Greater Grand Sudbury

APPLICATIONS FOR CONSENT

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

November 30, 2026

PL-CON-2026-00073 **BAYSIDE SUDBURY CORP.**

Ward: 4

PIN 73347-1923, Part Broken Lot 6, Concession 1, Township of Rayside, 0 Brabant Street, Azilda, [By-law 2010-100Z, R2-2, R1-5]

To create a new lot on the north vacant portion of the subject property providing a lot frontage of approximately 220.0m, a lot depth of approximately 220.0m and a lot area of approximately 34240.0 sq. m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0027/1975 (FEB 24/75), B0015/1977 to B0020/1977 (JAN 31/77), B0607/1977 to B0616/1977 (SEP 6/77), B0103/1980 (JUN 2/80), AND B0237/1980 (NOV 3/80)

PL-CON-2026-00074 **MATTHEW DUMONT**
CARLI DEROCHIE

Ward: 12

PIN 02123-0443, Part of Lot 2, Concession 5, Parts 1-8, Plan 53R-21627, except Parts 1-3, Plan 53R-21866, Parts 1-4, Plan 53R-22094, Township of McKim, 912 Dublin Street, Sudbury, [By-law 2010-100Z, FD]

To consolidate, firstly, an easterly portion of the subject property being an approximate 586.0 sq m lot area with abutting PIN 02123-0442, municipally known as 922 Dublin Street, and secondly, an easterly portion of the subject property being an approximate 91.0 sq m lot area with abutting PIN 02123-0311, municipally known as 989 Arthur Street.

SUBJECT TO CONCURRENT REZONING APPLICATION PL-RZ-2026-00049.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B3/24 (FEB 20/24) AND REZONING APPLICATION 751-6/23-24.

Written submissions regarding these applications must be received no later than Wednesday, November 25, 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-2026-00073

APPLICATION SUMMARY

File Date: October 6, 2026

Application Type: Consent (Land Severance)

Address(es): 0 Brabant Street, Azilda, Ontario

Applicant(s): TARA MICHAUVILLE

Owner(s): BAYSIDE SUDBURY CORP.

PLANNING APPLICATION
PURPOSE OF TRANSACTION

☐ **Addition to Lot**

Area

Area (Second Additional Lot if Applicable)

Depth

Depth (Second Additional Lot if Applicable)

Frontage

Frontage (Second Additional Lot if Applicable)

☒ **Creation of New Lot**

Area
34240

Depth
220

Frontage
220

☐ **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
Property is in Azilda on the south side of St. Agnes Street between Fire Route and Brabant Street. Part of the northern section of the Bayside Subdivision

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

What is the date of acquisition of subject land?
2019

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

What is the number of proposed new buildings/structures on the property?
23

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?
No

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

Has the land ever had any previous severances?
Yes

Name of transferee
B0027/1975 (FEB 24/75), B0015/1977 to B0020/1977 (JAN 31/77), B0607/1977 to B0616/1977 (SEP 6/77), B0103/1980 (JUN 2/80), AND B0237/1980 (NOV 3/80)

Date of transfer
uknown

Use of severed land
unkown

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
780-05/06-004

What is the current designation of the subject land in the applicable Official Plan?
Living Area 1 and Parks and Open Space

Explain how the application conforms with the Official Plan
The creation of a new lot within the settlement area is supported in the Living Area 1 as a preferred location. This is a form of intensification and rounding out of existing neighbourhood using existing infrastructure.

Explain how the application is consistent with the Provincial Policy Statements
The PPS supports development in settlement areas on publicly maintained roads with access to municipal services. The proposed lot sizes will have developable areas outside of the floodplain.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
The Growth Plan for NOntario encourages intensification, conservation of environmental resources and development on existing services. The application does not conflict with this.

CONCURRENT APPLICATIONS

☐ **Minor Variance**

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

☒ **Rezoning**

File Number(s) - Rezoning	Status - Rezoning
PL-RZN-2026-00018	Conditionally approved

☐ **Official Plan Amendment**

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

LAND RETAINED

Area	Depth	Frontage
63200	220	114

Existing use of land
vacant

Proposed use of land
Plan of Subdivision semi-detached single storey dwellings

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	[ ]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained year-round	[X]
Water	[ ]

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

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

LAND SEVERED

Existing use of land

Vacant

Proposed use of land

Vacant

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

WATER/SEWAGE - SEVERED

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

Explain Other

PROPERTY ACCESS - SEVERED

Provincial highway	[ ]
Road maintained by the municipality	[ ]
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

Ecosite Assessment – St. Agnes Street, Azilda

In support of a Consent Application
PL-CON-2026-00073

Azilda, City of Greater Sudbury

November 2026

FRICORP
ECOLOGICAL SERVICES

Introduction

FRi Ecological Services (FRi) was retained to complete an assessment of the ecosites on a property subject to a consent application. The property is an approximate 6.9 acre parcel with frontage along St. Agnes Street in the community of Azilda. It is bounded by Fire Route 1 on the west and Brabant Street to the east (Figure 1). Figure 1 shows the property boundary as well as the adjacent 30 metres which is consistent with email correspondence from Conservation Sudbury respecting the 'area of interest' that they expected be covered by this assessment.[1]

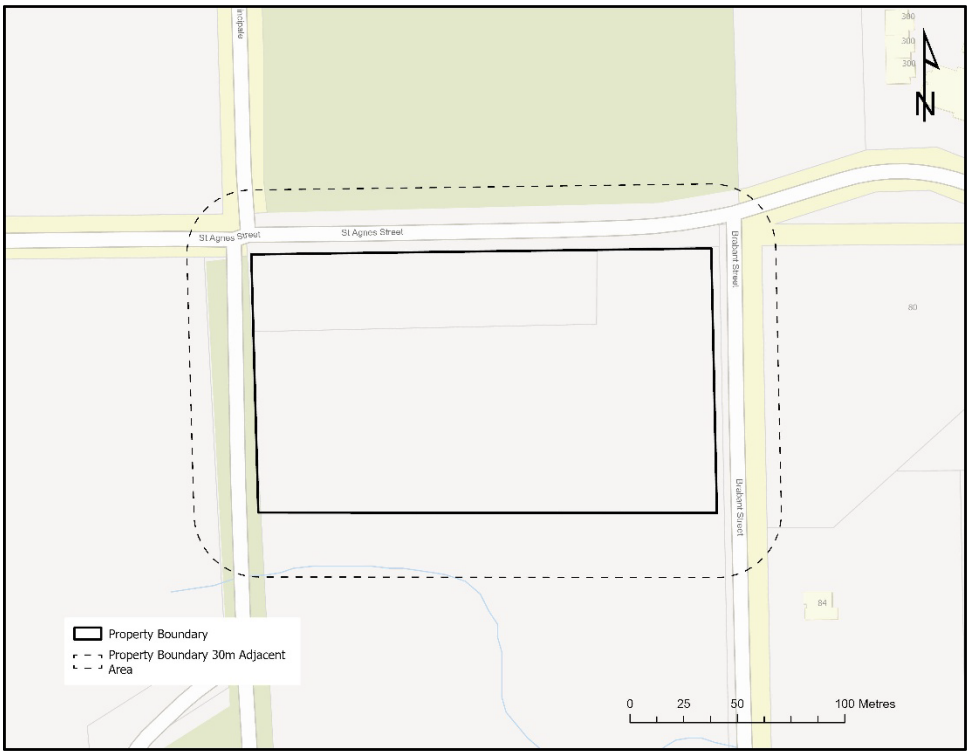


Figure 1: Parcel subject to consent application PL-CON-2026-00073 and the adjacent 30 metres represent the study area.

The objective of this assessment was to determine if there were any wetlands on the subject property, and if present, their type and boundary. FRi completed a single in-person field investigation on October 22nd, 2026 to describe the existing condition, specifically the ecosites represented on the property.

Conservation Sudbury's online mapping was referenced; the 'Regulation Area' is shown in orange overlay in the screen grab in Figure 2.

[1] Email correspondence, October 19, 2026. Conservation Sudbury, Sarah Woods to Rebecca Geauvreau.

