

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

April 27, 2026

PL-CON-2025-00096 DALRON CONSTRUCTION LIMITED

Ward: 12

PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1519 Montrose Avenue, Sudbury, [By-law 2010-100Z, R3-1.D38]

Sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit.

SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00098, PL-CON-2026-00010, PL-CON-2026-00011, PL-CON-2026-00012, PL-CON-2026-00013, PL-CON-2026-00022 and PL-CON-2026-00023

PL-CON-2025-00098 DALRON CONSTRUCTION LIMITED

Ward: 12

PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1517 Montrose Avenue, Sudbury, [By-law 2010-100Z, R3-1.D38]

Sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit.

SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00096, PL-CON-2026-00010, PL-CON-2026-00011, PL-CON-2026-00012, PL-CON-2026-00013, PL-CON-2026-00022 and PL-CON-2026-00023

PL-CON-2026-00010 DALRON CONSTRUCTION LIMITED

Ward: 12

PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1503 Montrose Avenue, Sudbury, [By-law 2010-100Z, R3-1.D38]

Sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit.

SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00096, PL-CON-2025-00098, PL-CON-2026-00011, PL-CON-2026-00012, PL-CON-2026-00013, PL-CON-2026-00022 and PL-CON-2026-00023

PL-CON-2026-00011 DALRON CONSTRUCTION LIMITED

Ward: 12

PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1501 Montrose Avenue, Sudbury, [By-law 2010-100Z, R3-1.D38]

Sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit.

SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00096, PL-CON-2025-00098, PL-CON-2026-00010, PL-CON-2026-00012, PL-CON-2026-00013, PL-CON-2026-00022 and PL-CON-2026-00023

PL-CON-2026-00012 DALRON CONSTRUCTION LIMITED

Ward: 12

PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1495 Montrose Avenue, Sudbury, [By-law 2010-100Z, R3-1.D38]

Sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit.

SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00096, PL-CON-2025-00098, PL-CON-2026-00010, PL-CON-2026-00011, PL-CON-2026-00013, PL-CON-2026-00022 and PL-CON-2026-00023

PL-CON-2026-00013 DALRON CONSTRUCTION LIMITED

Ward: 12

PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1493 Montrose Avenue, Sudbury, [By-law 2010-100Z, R3-1.D38]

Sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit.

SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00096, PL-CON-2025-00098, PL-CON-2026-00010, PL-CON-2026-00011 AND PL-CON-2026-00012, PL-CON-2026-00022 and PL-CON-2026-00023

PL-CON-2026-00022 DALRON CONSTRUCTION LIMITED

Ward: 12

PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1509 Montrose Avenue, Sudbury, [By-law 2010-100Z, R3-1.D38]

Sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit.

SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00096, PL-CON-2025-00098, PL-CON-2026-00010, PL-CON-2026-00011, PL-CON-2026-00012, PL-CON-2026-00013 and PL-CON-2026-00023

PL-CON-2026-00023 DALRON CONSTRUCTION LIMITED

Ward: 12

PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1511 Montrose Avenue, Sudbury, [By-law 2010-100Z, R3-1.D38]

Sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit.

SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00096, PL-CON-2025-00098, PL-CON-2026-00010, PL-CON-2026-00011, PL-CON-2026-00012, PL-CON-2026-00013 and PL-CON-2026-00022

Written submissions regarding these applications must be received no later than Wednesday, April 22, 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-2025-00096

APPLICATION SUMMARY

File Date: December 15, 2025
Application Type: Consent (Land Severance)
Address(es): 1519 Montrose Avenue, Sudbury
Applicant(s): DALRON HOMES
Owner(s): DALRON HOMES

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

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

Creation of New Lot

Area

Depth

Frontage

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

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?

Registered Owner

What is the date of acquisition of subject land?

1988

What is the number of dwelling units on the property?

8

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

0

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

4

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

N/A

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

Yes

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

Standard subdivision frontage easement.

