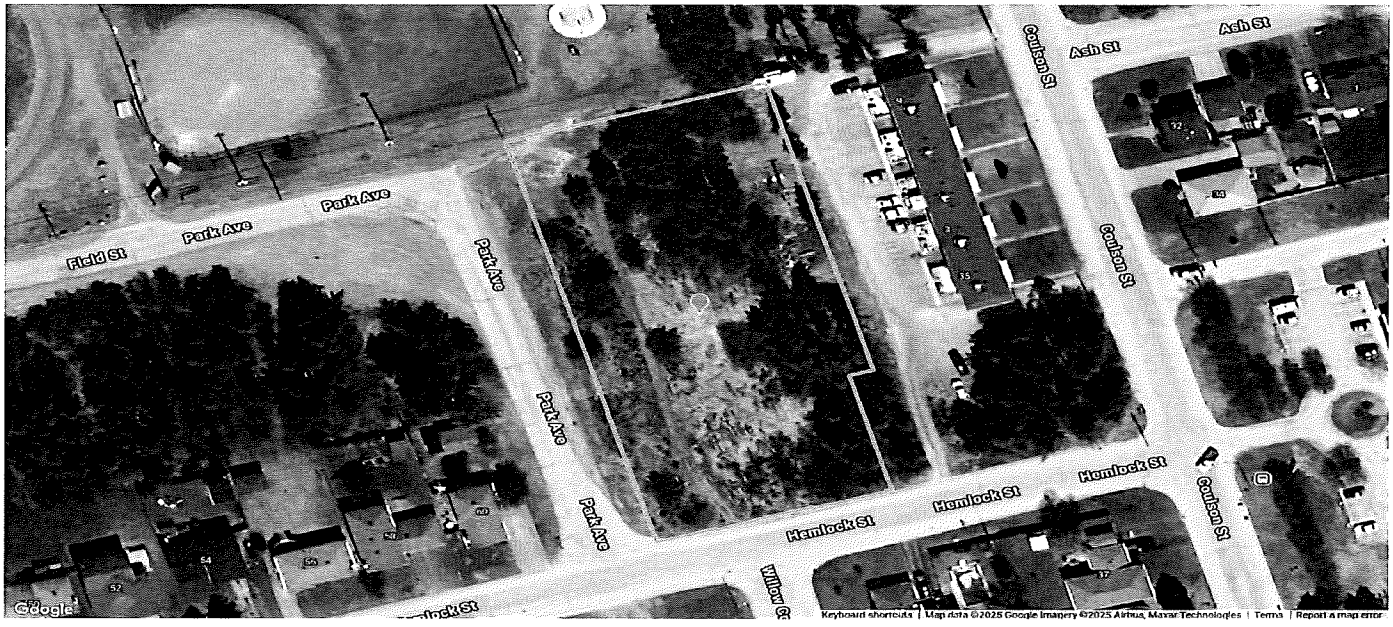
PL-CON-2026-00069

Property Details

GeoWarehouse Address:
Not Available
CAPREOL



PIN:	735071699
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

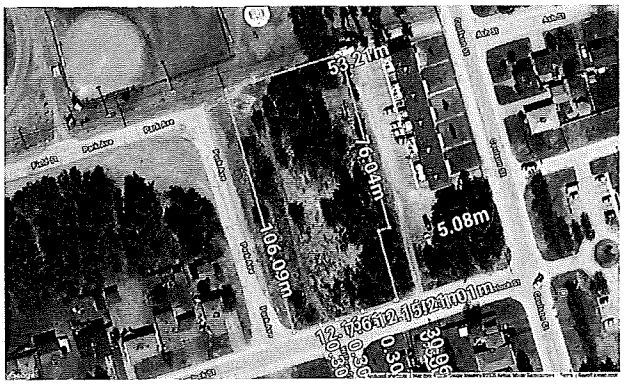
Owner Name:
MAZZUCA, MARGARET ANNE;MAZZUCA, TODD

Legal Description

PART BLOCK B, PLAN M633 CAPREOL, PARTS 7, 9, 16, 17 AND 18, PLAN 53R21966 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 7, 16, 17 AND 18, PLAN 53R21966 AS IN SD494725 CITY OF GREATER SUDBURY

Lot Size

Area:	5499.0 sq.m
Perimeter:	319.0 m
Measurements:	76.04m x 53.21m x 106.09m x 12.16m x .3m x 7.61m x .3m x 12.14m x .3m x 15.21m x .3m x 1.01m x 30.06m x 5.08m 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 01, 2020	[redacted]	Transfer by Personal Representative	MAZZUCA, MARGARET ANNE; MAZZUCA, TODD;	See Notes 1
Apr 25, 2017		Transfer by Personal Representative	MAZZUCA, VIOLET;	

Notes :

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

735070146, 735070333, 735070344, 735070586, 735070687, 735070501, 735070677, 735100088, 735070018, 735070337, 735070316, 735070514, 735071428, 735100113, 735070329, 735071209, 735100067, 735210376, 735100119, 735210218, 735210229, 735070391, 735070591, 735071141

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.

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

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

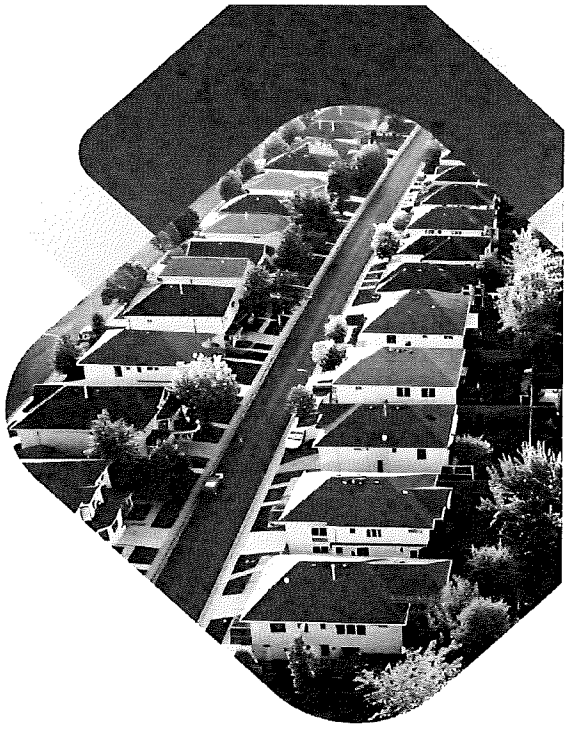
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GeoWarehouse Property Report
Generated on September 10,