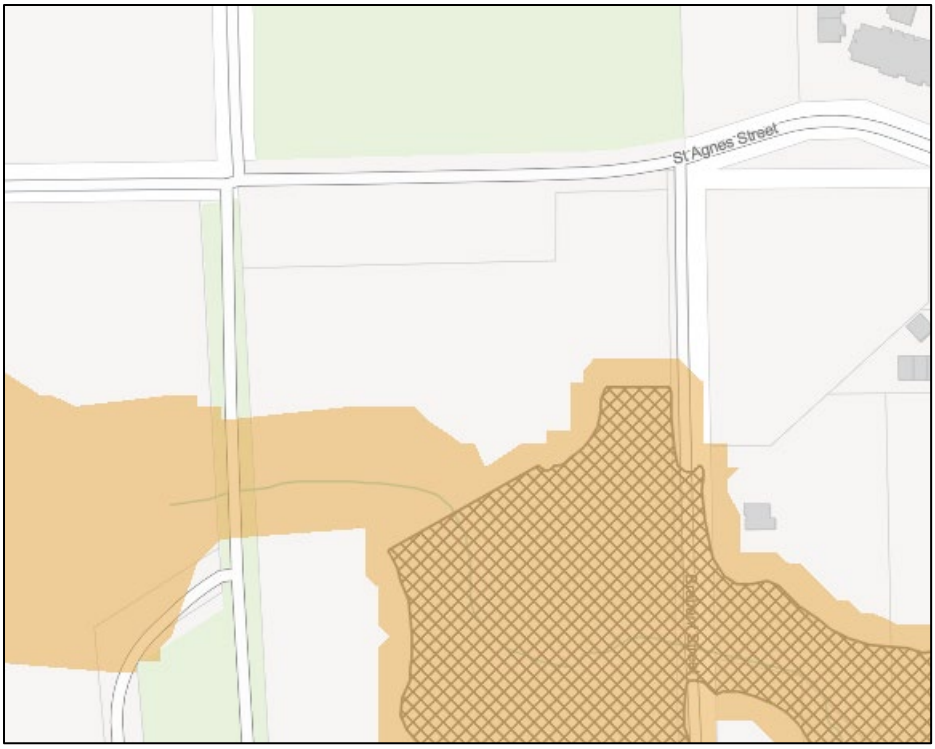


Figure 2: Screen grab from Conservation Sudbury's online mapping, November 3, 2026.

Approach

Ecological Land Classification

The ecosites on the subject property were determined and described in detail below. The assessment followed the provincial standard supported by the Ecosites of Ontario[2] field manual. A hand-held soil auger was used to assess the soil texture, depth and moisture as well as describe the presence of gleys or mottles. The *Field Guide to the Substrates of Ontario (OMNRF 2015)* was used to classify the soils as organic or mineral, and the effective texture was assigned based on the standards outlined in the field guide e.g. coarse mineral. The depth of the soil was compared to the depth to bedrock e.g. 40 cm; or if the length of the auger was exceeded, the soil depth was recorded as '>120 cm'.

There were a few instances where the soil auger could not be advanced because of the very compacted fine, silty soils. This is noted as 'failed to advance'. If water was encountered, the depth is noted in the description.

FRi are qualified wetland evaluators under the *Ontario Wetland Evaluation System*[3]. If any of the ecosites had been assessed as 'wetland', FRi would have followed the OWES guidelines for

[2] Ecosites of Ontario. 2009. Ecological Land Classification Working Group. 366pp.
[3] Ontario Ministry of Natural Resources. Ontario Wetland Evaluation System. Northern Manual, 2nd edition. 2022. 254pp.

delineating the boundary of the wetland using principles such as the 50 – 50 rule for example. No wetland ecosites were identified on or adjacent the subject property.

Each ecosite description includes a list of the vegetation observed including the trees, shrubs, herbaceous plants, ferns and allies. The soil texture, depth and moisture regime has the most significant influence on the ecosite designation. If there is uncertainty, FRi relies on the longest-lived on-site vegetation which is usually the tree species to support an ecosite conclusion.

Ecosites

There are four (4) natural terrestrial ecosites (upland, not wetland) and one (1) anthropogenic ecosite which is present as the existing developed areas including roads, ditches and trails. The ecosites are generally tall-treed except for the area on either side of the municipal drain which is represented as an even-aged low-treed condition. The ecosites shown in Figure 2 below include:

- G101Tt Fresh, Silty to Fine Loamy: Spruce – Fir Conifer
- G104Tt & G104Tl Fresh, Silty to Fine Loamy: Aspen – Birch Hardwood
- G116Tt Moist, Fine: Spruce – Fir Conifer
- G117Tt Moist, Fine: Conifer
- G198X Compact Gravelled Surface (Anthropogenic)

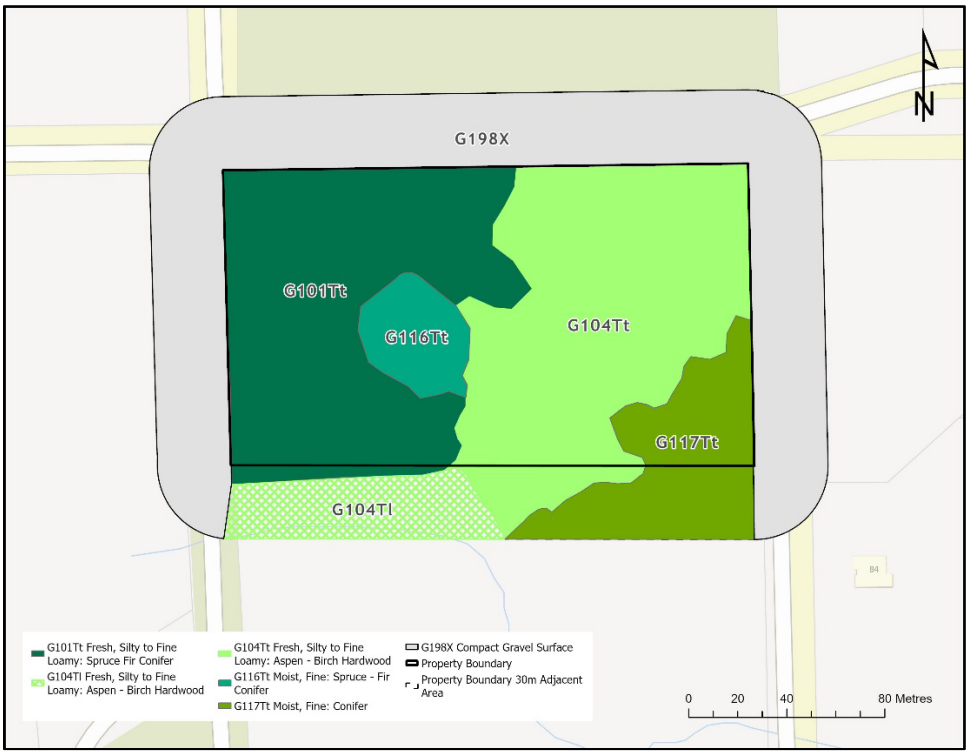


Figure 3: Overview of the terrestrial ecosites on the subject property; the sites range from fresh to moist mineral soils represented in both the low-treed (younger) and tall-treed (older) forest condition.

G101Tt Fresh, Silty to Fine Loamy: Spruce – Fir Conifer (1.15 ha)

The G101 tall-treed ecosite is represented in a single area on the subject property (Figures 3 & 4) shown in the red hatch and red outline. The soils are a deep, very fine silty mineral, >120 cm. Mottles and gleying were encountered at ~ 70cm, water was not encountered in soils at this ecosite.

The canopy includes white spruce (*Picea glauca*), balsam poplar (*Populus balsamifera*), white birch (*Betula papyrifera*) and scattered trembling aspen (*Populus tremuloides*). The understory is moderately open with small trees of the same species that are found in the canopy. Herbaceous vegetation that was visible in October included late fall flowering species such as asters (*Aster sp.*) and goldenrod (*Solidago sp.*).



Figure 4 (left): G101Tt ecosite shown as red hatch relative to the subject property. Figure 5 (right): The G101Tt ecosite shown as a red outline with the basemap leaf-off orthoimagery as the background.



Figure 6: Representative deep mineral soil core from the G101Tt ecosite.




Figure 7 (left): Close up of very fine mineral soils; Figure 8 (right): Soils do not 'ribbon' confirming silt content (not clay).




Figure 9 (left): Representative view of the spruce dominated canopy. Figure 10 (right): Representative view of the understory and ground cover in the G101 ecosite.

G104Tt & G104Tl Fresh, Silty to Fine Loamy: Aspen – Birch Hardwood (1.23ha, 0.26ha)

The G104 ecosite is represented in both the tall-treed and low-treed condition on the subject property. The low-treed ecosite is closely associated with the municipal drain feature which appears to have been subject to clearing along both banks in the recent past. Young, even-aged trembling aspen have regrown, creating a uniform low-treed ecosite. This even-aged stand along the municipal drain likely due to more recent clearing to dredge/keep the channel open.