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

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

Yes

Please indicate the file number and status of the application
780-06/89023

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

Explain how the application conforms with the Official Plan
Semi-detached units are permitted within Living Area One

Explain how the application is consistent with the Provincial Policy Statements
Contributes to a mix of housing types.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
Located within the settlement boundary where services are available.

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
2402.5	0	12.92

Existing use of land

vacant land

Proposed use of land

vacant land to be added to future phase of subdivision

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

residential

Proposed use of land

residential

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

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
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- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
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- Water

Indicate the parking and docking facilities to be used via water

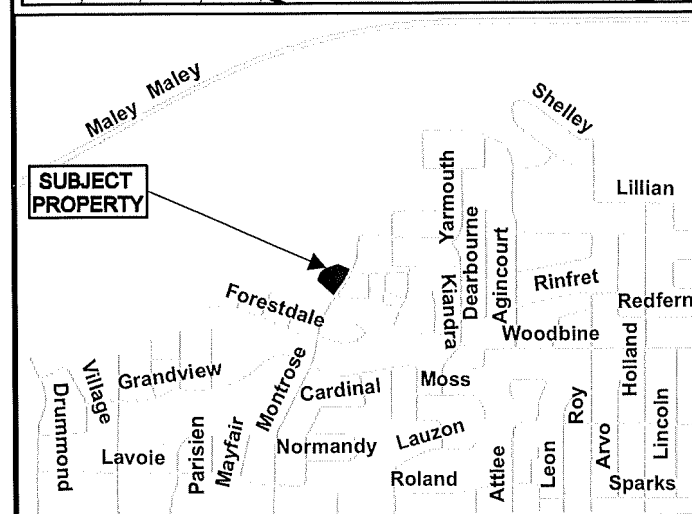
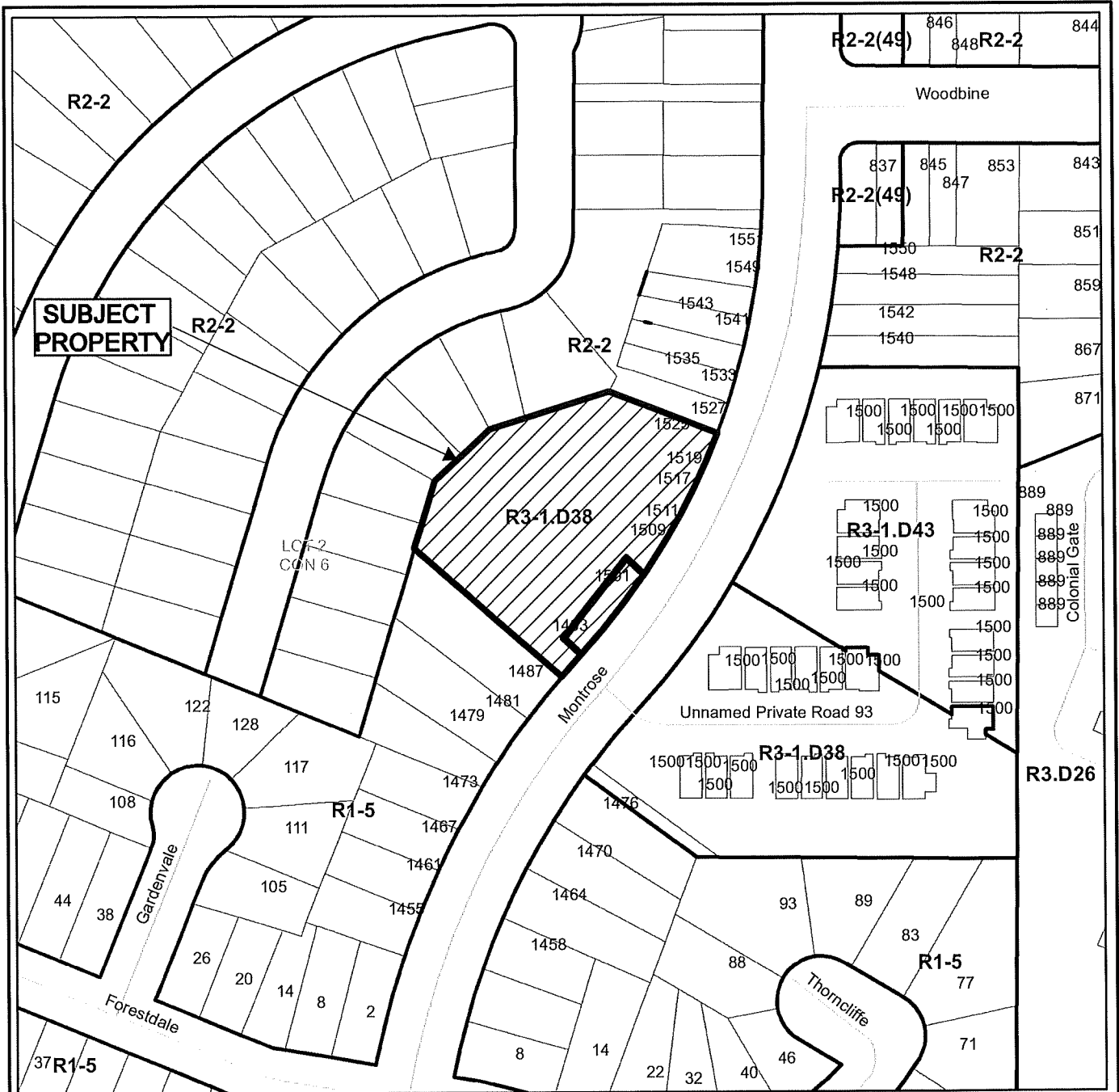
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE


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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
one semi detached unit	Severed Land	No	103	103	1	8	16	6	11	13	0	1.28



Application for Consent



Subject Property being PINs 73602-0563,
 73602-0538 and 73602-0539, Block D, Plan M-1044,
 Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424,
 Part Lot 2, Concession 6,
 Township of McKim,
 1493 Montrose Avenue, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00096
 Date: 2026 01 27

SKETCH FOR SEVERANCE
APPLICATION
MONTROSE AVENUE
SUDBURY, ONTARIO
TULLOCH GEOMATICS INC.
2025
SCALE 1:200



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH
BY 810mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

FIELD WORK DATED: DECEMBER 1ST, 2025.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK
THIS SKETCH IS PROTECTED BY COPYRIGHT ©

METRIC:

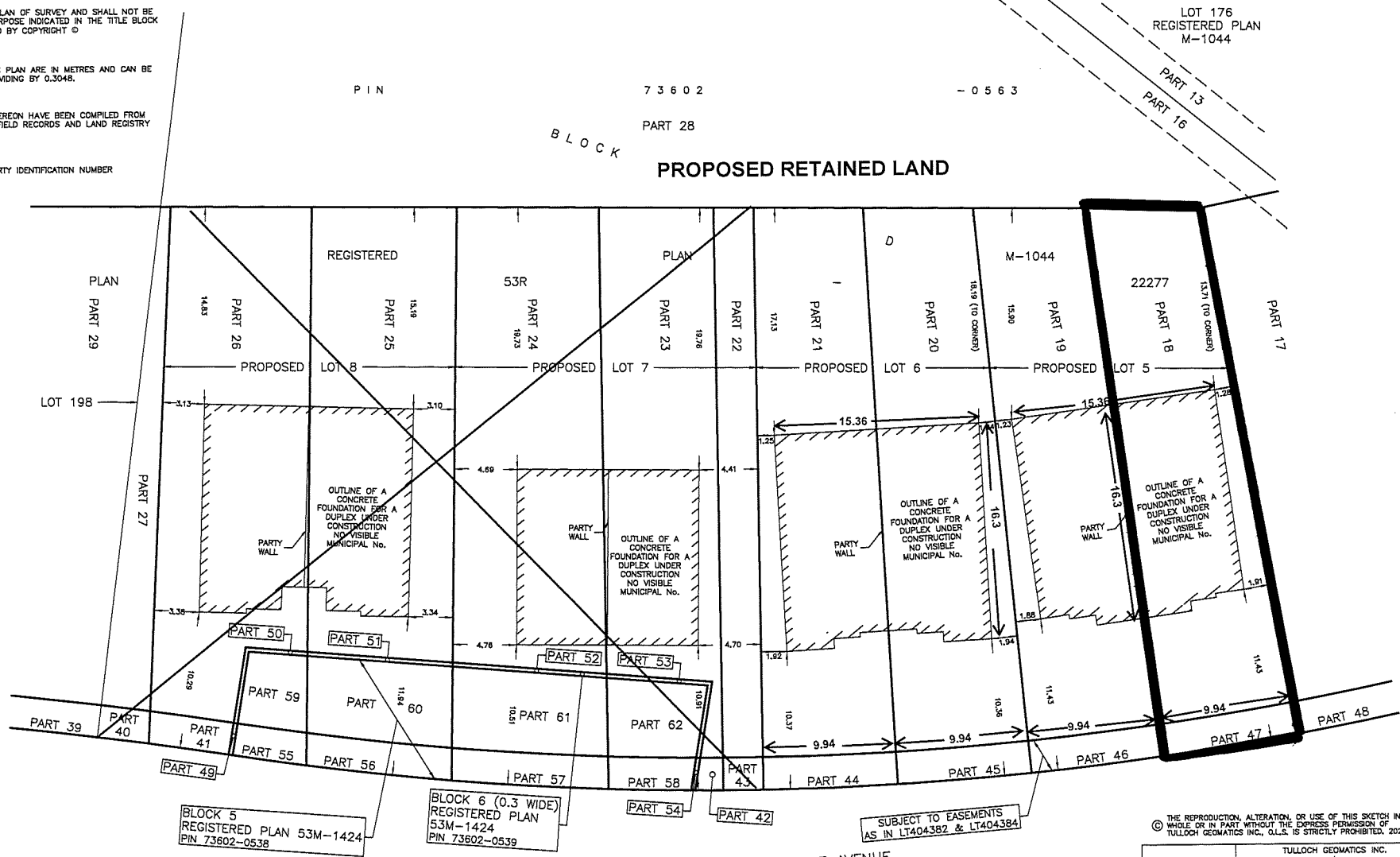
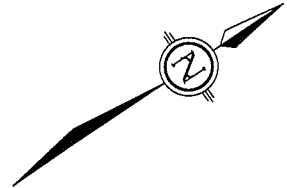
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

DIMENSIONS:

THE DIMENSIONS SHOWN HEREON HAVE BEEN COMPILED FROM
TULLOCH GEOMATICS INC. FIELD RECORDS AND LAND REGISTRY
OFFICE DOCUMENTATION.

LEGEND:

PIN DENOTES PROPERTY IDENTIFICATION NUMBER



LOT 176
REGISTERED PLAN
M-1044

PIN 73602 - 0563

BLOCK PART 28
PROPOSED RETAINED LAND

PLAN
PART 29

REGISTERED

PLAN

M-1044

22277

LOT 198

PROPOSED LOT 8

PROPOSED LOT 7

PROPOSED LOT 6

PROPOSED LOT 5

PART 27

OUTLINE OF A
CONCRETE
FOUNDATION FOR A
DUPLEX UNDER
CONSTRUCTION
NO VISIBLE
MUNICIPAL No.

OUTLINE OF A
CONCRETE
FOUNDATION FOR A
DUPLEX UNDER
CONSTRUCTION
NO VISIBLE
MUNICIPAL No.

OUTLINE OF A
CONCRETE
FOUNDATION FOR A
DUPLEX UNDER
CONSTRUCTION
NO VISIBLE
MUNICIPAL No.