35 COULSON ST
CAPREOL

PIN 735071209

GeoWarehouse Property Report



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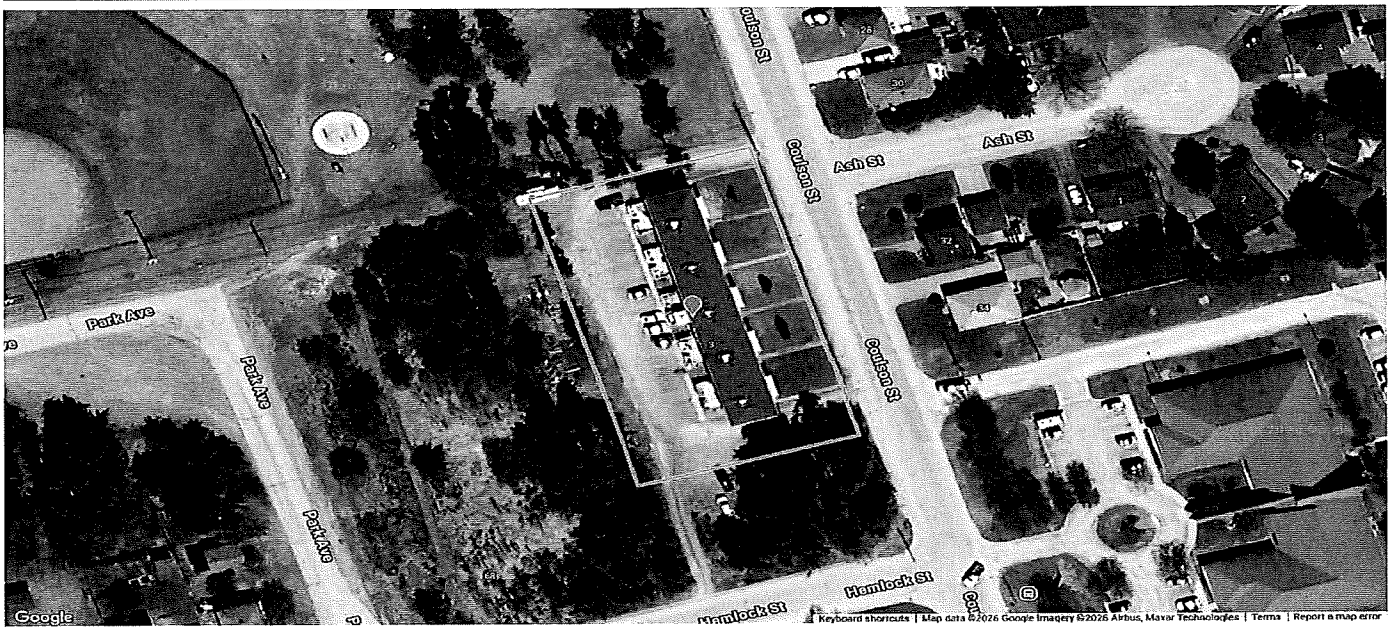
PL-CON-2026-00069

Property Details

GeoWarehouse Address:
35 COULSON ST
CAPREOL
P0M1H0



PIN:	735071209
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

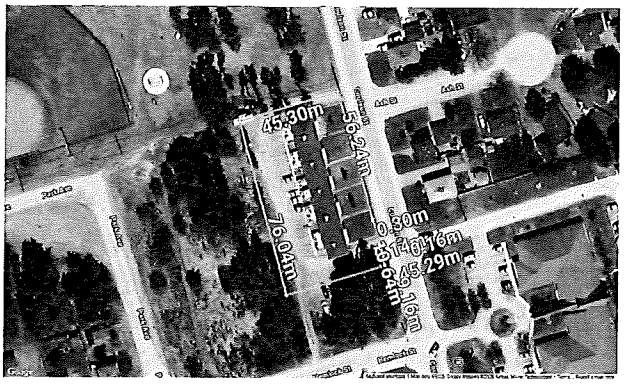
Owner Name:
MAZZUCA, MARGARET ANNE;MAZZUCA, TODD

Legal Description

PCL 33974 SEC SES; PT BLK B PL M633 CAPREOL PT 1 SR1977; GREATER SUDBURY SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 11, 12, 13 AND 20, 53R-21966 AS IN SD494725

Lot Size

Area:	3448.0 sq.m
Perimeter:	243.0 m
Measurements:	.14m x 10.64m x .3m x 56.24m x 45.3m x 76.04m x 45.29m x 9.16m x .16m 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 01, 2020	[redacted]	Transfer by Personal Representative	MAZZUCA, MARGARET ANNE; MAZZUCA, TODD;	See Notes 1
Feb 04, 2019		Transmission by Personal Representative (Land)	MAZZUCA, VIOLET - ESTATE; D'APPOLONIA, BERT; MAZZUCA, FRANK;	
Nov 29, 1968		Transfer	MAZZUCA, VIOLET; MAZZUCA, VALENTINO;	

Notes :

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

735070146, 735070333, 735070344, 735070586, 735070687, 735071699, 735070501, 735070677, 735100088, 735070018, 735070337, 735070316, 735070514, 735071428, 735100113, 735070329, 735100067, 735210376, 735100119, 735210218, 735210229, 735070391, 735070591, 735071141