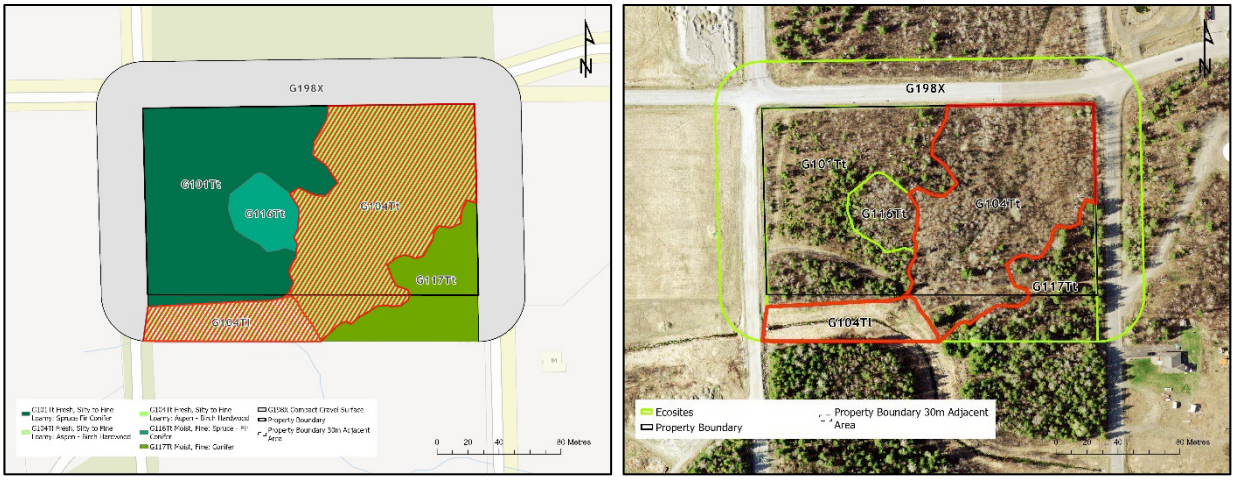


Figure 11 (left): The G104 ecosite, both low and tall-treed condition shown as red hatching. Figure 12 (right): The G104Tt &Tl ecosite shown as a red outline with the basemap leaf-off orthoimagery as the background.

Soils in the G104 ecosite are very fine silty and deep mineral; the auger couldn't be advanced beyond 60 cm depth. The top 10 cm (darker) see Figure 13 below, was a very fine silty clay mix, the remaining 50 cm was a very fine, silty sand, uniform in texture with mottles and gleying visible at the extreme depth (Figure 15). The effective texture is very fine silty sand.



Figure 13: Soil core from the G104 ecosite.



Figure 14 (left): Loosely clumpable soils; will not 'ribbon', no clay component. Figure 15 (right): Mottles/gleying at ~60cm depth.



Figure 16: Close up of representative effective soil texture – very fine (floury) mineral sand.



Figure 17: Representative photo showing the G104Tl low-treed ecosite along the banks of the municipal drain at the south end of the subject property. Note this is an upland terrestrial ecosite, but it is within the 30 metres of the municipal drain/watercourse feature which translates into 'regulated area' subject to Conservation Sudbury's mandate (floodplain).

The G104Tt ecosite is represented on a larger area of the property in the north and east side. It is characterized by a trembling and balsam poplar canopy with inclusions of American elm (*Ulmus americana*) and a few scattered, shrub size, black ash (*Fraxinus nigra*). Shrubs and herbaceous vegetation include raspberry (*Ribes sp.*), smooth wild strawberry (*Fragaria virginiana*) and wild raisin (*Viburnum cassinoides*).



Figure 18 (left): Representative aspen dominated canopy in the G104 tall-treed ecosite. Figure 19 (right): Ground vegetation and cover in the G104 ecosite; note smooth wild strawberry and grasses beneath the aspen leaf layer.





Figure 20 & Figure 21: Representative leaf-off photos of the G104 ecosite.

G116Tt Moist, Fine: Spruce – Fir Conifer (0.17 ha)

The G116 ecosite is differentiated from the surrounding G101 ecosite because of the considerable clay component in the soils. The overstory and vegetation cover are nearly identical to the G101 ecosite, however, the soils were different in their composition. The inclusion of clay instead of silt dominated results in soils that are less well-drained and retain more moisture.

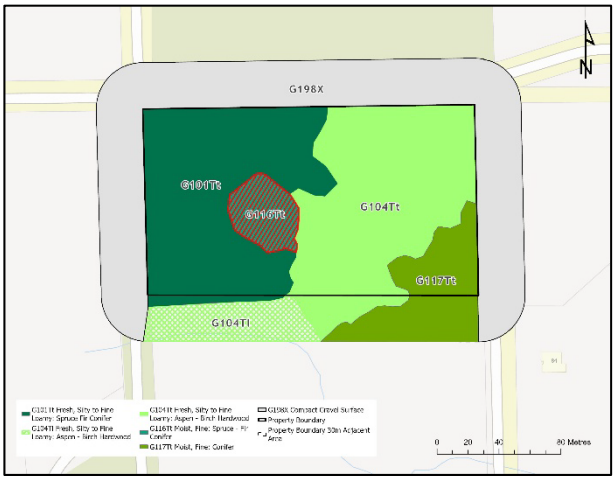




Figure 22 (left): The G116Tt ecosite shown as red hatching. Figure 23 (right): The G116Tt ecosite shown as a red outline with the basemap leaf-off orthoimagery as the background. Note the species composition is very similar to the G101 ecosite; soils differentiate the two.



Figure 24: Soil core in the G116Tt ecosite; ~50cm to clay that was difficult (impossible) to hand-auger.





Figure 25 (left): Close up of clayey soil core (0 – 25 cm) note the darker material. Figure 26 (right): Close up of clayey soil core ~26 – 50 cm, lighter, slightly wetter clay dominated mineral soil.



Figure 27: Example of 'ribbon' which confirms the majority clay-component soils in the G116Tt ecosite.

The wetter soils in the G116 ecosite warrant the 'moist' classification compared to the G101 ecosite which was designated as fresh. Despite the wetter soils, this ecosite is a terrestrial one, based on the overall ecosite classification. The canopy is dominated by white spruce with some balsam fir, white birch and trembling aspen. The understory is relatively open, and ground cover included leaf litter and a few herbaceous species like goldenrod and large-leaved aster.



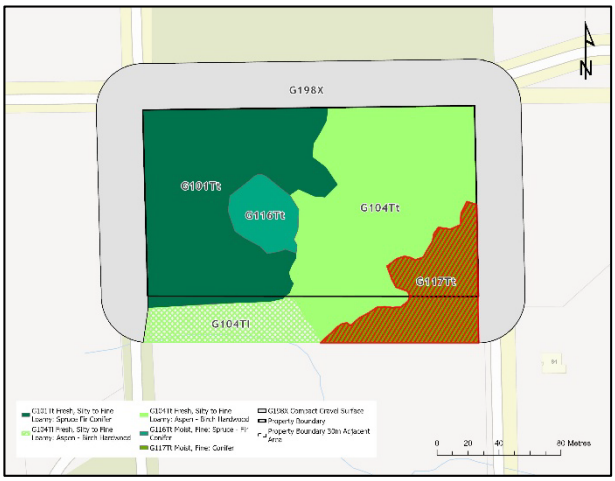
Figure 28 & Figure 29: Representative photos of the understory, groundcover and canopy in the G116 ecosite.



Figure 30: Representative photo of the groundcover in the G116 ecosite.

G117Tt Moist, Fine: Conifer (0.43 ha)

This ecosite is represented in the southeast corner of the subject property. This area is similar to the delineated 'floodplain' and 'regulated area' shown on Conservation Sudbury's online mapping. Conservation Sudbury's map, shown in Figure 33, overlaps the subject property in the southeast corner, similarly shaped and sized to the FRi field-delineated G117 ecosite.



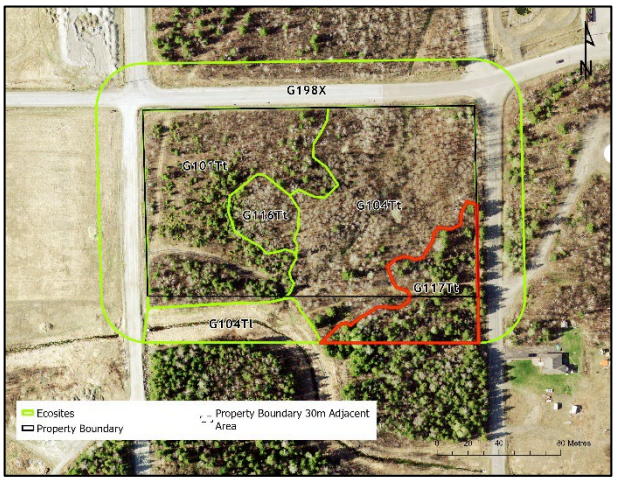


Figure 31 (left): G117Tt ecosite shown with red hatching. Figure 32 (right): G117 ecosite outlined in red with leaf-off orthoimagery in the background.