Terms and Conditions

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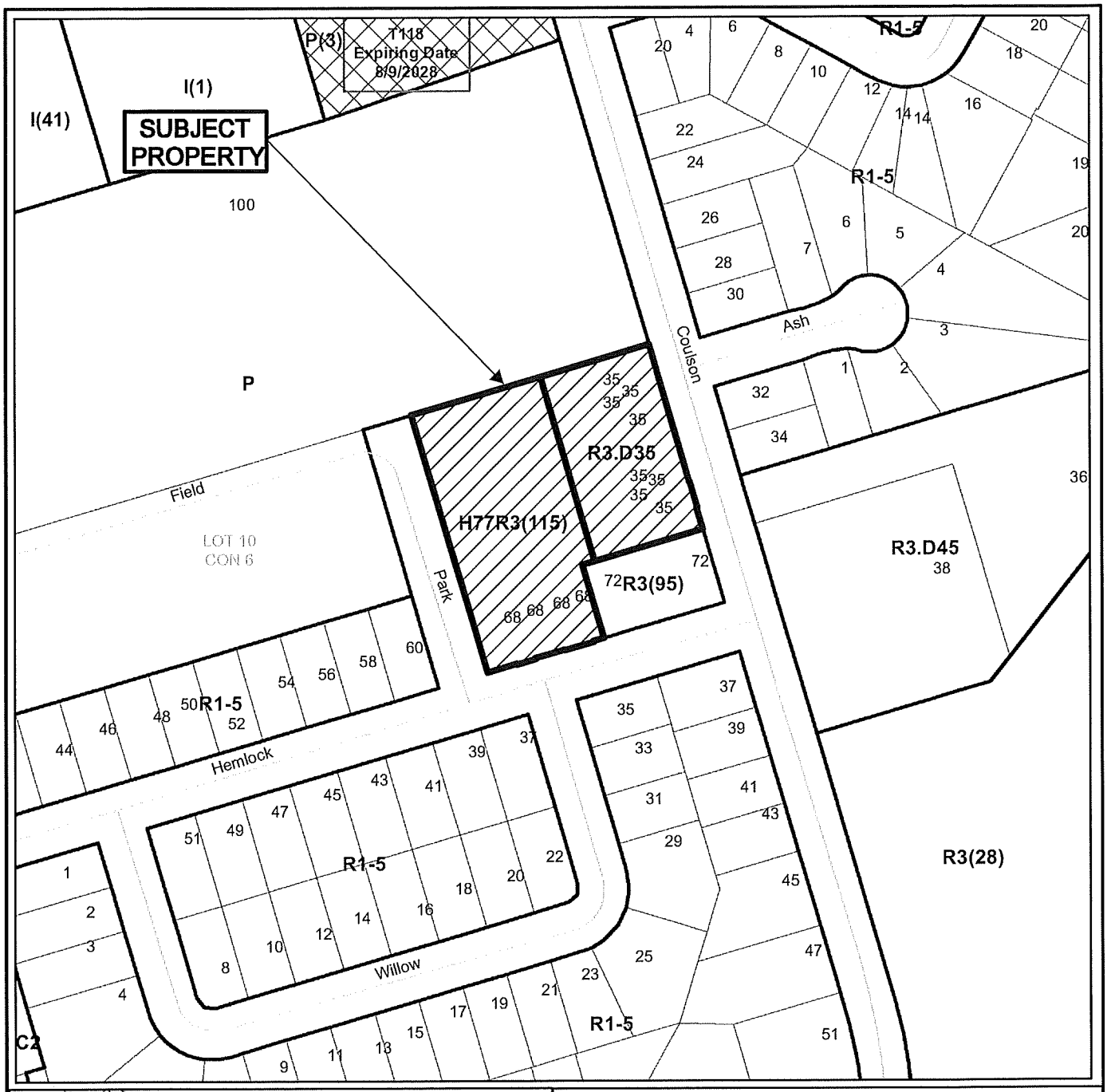
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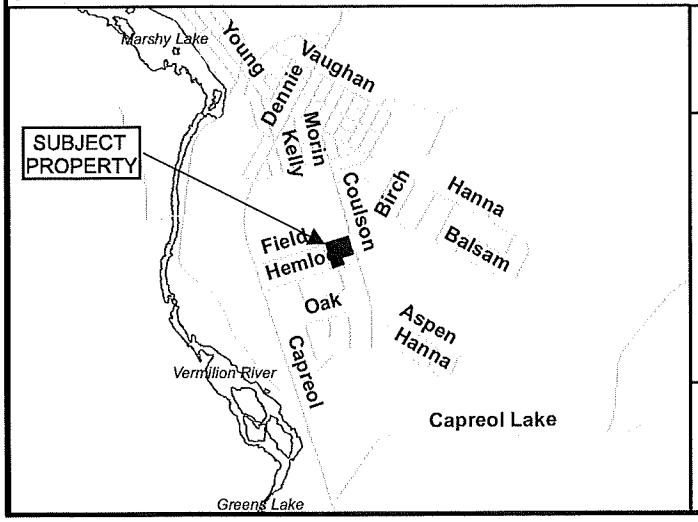
Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. $2) in cases such as transfers between spouses or in tax exempt transfers.

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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.





Application for Consent

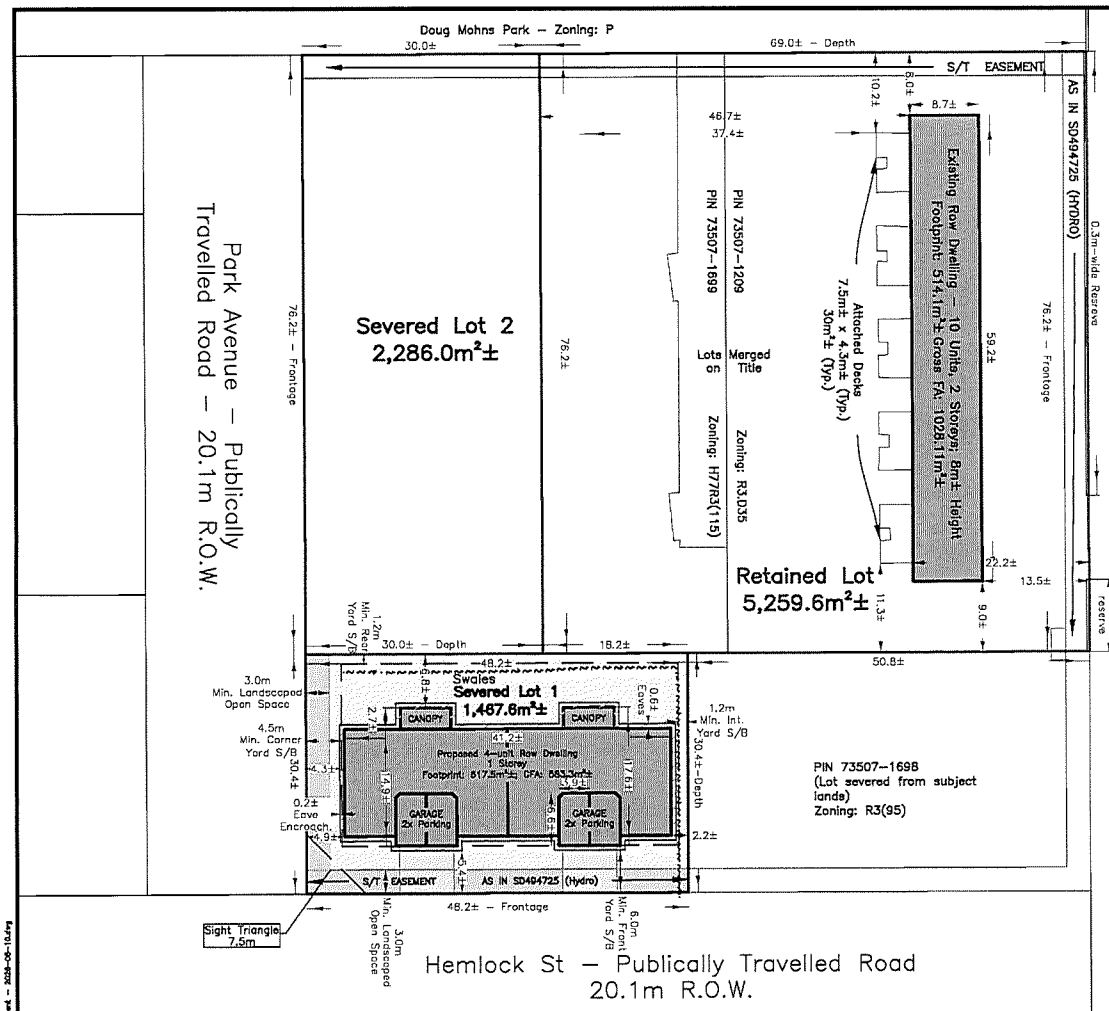
N

Subject Property being PINs 73507-1699 and 73507-1209,
Parcel 33974 SEC SES,
Part Block B, Plan M-633,
Part 1, Plan SR-1977,
Parts 7, 9, 16-18, Plan 53R-21966,
Part Lot 10, Concession 6,
Township of Capreol,
68 Hemlock Street and 35 Coulson Street, Capreol,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00069
PL-CON-2026-00070

Date: 2026 09 22



SITE PLAN DATA

ZONING: Medium Density Residential Special w/Hold (H77 R3 (115))
USE: ROW DWELLING

	REQUIRED	PROVIDED (Severed Lt 1)
LOT AREA:	MIN 150m²/unit (600m² @ 4 units)	1,467.6m²±
LOT FRONTAGE: (Corner Lots)	20m	48.2m±
SETBACKS		
FRONT YARD:	6m	6m
INTERIOR YARD:	1.2m	2.2m±
EXTERIOR YARD:	4.5m	4.9m±
REAR YARD:	1.2m	6.8m±
LOT COVERAGE:	MAX 45%	42.1%±
BUILDING HEIGHT:	MAX 11m	5.7m±
ENCROACHMENTS EAVES		
Front Yard:	MAX 1.2m Encrochmnt MIN 0.6m Setback	0.6m± Encroachment 5.4m± Setback
Corner Yard:	Same as Front	0.2m± Encroachment 4.3m± Setback
LANDSCAPED AREA	MIN 30%	52.4%±
PARKING		
ROW DWELLING 1/Dwelling Unit	4 Units =4 Spaces	4 Spaces
SITE TRIANGLE:	Local = 7.5m	7.5m

NOTES
- Canopies and do not constitute part of Gross Floor Area due to lack of exterior walls, per ZBL definitions
- Reserves shall be deemed to constitute part of a lot for the purposes of determining compliance with the ZBL, per §1.13

CAUTION
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.

TULLOCH

T: 705-522-6303
[redacted]
131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Sketch for Consent to Sever**

PROJECT: **35 Coulson St & 68 Hemlock St**
PIN 73507-1699
City of Greater Sudbury (Capreol)
District of Sudbury

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	VS	25-0715
SCALE:	PLOT SIZE:	DATE:
1:600	11x17	Sept 10, 2026

PL-CON-2026-00069
Sketch 2

P:\2025\250715\Planning\07 Drawings\250715 Consent - 2026-09-10.dwg

SITATION CONTROL PLAN NOTES:

SEDIMENT BARRIERS, CHECK DAMS, AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.

ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREAS ARE STABILIZED.

IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.

THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.

CALCIUM CHLORIDE DUST CONTROL MUST NOT BE USED IN GROUND WATER PROTECTION AREAS AND IMMEDIATELY UPSTREAM OF BODIES OF WATER.

ALL CONSTRUCTION ACTIVITY WILL COMPLY WITH THE CITY OF GREATER SUDBURY NOISE BYLAW.

ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.

ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.

MAXIMUM ALLOWED SEDIMENT ACCUMULATION AT THE SEDIMENT FENCING IS HALF THE FENCE FABRIC HEIGHT.

AFTER SIGNIFICANT RAIN EVENT, ALL SEDIMENT AND EROSION CONTROLS MUST BE INSPECTED AND REPAIRED AS SOON AS POSSIBLE.

FILTER FABRIC TO BE PLACED UNDER GRATES AND LIDS ON ALL ONSITE AND DOWNSTREAM CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.

WHERE CONSTRUCTION ACTIVITY OCCURS WITHIN THE CITY RIGHT OF WAY, SEDIMENT CONTROLS WILL BE PLACED ON THE CATCHBASINS ON PUBLIC STREETS ACROSS THE PROPERTY'S FRONTAGE.

STREET SWEEPING, CATCHBASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE GENERAL MANAGER OF GROWTH AND INFRASTRUCTURE.

SURFACE EROSION PROTECTION MUST BE APPLIED FOR ALL DISTURBED AREAS, SUBJECT TO EROSION, UNTIL VEGETATION IS ESTABLISHED.

A LOGBOOK SHALL BE KEPT ONSITE INDICATING INSPECTION SCHEDULES, REPAIRS MADE, & ANY CONCERNS NOTED.

ADDITIONAL MATERIALS SUCH AS CLEAR STONE, FILTER FABRIC, PUMPS, HOSES AND SILTSOXX, OR APPROVED EQUIVALENT TO BE ALWAYS KEPT ONSITE FOR CONDUCTING REPAIRS TO SEDIMENT CONTROL MEASURES.

ENGINEERED CHANGES TO THE ESC MEASURES MAY BE REQUIRED AS SITE CONDITIONS CHANGE.

ANY DEWATERING OCCURRING ONSITE MUST BE IN ACCORDANCE WITH AN APPROVED DEWATERING PLAN, WHICH MUST INCLUDE SILT TRAPS.

REFUELING, EQUIPMENT MAINTENANCE, AND HAZARDOUS MATERIAL STORAGE MUST TAKE PLACE A MINIMUM OF 30M FROM ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA.

AN APPROVED SPILL MANAGEMENT PLAN IS TO BE ALWAYS KEPT ONSITE.

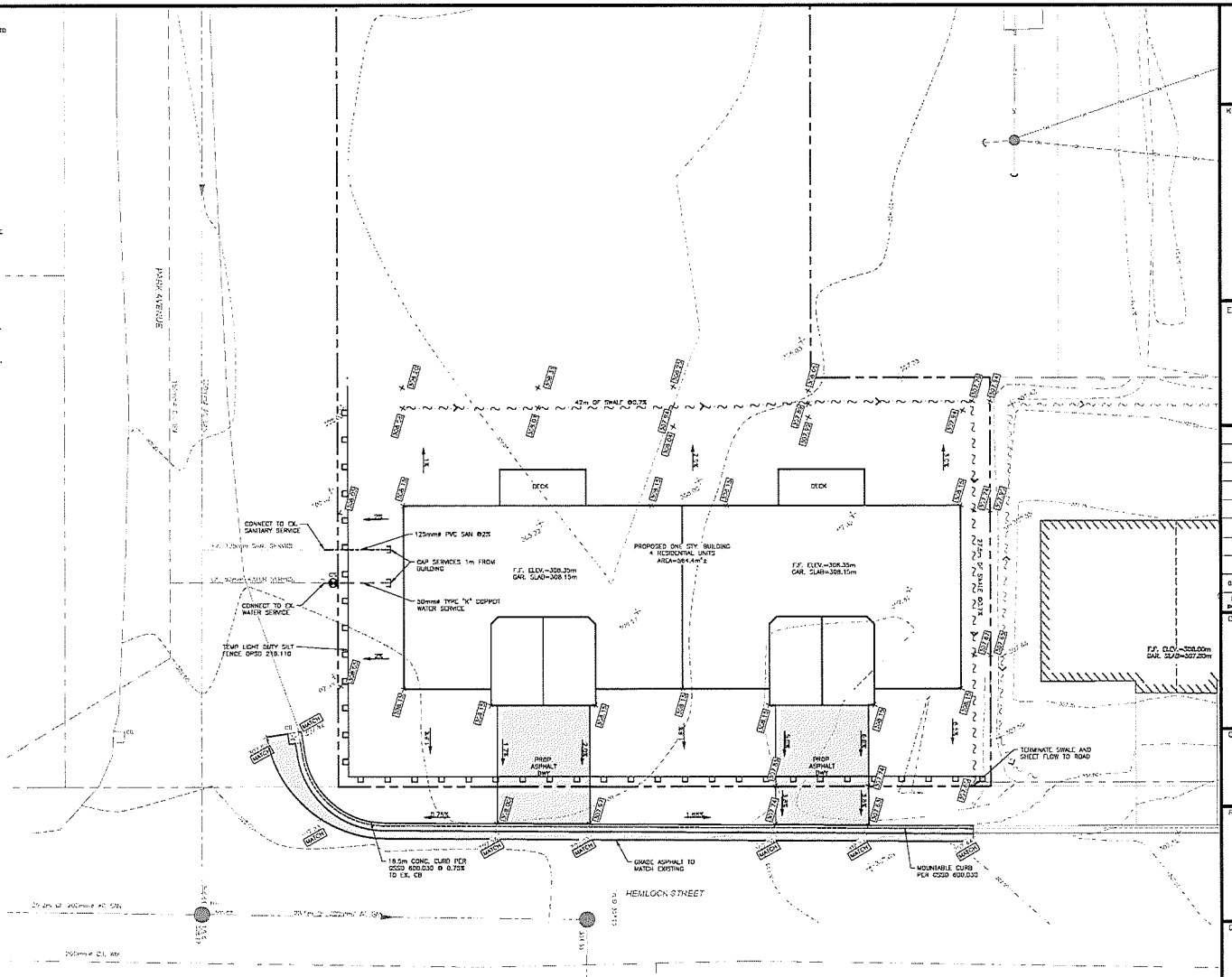
SPILLS ARE TO BE REPORTED IMMEDIATELY TO THE MOEP SPILLS ACTION CENTER AT 1-800-268-6060