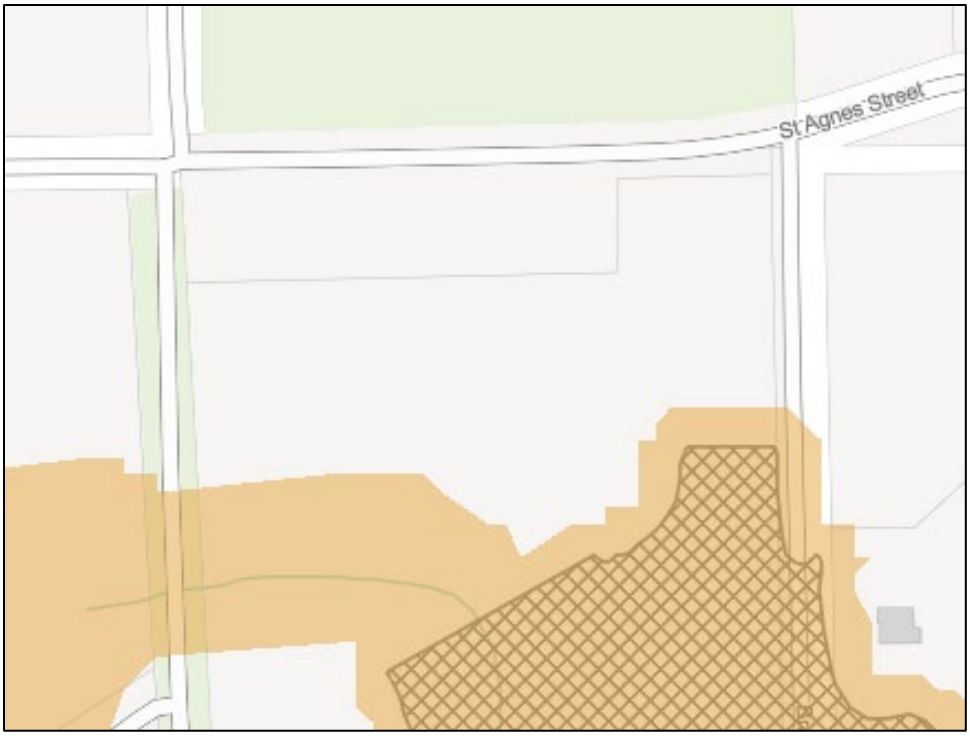


Figure 33: Screen grab from Conservation Sudbury's Regulation Area (NDCA) online mapping. The grey hatching represents 'floodplain' while the orange polygon is the 'Regulation Area'

Soils in this area were very fine silt, and deep; the auger could not be advanced past 70 cm. Water was encountered at that depth, and the auger seemed to have hit bedrock. Mottling and gleying were evident at ~ 40 cm depth and a bedrock knob was visible just south of the property boundary suggesting shallower, and more variable soils in this location.



Figure 34: Soil core from the G117 ecosite; water and bedrock were encountered at ~ 70cm depth.




Figure 35 (left): Top half of soil core from G117 ecosite; effective texture represented by the lighter, deeper soils. Figure 36 (right): Bottom half of the soil core from the G117 ecosite; note mottles visible in this section of the soil core.



Figure 37: Close up of mottles (rust coloured veining) in the soil core; this is indicative of water level fluctuations.

The dominant tree species in the G117 ecosite was white spruce with inclusions of Eastern white cedar (*Thuja occidentalis*) in the main canopy. American elm, white birch, black ash, trembling aspen and balsam poplar were also represented in the canopy. Deciduous trees were limited to elm, ash, birch and poplar.



Figure 38: Typical G117 ecosite, looking south in the area adjacent the subject property; note the slight rise in elevation – this is the bedrock knob.



Figure 39: Representative canopy and stems in the G117 ecosite.



Figure 40 & Figure 41: Representative photos of the typical groundcover and vegetation in the G117 ecosite.

Figure 42 is an overlay of Conservation Sudbury's regulated area with the ecosites as assessed by FRi in the field. Note that the G117 ecosite delineated by FRi, approximately mirrors the CS area designated as 'floodplain'. It is important to distinguish that floodplain isn't necessarily wetland; and in this instance, the G117 ecosite may represent floodplain but it is not wetland.

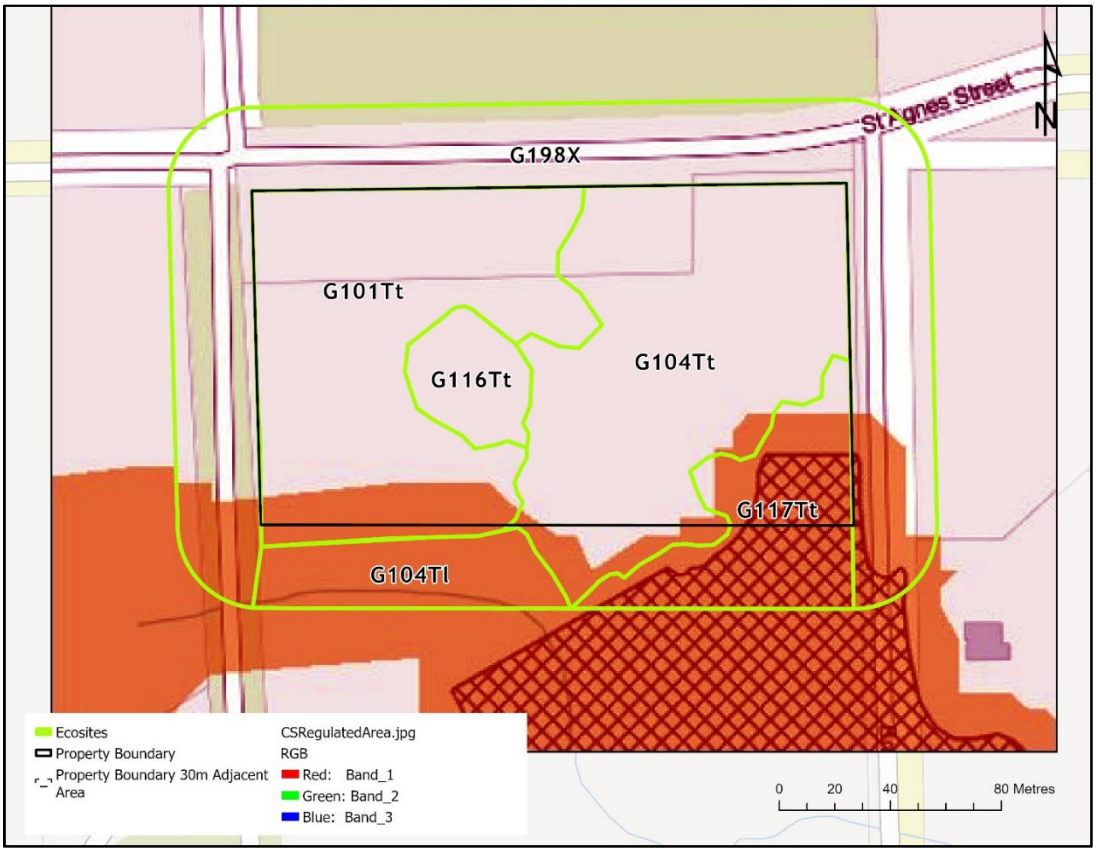


Figure 42: Overlay of Conservation Sudbury's regulated area with the ecosites as assessed by FRi in the field. The G117 is a terrestrial ecosite; it is not wetland.

G198X Compact Gravel Surface (1.65 ha)

The G198X ecosite is a catch-all for existing developed areas including the roads, road shoulders and ditches. St. Agnes and Brabant Streets are paved, while Fire Route 1 road is a compact gravel surface. These areas are wholly outside of the proposed consent; they represent the adjacent area.



Figure 43: Map showing the G198X compact gravel/pavement surface; anthropogenic ecosite that represents existing development.



Figure 44: St. Agnes Street looking south toward the subject property's north boundary.

Ecosite Assessment Summary

There are four natural ecosites represented on and within the area adjacent the subject property. Each of the ecosites are terrestrial in nature; none are classified as wetland. It is FRi's opinion, based on the field investigation and ecosite assessment, that the proposed consent, if approved, will create a lot with several suitable development options.

Watercourses

Permanent Watercourse & Municipal Drain

The existing municipal drain/watercourse which runs along the south boundary of the property is classified as a permanent watercourse that outlets to an unnamed watercourse on the east side of Brabant Street. This watercourse/drain are identified in Conservation Sudbury's online Regulation Area mapping; this report recommends situating all development including a building envelope, driveway access and any accessory structures, outside of the identified regulated area.

By situating development outside of the identified regulated area (~30 metres on either side of the watercourse drain), a more than sufficient setback will be maintained to protect any fish or fish habitat values in the watercourse. Fish were not identified here; however, it is assumed that because the watercourse is permanent and connected to downstream fish habitat (unnamed creek), a suitable development setback should be respected. The regulated area 'setback' achieves this protection objective.



Figure 45: Permanent watercourse/municipal drain at the corrugated steel pipe culvert which conveys water from the west to the east under Fire Route Road 1.

Intermittent Watercourse

There is an intermittent watercourse which flows through a culvert under St. Agnes Street from the north, through the property in an approximate northeast – southwest fashion, connecting to the permanent watercourse/municipal drain described above. This intermittent watercourse has an ill-defined channel and sheet flows at the north end and becomes more defined and an obvious

channel near the south end where it connects to the permanent watercourse. Representative photos of the intermittent watercourse are included below. This report assumes the watercourse could provide indirect warmwater fish habitat values and therefore, recommends a 15 metre no development setback on the feature. This setback will protect the ecological values of the intermittent watercourse including conveying surface water to the municipal drain.




Figure 46 & Figure 47: Representative photos of the north end of the intermittent watercourse; ill-defined channel, terrestrial plants 'flooded'.




Figure 48 & Figure 49: Typical middle section of the intermittent watercourse, channel becomes more defined and recognizable.



Figure 50: Intermittent watercourse at south end; well-defined channel and sorted substrates; note very clayey soils in this location – similar to the G116 ecosite.