TEMPORARY FUEL AND OTHER HAZARDOUS MATERIAL STORAGE IS TO BE LOCATED MINIMUM 30M AWAY FROM ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA.

DRAINAGE NOTES:

SLOPE AWAY FROM THE BUILDING AT A MINIMUM 2.0% GRADE.

SWALES ARE SHOWN TO DIRECT WATER AWAY FROM THE BUILDING & ADJACENT PROPERTIES. MINIMUM SWALE GRADE TO BE 0.5%.



KEY PLAN

ENGINEER'S SEAL:

LICENSED PROFESSIONAL ENGINEER
4.61 LEVIGNE
100180658
PROVINCE OF ONTARIO

DATE (M/D/Y)	REV.	REVISION	BY	APP'D
08/05/26	0	ISSUED FOR APPROVAL	TS	JL

CLIENT:

TODD MAZZUCA
(CITY OF GREATER SUDBURY)
CAPREOL, ON

CONSULTANT:

TULLOCH

PROJECT TITLE:

HEMLOCK STREET & PARK AVENUE DEVELOPMENT

DRAWING TITLE:

LOT SERVICING AND GRADING PLAN

CAS	KN	JL	JL
DRAWN	DESIGNED	CHECKED	APPROVED
1:150		APR. 1, 2026	
SCALE		DATE	

250715	0	C1
PROJECT No	REVISION	DRAWING

P:\250715\CAD\PLOT\250715-C1.DWG 2026-04-01 BY CAS

PL-ODN-2026-00069
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-2026-00070

APPLICATION SUMMARY

File Date: September 11, 2026

Application Type: Consent (Land Severance)

Address(es): 68 Hemlock Street, Capreol P0M1H0, 35 Coulson Street Unknown, Capreol P0M 1H0

Applicant(s): TULLOCH

Owner(s): TODD MAZZUCA AND MARGARET MAZZUCA

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
2286

Depth
30

Frontage
76.2

☐ **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
35 Coulson Street (property merged on title)

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

What is the date of acquisition of subject land?
2020/12/01

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
Current Owner

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

Please indicate a description of each easement or covenant and its effect
SD494725 (Hydro)

Has the land ever had any previous severances?
Yes

Name of transferee
Todd & Margaret Anne Mazzuca

Date of transfer
2025/02/13

Use of severed land
Residential (Details to be finalized at later date)

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
Part Block B, Plan M633 Capreol

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

Explain how the application conforms with the Official Plan
2.3.2 & 2.3.3: Severance constitutes intensification within built boundary. Proposed lot represents efficient use of land by way of enabling future infill development. Lands will be serviced by existing municipal services.
3.2.1: A rezoning for the site occurred in April which enabled development which is suitable in density and built form
3.2.2: New lot represents future contiguous expansion within Living Area I. Lot will utilize existing municipal services.

Explain how the application is consistent with the Provincial Policy Statements
2.3.1.2: Severance represents efficient use of land and optimization of existing infrastructure through infill development.
2.3.1.3: Future development on lot will constitute intensification of land.
3.6.2: Proposed lot will be on municipal services.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
3.4.3: Majority of surrounding land, with exception of row dwellings and Seniors Housing on Coulson Street, consist of single-detached dwellings. Proposed development will promote mix of housing types through addition of row dwellings which will complement the existing rows. Lot is within walking distance to public open spaces (Capreol Park) and community services (Community Centre).

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
5259.6	69.0	76.2

Existing use of land
Residential

Proposed use of land
As Existing

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

Vacant

Proposed use of land

Residential (Details to be confirmed at later date)

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)
10-unit Dwelling	Retained Land	No	514.1	1028.11	2	8.7	59.2	8	13.5	46.7	8	9

TULLOCH

Planners | Surveyors | Biologists | Engineers

September 11, 2026
250715

Committee of Adjustment
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

Re: 68 Hemlock Street / 35 Coulson Street - Consent Applications

Dear Committee of Adjustment,

TULLOCH has been retained by the current owner of those lands known municipally as 68 Hemlock Street (PIN 73507-1699) and 35 Coulson Street (PIN 73507-1209) to prepare two (2) consent applications. The purpose of the applications is to facilitate the creation of two (2) new lots from the subject property. It was confirmed that the two properties merged on title.

68 Hemlock Street was previously subject to an Official Plan Amendment Application (PL-OPA-2025-00018) to redesignate the subject lands from "Parks and Open Space" to "Living Area 1", and a Zoning By-law Amendment Application (PL-RZN-2025-00047) to rezone the lands from Low Density Residential One 'R1-5' to Medium Density Residential Special with Holding Symbol 'H77 R3(115)' to permit medium density residential development in the form of row dwellings with the following site-specific provisions:

- The minimum rear yard setback shall be 1.2 metres;
- The minimum court depth shall be 2.4 metres where both walls contain balconies or windows into a habitable room;
- A minimum of 1 parking space is required for a row dwelling unit or multiple dwelling unit; and
- An accessible parking space shall not be required.

The Official Plan & Zoning By-law Amendments (By-law 2026-71Z & OPA #158) were both passed by City Council on April 14, 2026.

Severed Lot 1 will have an area of ±1,467.6m^2 and ±48.2 metres of frontage on Hemlock Street. Severed Lot 2 will have an area of ±2,286.0m^2 and ±76.2 metres of frontage on Park Avenue.

The Retained Lot will have an area of ±5,259.6m^2 and ±76.2 metres of frontage on Coulson Street.

Severed Lot 1 fronts onto both Hemlock Street and Park Avenue. Under the by-law definition at the time of writing, the shorter street line along Park Avenue would be considered the front lot line. However, housekeeping amendments to the Zoning By-law were recently approved by Planning Committee on August 10, 2026. Among these, the definition of a front lot line was changed by adding the following:

"b) In the case of a corner lot where:

1. *The street lines are not of equal length, the shorter street line, unless by customary use and occupation of the area in which the lot is located, a side other than the shorter street line is clearly indicated to be the front of the lot;"*

Considering that the proposed row dwelling building on Severed Lot 1 will be oriented toward Hemlock Street, the application proposes that the Hemlock Street line remain the front lot line in anticipation of the new definition being adopted by City Council as part of the housekeeping amendments.

Please find attached the following documents and supporting information in support of the lot addition application:

- GeoWarehouse Property Reports for both properties;
- Concept Sketch; and,
- Grading Plan (to be attached to the application for Severed Lot 1 Only)

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

Respectfully submitted,

Prepared by:

Brandon Cormier
Land Use Planner

Matt Jay, CPT
Land Use Planner

Reviewed by:

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

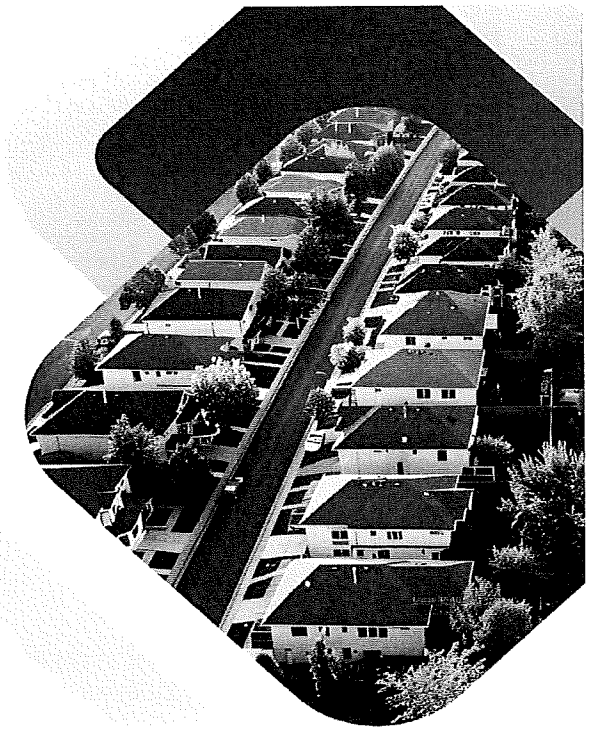
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GeoWarehouse Property Report
Generated on September 10,

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geowarehouse.ca

PL-CON-2026-00070

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P0M1H0



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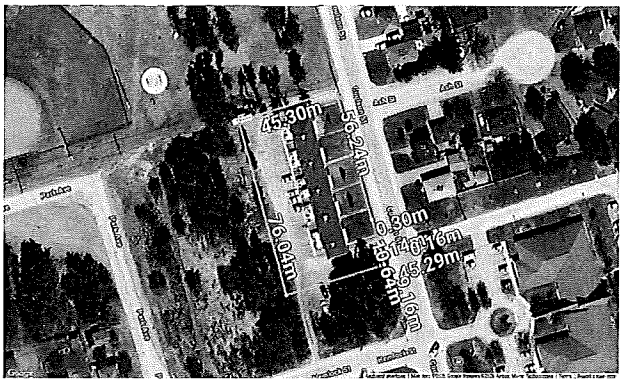
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Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. $2) in cases such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

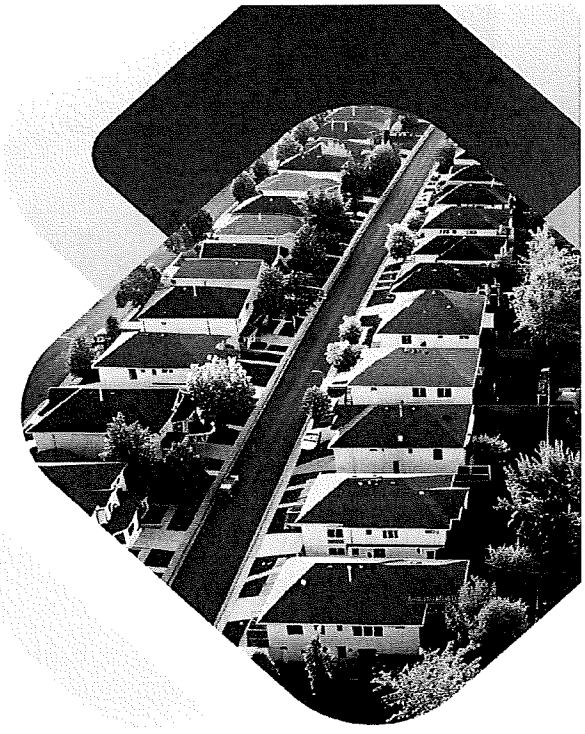
GeoWarehouse®
POWERED BY TERANET

GeoWarehouse Property Report
Generated on November 18,

CAPREOL

PIN 735071699

GeoWarehouse Property Report



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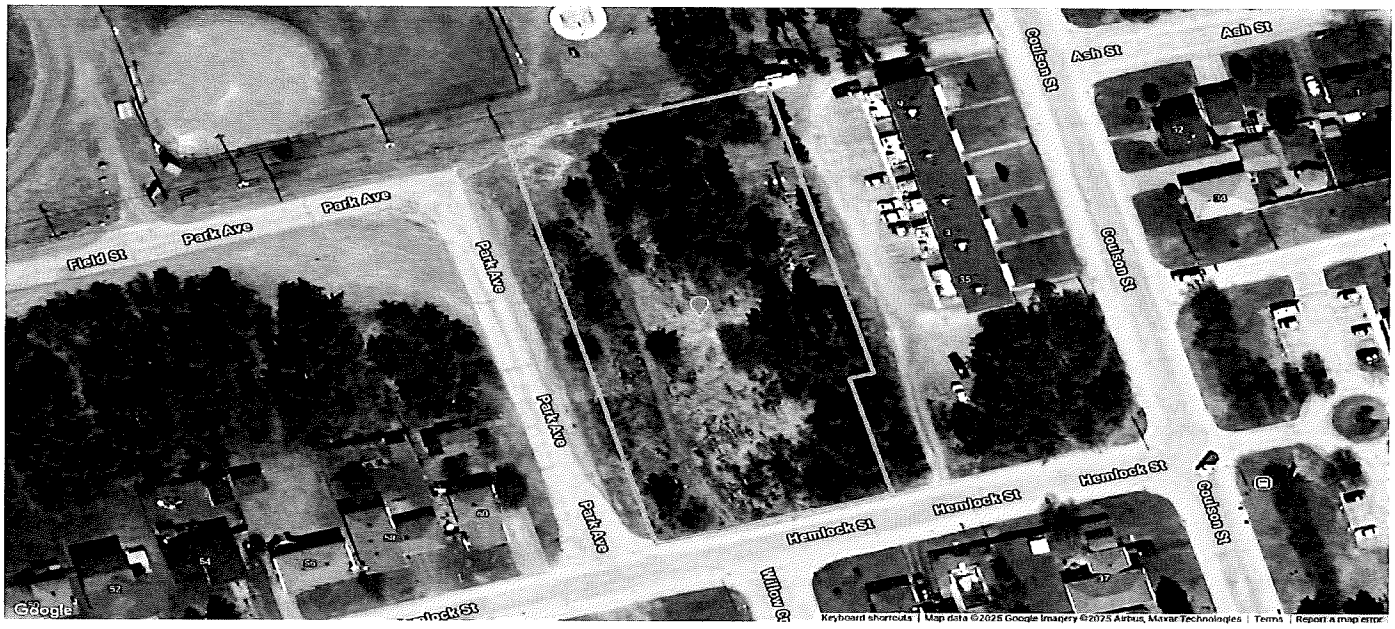
PL-CON-2026-00070