Figure 51: Bottom end of intermittent watercourse looking south toward the municipal drain/permanent watercourse connection.

There were no fish observed in this watercourse; it is expected that flows dry up in the summer. It is also speculated that flows could be the result of stormwater and similar intentional infrastructure upstream of this property. Regardless of the origin, this report recommends a 15 metre no development setback on both sides of the intermittent watercourse.

There are large, contiguous areas available for development remaining when the 15 metre setback is applied. Figure 52 shows the intermittent watercourse and the recommended 15 metre no development setback.

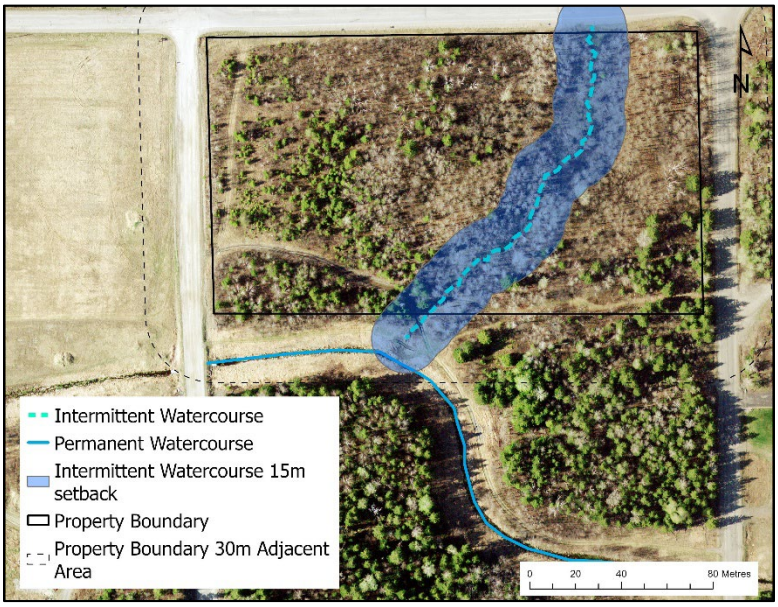


Figure 52: The intermittent watercourse and recommended 15 metre no development setback.

Recommendations

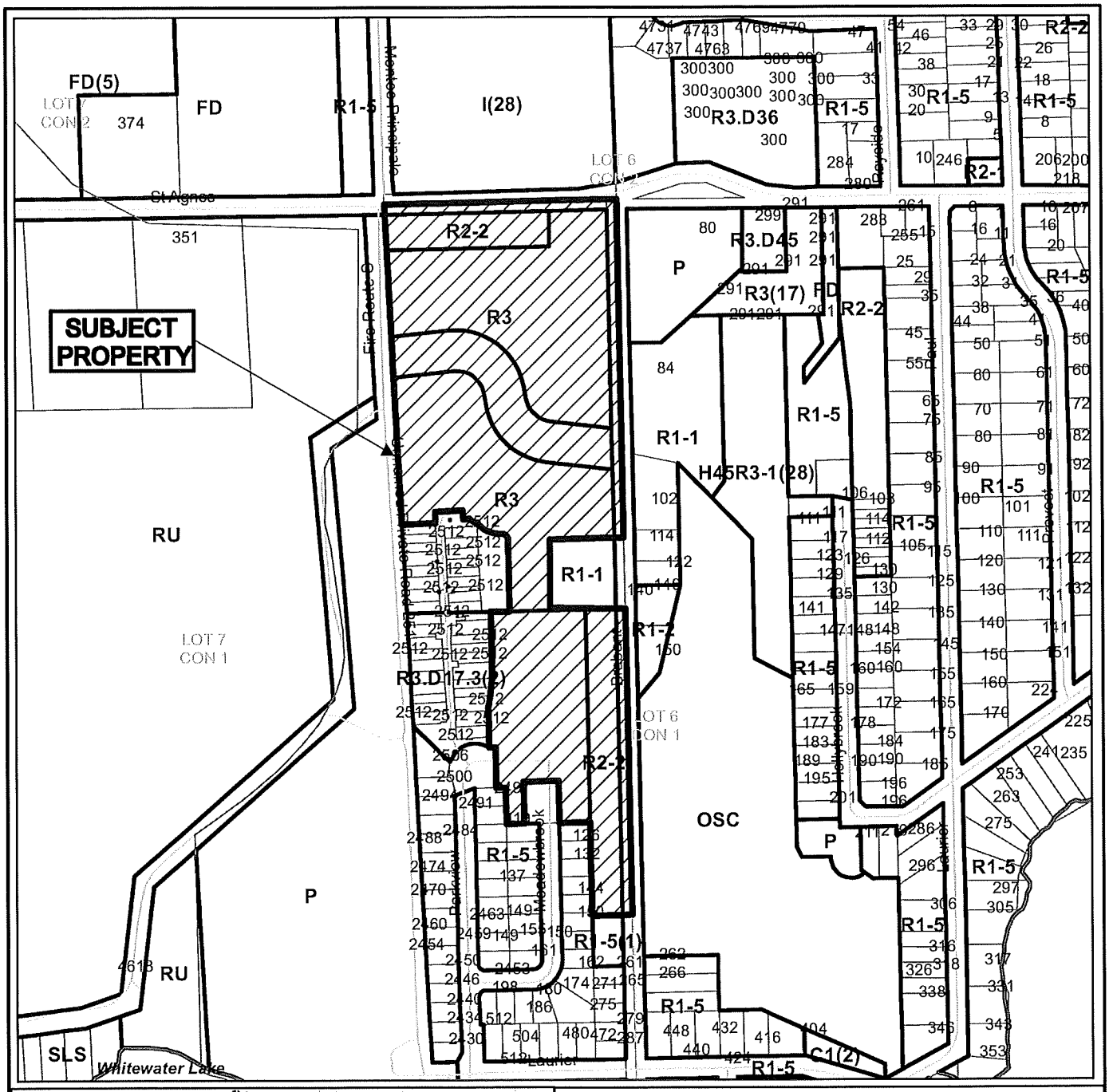
This report recommends situating any development outside of the delineated Regulation Area shown on Conservation Sudbury's mapping. It also recommends maintaining a 15 metre setback on the identified intermittent watercourse.

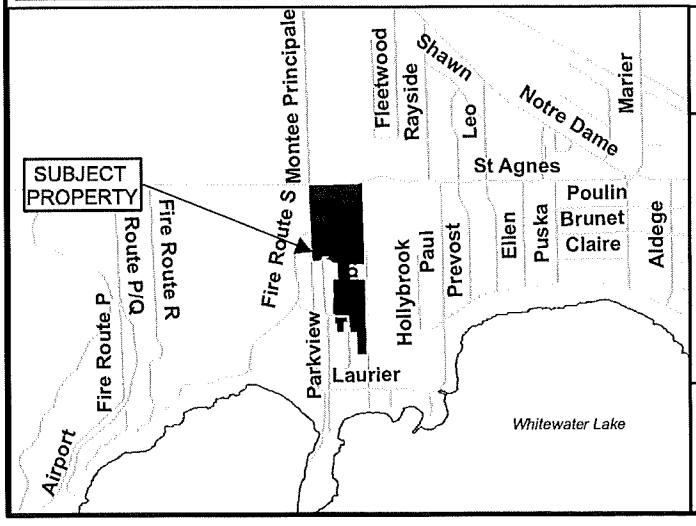
It is FRi's opinion that the proposed consent to create a residential lot ~ 7 acres in size, is appropriate and can accommodate the development anticipated for a large, rural lot. There are no areas considered 'wetland' on or near the subject property. The entire area was assessed as upland terrestrial ecosites; the two watercourses – one permanent and the other intermittent, were mapped and recommendations to protect their ecological values are provided.