Property Details

GeoWarehouse Address:
Not Available
CAPREOL



PIN:	735071699
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

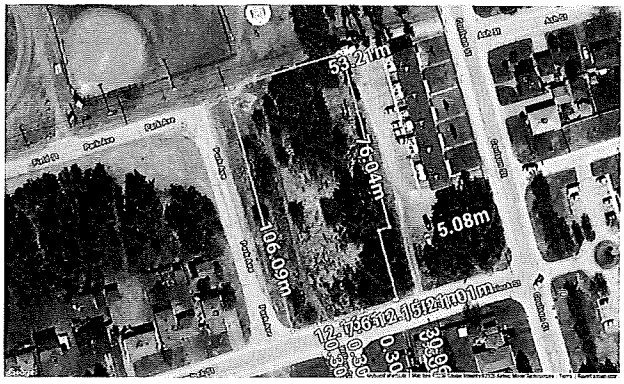
Owner Name:
MAZZUCA, MARGARET ANNE;MAZZUCA, TODD

Legal Description

PART BLOCK B, PLAN M633 CAPREOL, PARTS 7, 9, 16, 17 AND 18, PLAN 53R21966 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 7, 16, 17 AND 18, PLAN 53R21966 AS IN SD494725 CITY OF GREATER SUDBURY

Lot Size

Area:	5499.0 sq.m
Perimeter:	319.0 m
Measurements:	76.04m x 53.21m x 106.09m x 12.16m x .3m x 7.61m x .3m x 12.14m x .3m x 15.21m x .3m x 1.01m x 30.06m x 5.08m 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 01, 2020	[redacted]	Transfer by Personal Representative	MAZZUCA, MARGARET ANNE; MAZZUCA, TODD;	See Notes 1
Apr 25, 2017		Transfer by Personal Representative	MAZZUCA, VIOLET;	

Notes :

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

735070146, 735070333, 735070344, 735070586, 735070687, 735070501, 735070677, 735100088, 735070018, 735070337, 735070316, 735070514, 735071428, 735100113, 735070329, 735071209, 735100067, 735210376, 735100119, 735210218, 735210229, 735070391, 735070591, 735071141

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.

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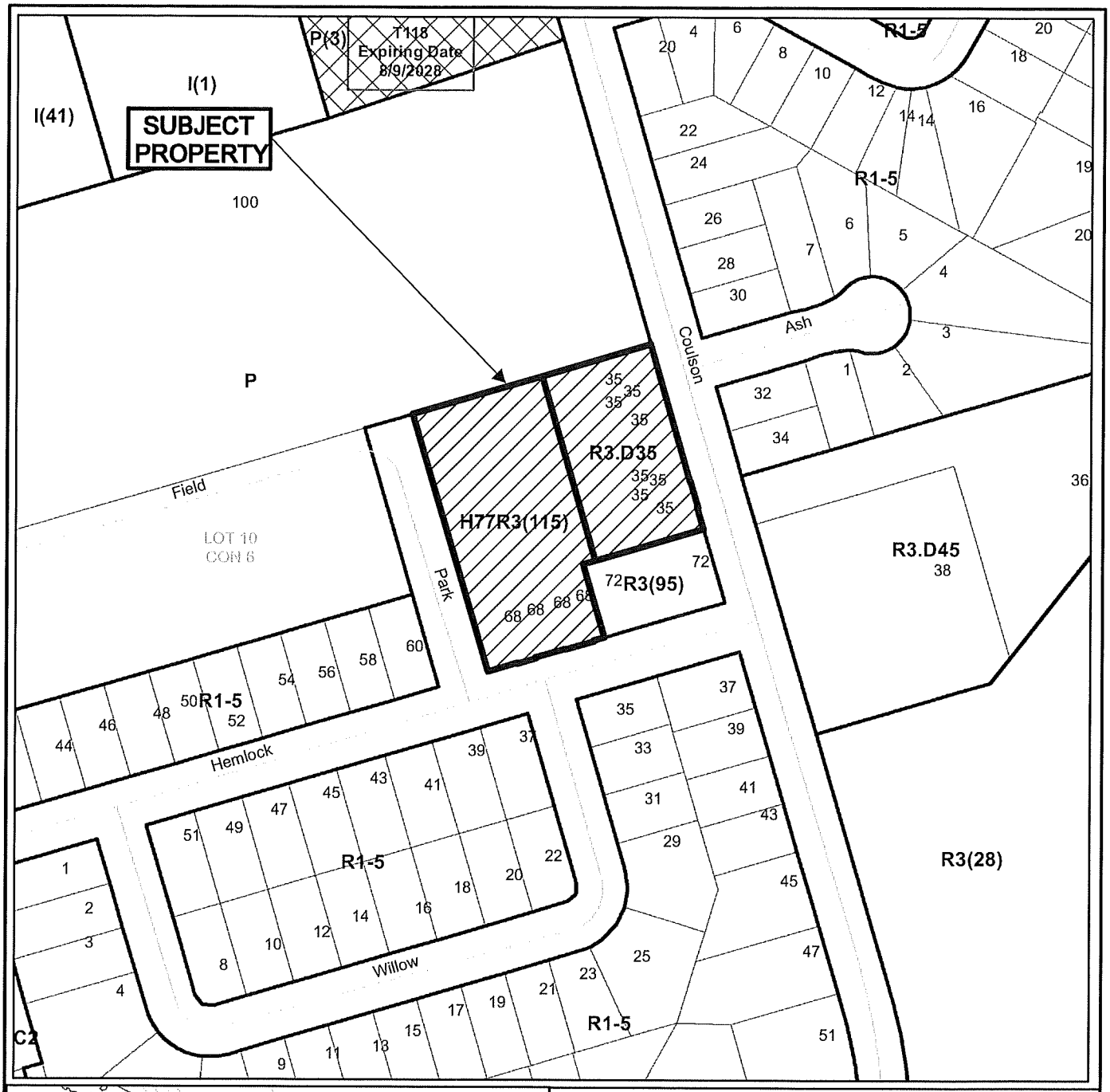
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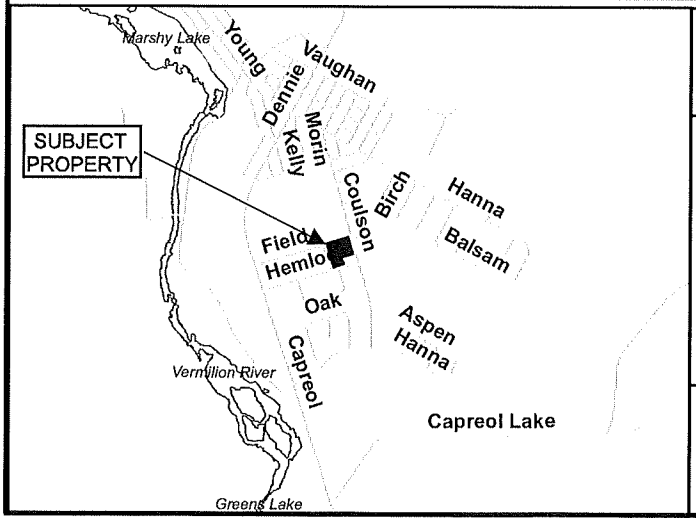
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Application for Consent