Respectfully submitted,



Rebecca Geauvreau
Senior Biologist
FRi Ecological Services





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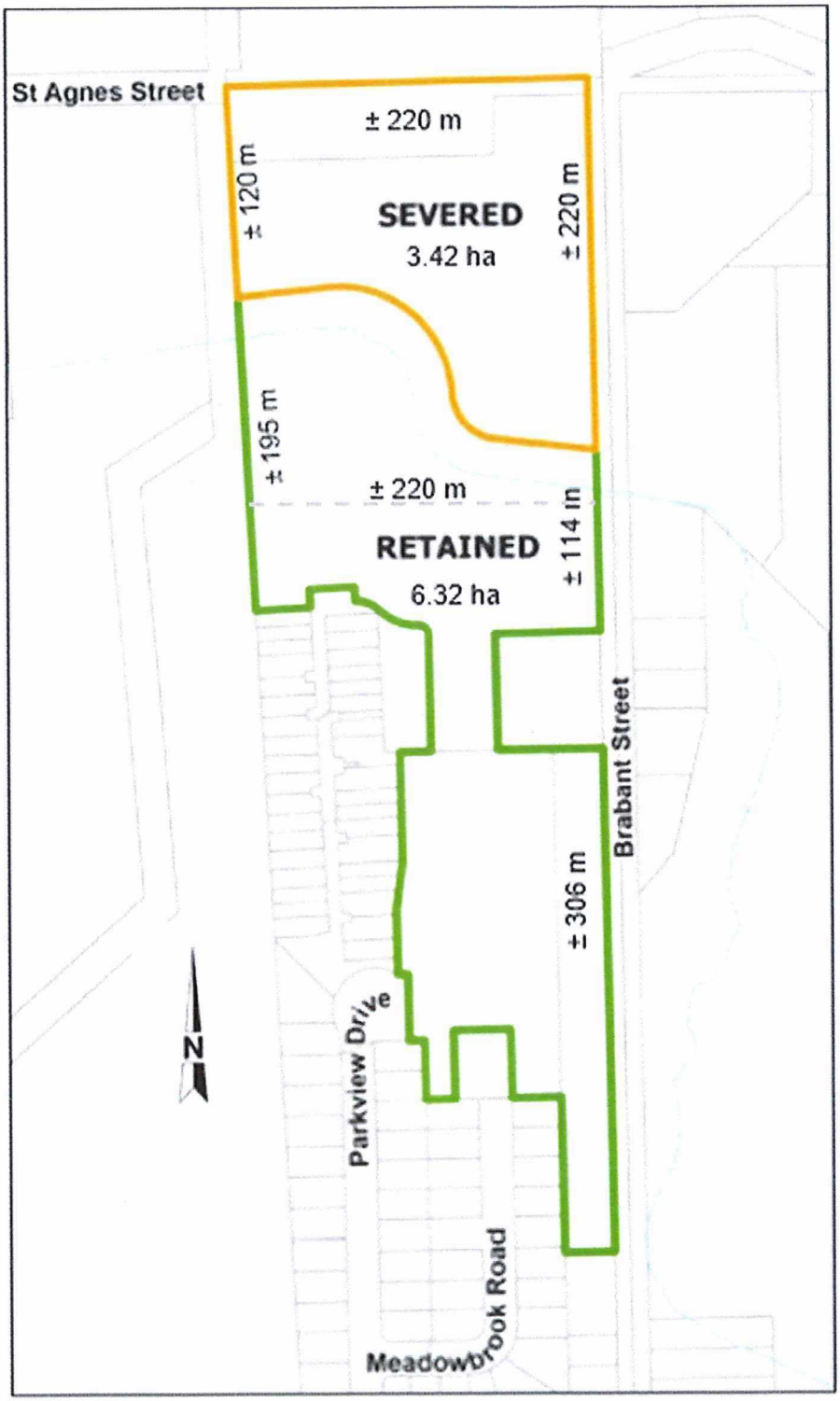
Application for Consent

Subject Property being PIN 73347-1923,
Part Broken Lot 6, Concession 1,
Township of Rayside,
0 Brabant Street, Azilda,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00073
Date: 2026 10 09

Consent Sketch – 0 Brabant St (PL-CON-2026-00073 (Nov 6, 2026)



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-2026-00074

APPLICATION SUMMARY

File Date: October 26, 2026

Application Type: Consent (Land Severance)

Address(es): 912 Dublin Street, Sudbury, Ontario P3A 1R6

Applicant(s): MATTHEW DUMONT

Owner(s): MATTHEW DUMONT AND CARLI DEROCHIE

PLANNING APPLICATION
PURPOSE OF TRANSACTION

☒ **Addition to Lot**

Area 586.9	**Area (Second Additional Lot if Applicable)** 91.3
Depth 40.4	**Depth (Second Additional Lot if Applicable)** 9.2
Frontage 17.1	**Frontage (Second Additional Lot if Applicable)** 9.2

☐ **Creation of New Lot**

Area

Depth

Frontage

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

Area

Depth

Frontage

☐ **Cancellation of Prior Consent**

File No. of Prior Consent

Type of Consent being cancelled

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

☐ **Easement/Right-of-Way**

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

☐ **Lease**

Area

Depth

Frontage

☐ **Other**

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?
Yes

Please describe the additional properties associated with this application
in addition to the subject lands at 912 Dublin Street, this application is associated with two adjoining properties that will receive proposed lot additions:
- 922 Dublin Street: approximately 6,500–6,000 square feet of land is proposed to be added to the rear of the property.
- 989 Arthur Street: approximately 1000-900 square feet of land is proposed to be added to the rear of the property.

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

What is the date of acquisition of subject land?
2022

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

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

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

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

How many dwelling units will be legalized?

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

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

CONSENT

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged
Brian Hayes - 989 Arthur Street

Meagan and Francis Osio-Bonsu - 922 Dublin Street

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

Please indicate a description of each easement or covenant and its effect
smoke easements, Bell Canada and Greater Sudbury Hydro easements and a City easement (sanitary, storm, water)

Has the land ever had any previous severances?
Yes

Name of transferee
Matthew Dumont

Date of transfer
September 5, 2025

Use of severed land
Residential

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

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

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?
Living Area 1

Explain how the application conforms with the Official Plan
application conforms to Section 3.2, Policy 3 of the City of Greater Sudbury Official Plan. The proposed lot additions enlarge two existing residential rear yards, maintain the established low-density residential character of the neighborhood and create logical lot configurations. No new development or additional residential lots are proposed.

Explain how the application is consistent with the Provincial Policy Statements
application is consistent with the Provincial Planning Statement, 2024, as it supports the efficient use of land within an existing settlement area, is compatible with the established residential uses and does not create any new lots or require additional infrastructure.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
application conforms to Policy 4.2.1 of the Growth Plan for Northern Ontario by supporting the efficient use of land and existing infrastructure within an established residential area. The proposed lot additions do not create new lots or require additional infrastructure.

CONCURRENT APPLICATIONS

☐ **Minor Variance**

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

☒ **Rezoning**

File Number(s) - Rezoning	Status - Rezoning
PL-RZN-2026-00049	Pending

☐ **Official Plan Amendment**

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

LAND RETAINED

Area	Depth	Frontage
81800	262.6	73.5

Existing use of land
residential

Proposed use of land
None

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

Explain Other

PROPERTY ACCESS - RETAINED

Provincial highway	☐
Road maintained by the municipality	☐
Municipal road that is maintained seasonally	☐
Municipal road that is maintained year-round	☒
Water	☐

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

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

LAND SEVERED

Existing use of land

Existing residential property containing a single-detached dwelling and semi detached dwelling.

Proposed use of land

None

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

989 Arthur Street and 922 Dublin Street

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	[ ]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained year-round	[X]
Water	[ ]

Indicate the parking and docking facilities to be used via water

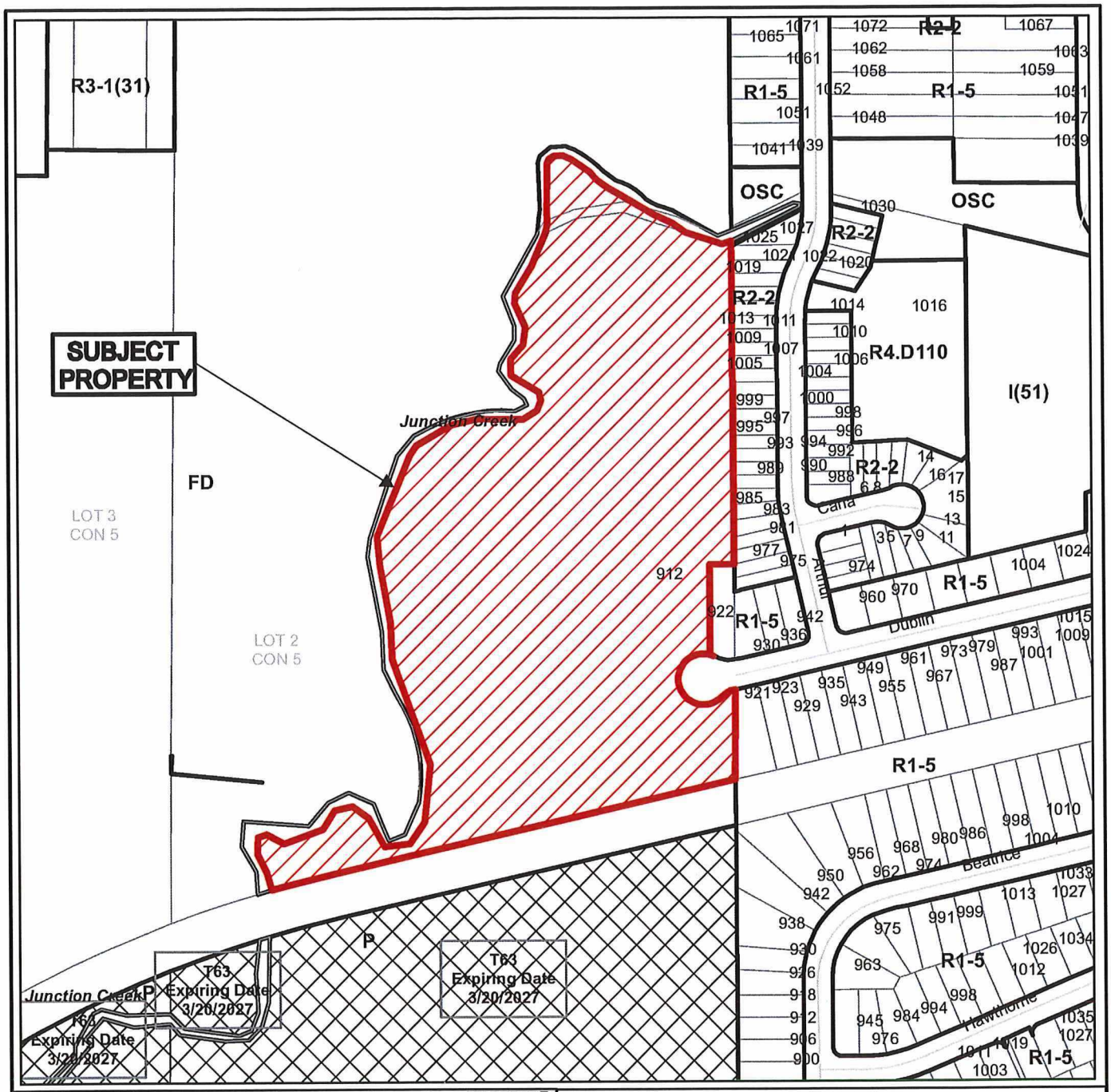
Estimate the distance of these facilities from the severed land and nearest public road by water