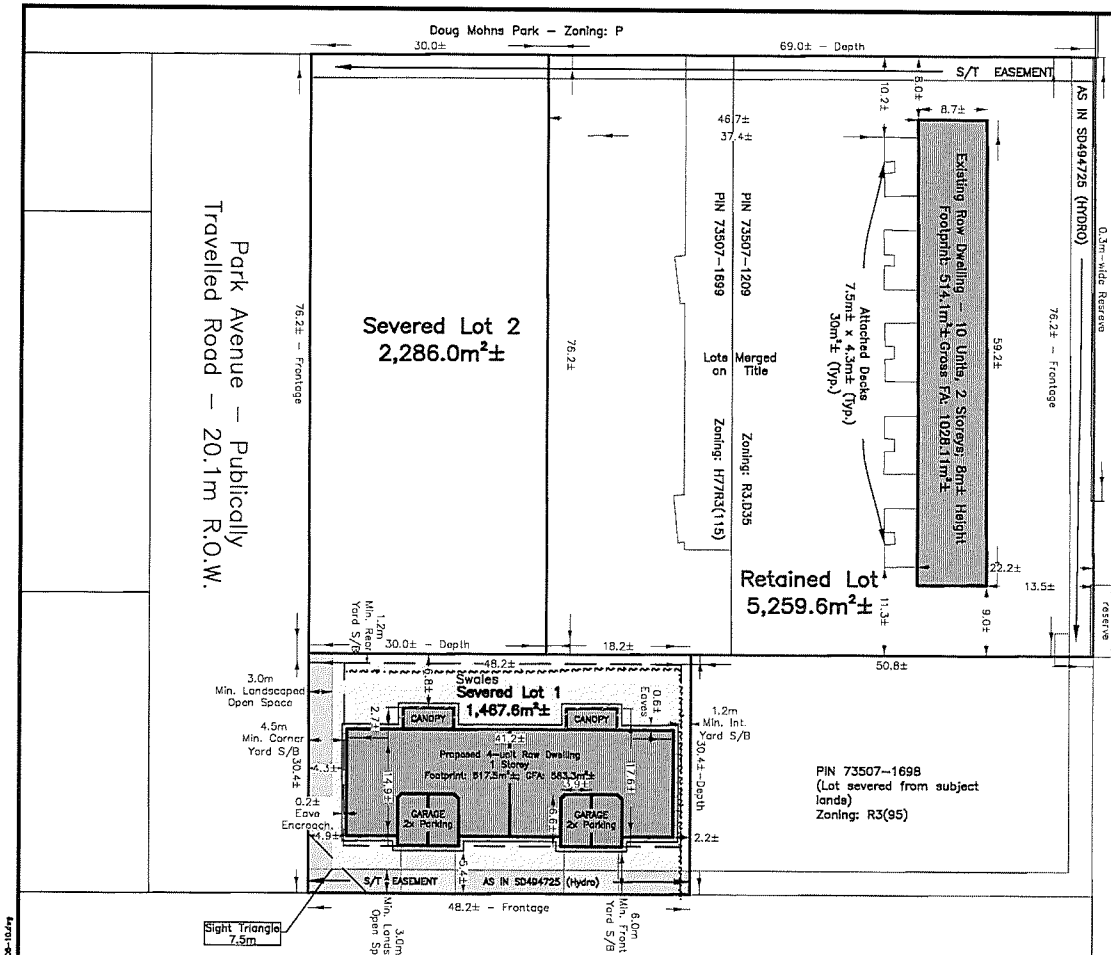
Subject Property being PINs 73507-1699 and 73507-1209,
Parcel 33974 SEC SES,
Part Block B, Plan M-633,
Part 1, Plan SR-1977,
Parts 7, 9, 16-18, Plan 53R-21966,
Part Lot 10, Concession 6,
Township of Capreol,
68 Hemlock Street and 35 Coulson Street, Capreol,
City of Greater Sudbury

NTS

Sketch 1

PL-CON-2026-00069
PL-CON-2026-00070

Date: 2026 09 22



SITE PLAN DATA

ZONING: Medium Density Residential Special w/Hold (H77 R3 (115))
USE: ROW DWELLING

	REQUIRED	PROVIDED (Severed Lt 1)
LOT AREA:	MIN 150m²/unit (600m² @ 4 units)	1,467.6m²±
LOT FRONTAGE: (Corner Lots)	20m	48.2m±
SETBACKS		
FRONT YARD:	6m	6m
INTERIOR YARD:	1.2m	2.2m±
EXTERIOR YARD:	4.5m	4.9m±
REAR YARD:	1.2m	6.8m±
LOT COVERAGE:	MAX 45%	42.1%±
BUILDING HEIGHT:	MAX 11m	5.7m±
ENCROACHMENTS		
EAVES		
Front Yard:	MAX 1.2m Encrochmnt MIN 0.6m Setback	0.6m± Encroachment 5.4m± Setback
Corner Yard:	Same as Front	0.2m± Encroachment 4.3m± Setback
LANDSCAPED AREA	MIN 30%	52.4%±
PARKING		
ROW DWELLING 1/Dwelling Unit	4 Units =4 Spaces	4 Spaces
SITE TRIANGLE:	Local = 7.5m	7.5m

NOTES
- Canopies and do not constitute part of Gross Floor Area due to lack of exterior walls, per ZBL definitions
- Reserves shall be deemed to constitute part of a lot for the purposes of determining compliance with the ZBL, per §1.13

CAUTION
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

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Sketch for Consent to Sever**

PROJECT: **35 Coulson St & 68 Hemlock St**
PIN 73507-1699
City of Greater Sudbury (Capreol)
District of Sudbury

DRAWN BY:	CHECKED BY:	PROJECT No.:
MDJ	VS	25-0715
SCALE:	PLOT SIZE:	DATE:
1:600	11x17	Sept 10, 2026

PL-CON-2026-00070
Sketch 2