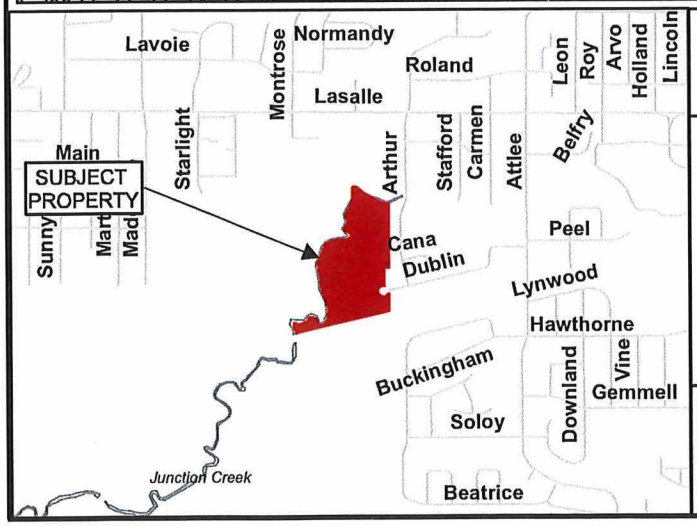
PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)

EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Existing Home	Retained Land	No	331.2	331.2	1	11	11.4	8	44.1	139.9	11	200



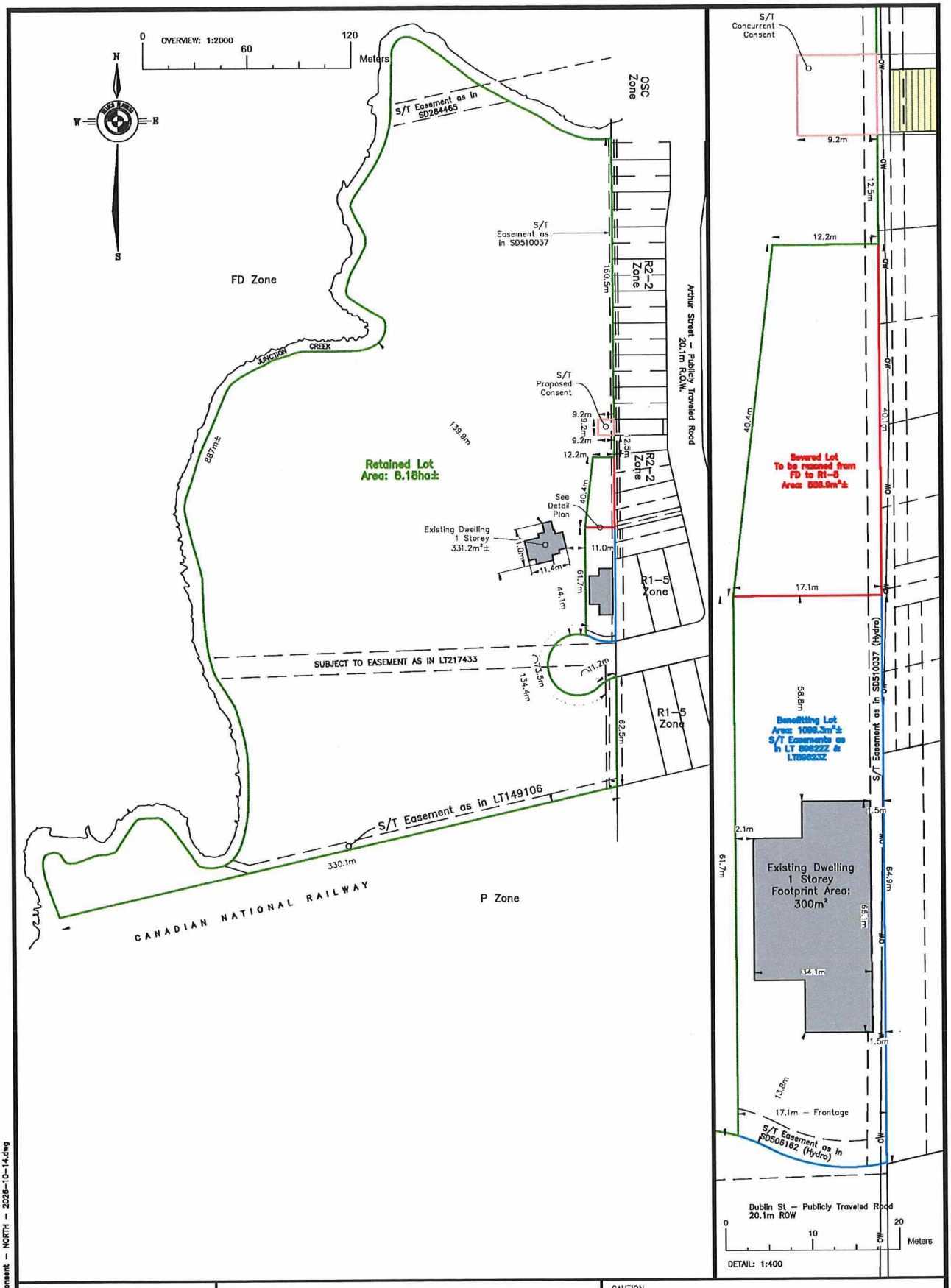


Application for Consent

Subject Property being PIN 02123-0443,
Part of Lot 2, Concession 5,
Parts 1-8, Plan 53R-21627,
except Parts 1-3, Plan 53R-21866,
Parts 1-4, Plan 53R-22094,
Township of McKim,
912 Dublin Street, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00074
Date: 2026 11 03



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

PROJECT:

922 Dublin St

Sudbury

DRAWING:

Sketch for Consent to Sever

CAUTION

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

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

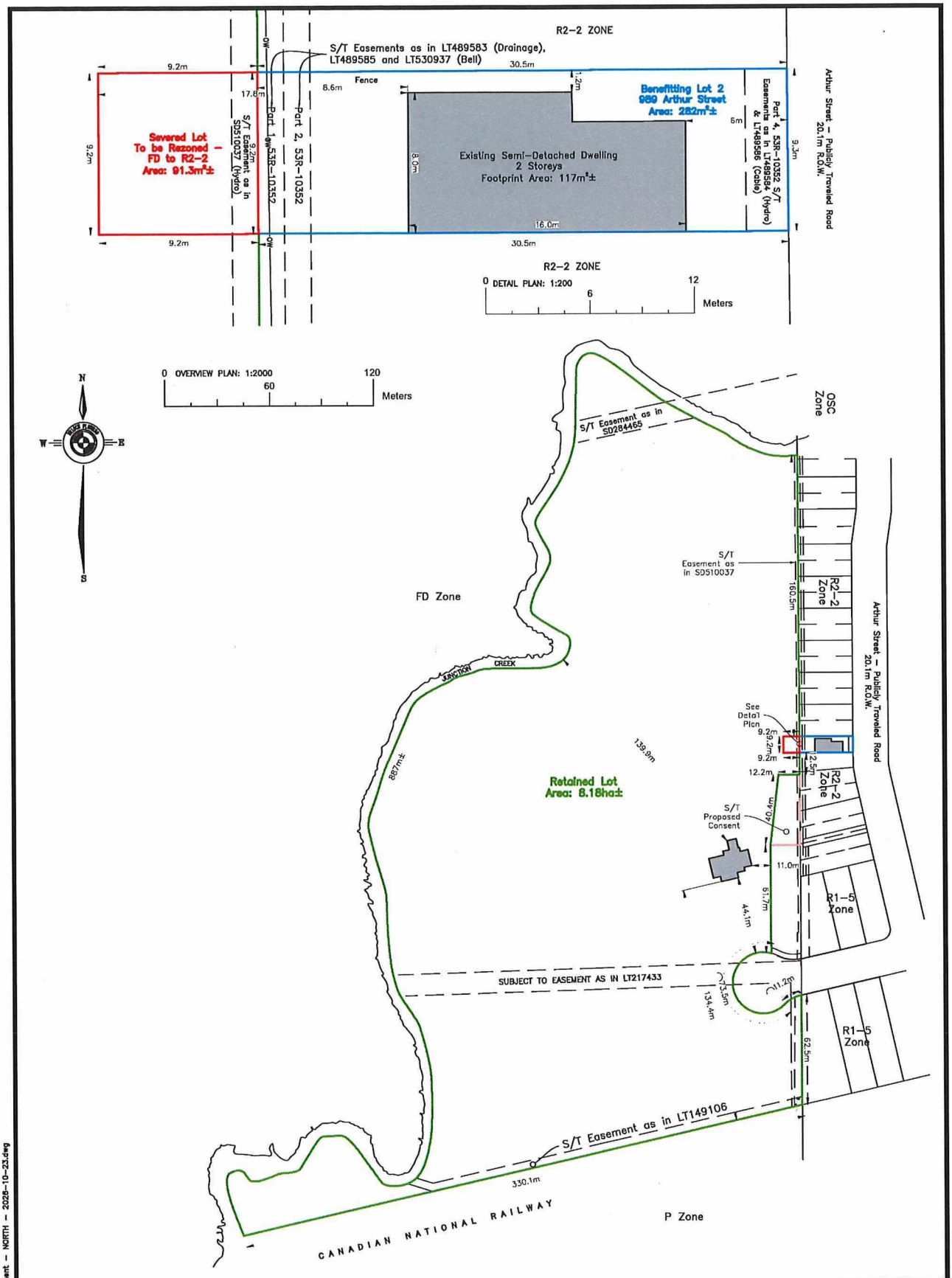
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DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	AA	25-1352
SCALE:	PLOT SIZE:	DATE:
AS NOTED	11x17	Oct 15, 2026

P:\2025\251352\Planning\07 Drawings\251352 Consent – NORTH – 2026-10-14.dwg

PL-CON-2026-00074

sketch 2



P:\2025\251352\Planning\07 Drawings\251352 Consent - NORTH - 2026-10-23.dwg

TULLOCH

T: 705-522-6303

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:

989 Arthur St

Sudbury

DRAWING:

Sketch for Consent to Sever

CAUTION

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DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	AA	25-1352
SCALE:	PLOT SIZE:	DATE:
AS NOTED	11x17	Oct 23, 2026

PL-CON-2026-00074

Sketch 3

PLAN OF SURVEY OF:

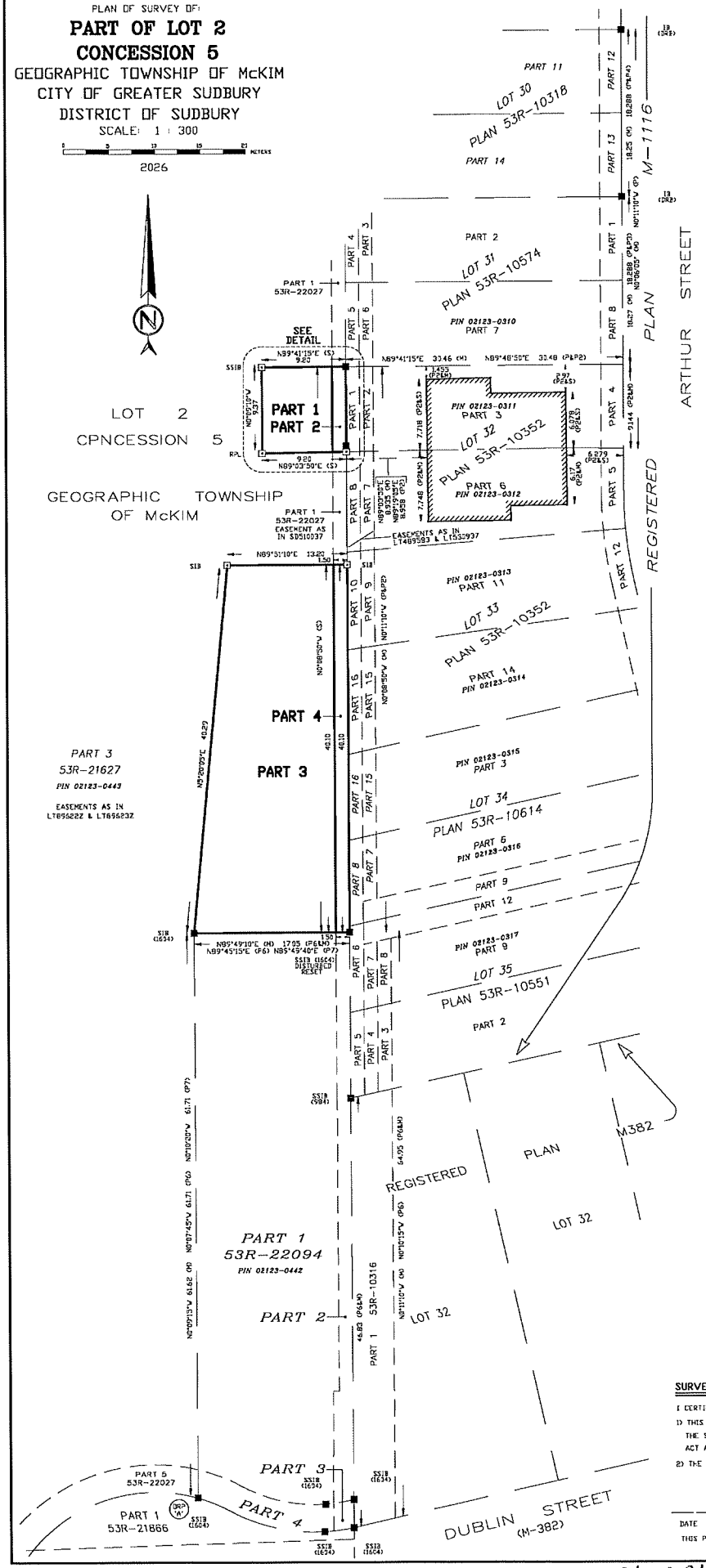
PART OF LOT 2
CONCESSION 5

GEOGRAPHIC TOWNSHIP OF McKIM
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE: 1 : 300

0 3 10 15 20 METERS

2026



PLAN 53R-

RECEIVED AND DEPOSITED

DATE — REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY LRO No 53

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE — A BORTOLUSSI ONTARIO LAND SURVEYOR

SCHEDULE

PART	LOT	CON/PLAN	PIN	AREA (sq m)
1	LOT 2	CONCESSION 5	PART OF PIN 02123-0443	42.0
2				283.5
3				42.0
4				283.5

PARTS 2 & 4 - SUBJECT TO EASEMENT AS IN SD510037
PARTS 1 TO 4 - SUBJECT TO EASEMENTS AS IN LT896222 & LT896232

POINT ID	NORTHING	EASTING
SSIB 'A'	5151462.160	503115.438
RB 'B'	5151585.459	503132.157

ALL COORDINATES ARE IN METERS, ARE RELATED TO UTM ZONE 17 (81° WEST NAD83) CSRS AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF URBAN AREA AT A 95° CONFIDENCE LEVEL

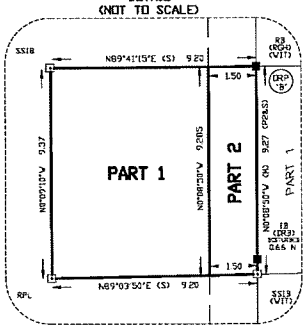
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN

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

LEGEND:

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
RB	ROCK BAR
P	REGISTERED PLAN M-1116
P2	PLAN 53R-10352
P3	PLAN 53R-10574
P4	PLAN 53R-10318
P5	PLAN 53R-21866
P6	PLAN 53R-22094
P7	PLAN 53R-22027
M	MEASURED
S	SET
984	M R MAHER, OLS
1604	TULLOCH GEOMATICS INC.
RGH	R G HOLDER, OLS
DRB	D R BRUCE, OLS
WIT	WITNESS

DETAIL
(NOT TO SCALE)



NOTE:

BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE CENTRAL MERIDIAN THROUGH 81° WEST LONGITUDE OF THE UTM ZONE 17, AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS, NAD83-CSRS (2010) HAVING A BEARING OF N7°43'25"E

DISTANCES SHOWN HEREON ARE ADJUSTED HORIZONTAL GROUND DISTANCES

GROUND DISTANCES CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999573

FOR BEARING COMPARISONS, A COUNTER CLOCKWISE ROTATION OF 0°02'10" WAS APPLIED TO REGISTERED PLAN M-1116, PLANS 53R-10352, 53R-10574 AND 53R-10318

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;

2) THE SURVEY WAS COMPLETED ON NOVEMBER 2, 2026

DATE — A BORTOLUSSI, OLS

THIS PLAN RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-123541

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

FILE: 4276

PL-CON-2026-00074 Sketch 4