OUTLINE OF A
CONCRETE
FOUNDATION FOR A
DUPLEX UNDER
CONSTRUCTION
NO VISIBLE
MUNICIPAL No.

BLOCK 5
REGISTERED PLAN 53M-1424
PIN 73602-0538

BLOCK 6 (0.3 WIDE)
REGISTERED PLAN
53M-1424
PIN 73602-0539

SUBJECT TO EASEMENTS
AS IN LT404382 & LT404384

MONTROSE AVENUE
REGISTERED PLAN M-1044
PIN 02118-0132

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	TULLOCH GEOMATICS INC.
	131 FIELDING RD P3Y 1L7 LVELLY, ON T. 705 671.2295 F. 705 671.9477 TF. 800 810.1937 sudbury@tulloch.ca
DRAWN BY: SL	FILE: 252626

PL-COV-2025-00096 sketch 2



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

Record #: PL-CON-2025-00098

APPLICATION SUMMARY

File Date: December 19, 2025
Application Type: Consent (Land Severance)
Address(es): 1517 Montrose Avenue, Sudbury
Applicant(s): DALRON HOMES
Owner(s): DALRON HOMES

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

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

Creation of New Lot

Area
Depth
Frontage

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

Area
385

Depth
42

Frontage
9.94

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?

Registered Owner

What is the date of acquisition of subject land?

1988

What is the number of dwelling units on the property?

8

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

0

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

4

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

N/A

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

Yes

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

Standard subdivision Easements

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

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

Yes

Please indicate the file number and status of the application
780-06/89023

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

Explain how the application conforms with the Official Plan
Semi-detached units are permitted within Living Area One

Explain how the application is consistent with the Provincial Policy Statements
Contributes to a mix of housing types

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
Located within the settlement boundary where services are available

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
2402.5	0	12.9

Existing use of land

vacant land

Proposed use of land

vacant land to be added to balance of subdivision

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Residential

Proposed use of land

Residential

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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

PROPOSED BUILDING/STRUCTURE

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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
one semi-detached unit	Severed Land	No	103	103	1	8	16	6	11	16	0	1.23

SKETCH FOR SEVERANCE
APPLICATION
MONTROSE AVENUE
SUDBURY, ONTARIO
TULLOCH GEOMATICS INC.
2025
SCALE 1:200



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH
BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

FIELD WORK DATED: DECEMBER 1ST, 2025.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
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METRIC:

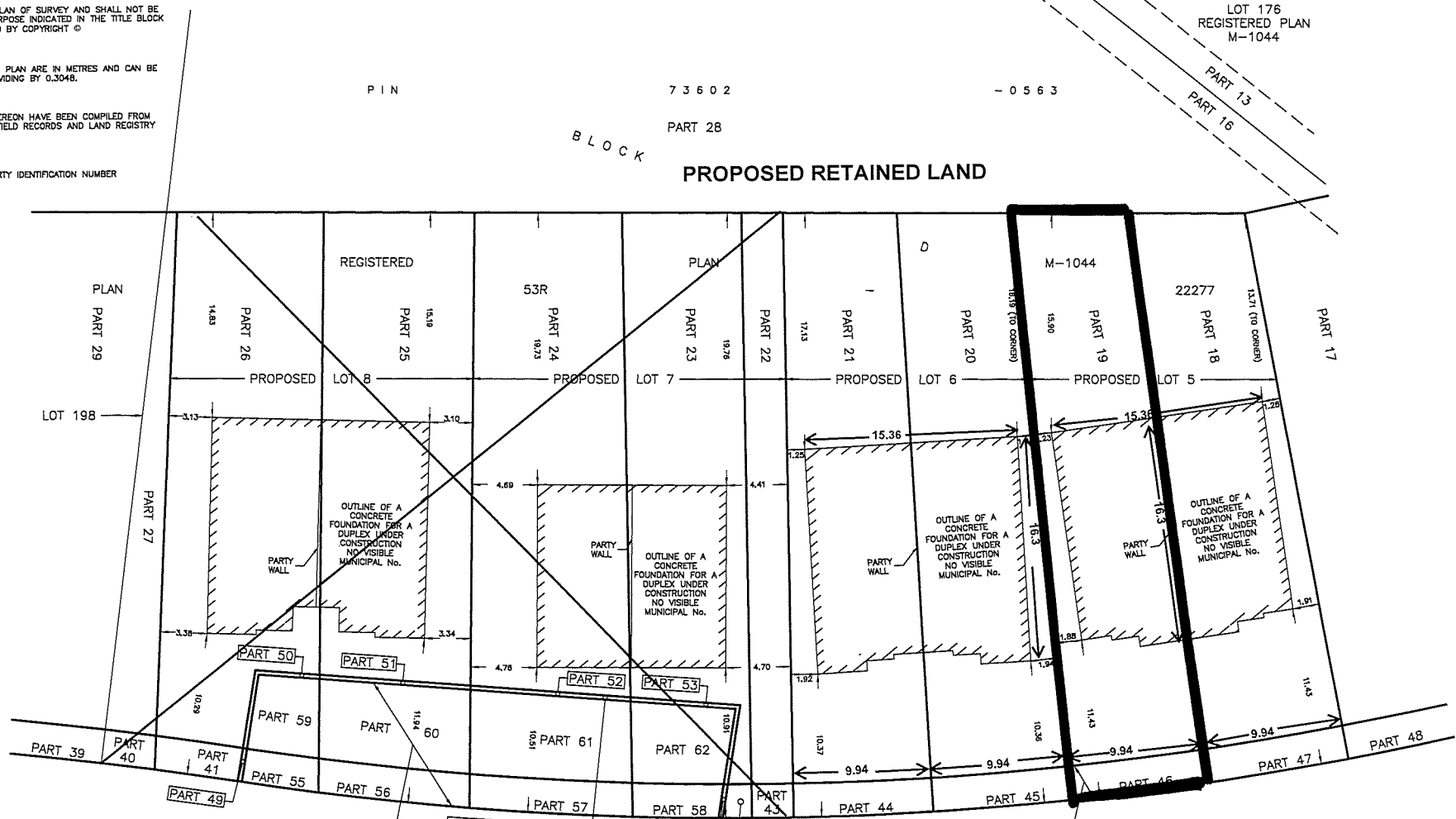
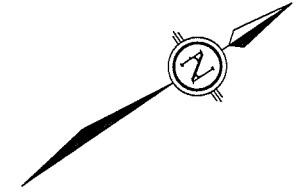
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
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DIMENSIONS:

THE DIMENSIONS SHOWN HEREON HAVE BEEN COMPILED FROM
TULLOCH GEOMATICS INC. FIELD RECORDS AND LAND REGISTRY
OFFICE DOCUMENTATION.

LEGEND:

PIN DENOTES PROPERTY IDENTIFICATION NUMBER



PIN 73602 - 0563
BLOCK PART 28
PROPOSED RETAINED LAND

LOT 176
REGISTERED PLAN
M-1044

BLOCK 5
REGISTERED PLAN 53M-1424
PIN 73602-0538

BLOCK 6 (0.3 WIDE)
REGISTERED PLAN
53M-1424
PIN 73602-0539

SUBJECT TO EASEMENTS
AS IN LT404382 & LT404384

MONTROSE AVENUE
REGISTERED PLAN M-1044
PIN 02118-0132

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TULLOCH	
sudbury@tulloch.ca	
131 FIELDING RD PSY 1L7 LVELLY, ON	T. 705 671.2295 F. 705 671.9477 TF. 800 810.1937
DRAWN BY: SL	FILE: 252626

PL-CON-2025-00098 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-2026-00010

APPLICATION SUMMARY

File Date: February 27, 2026

Application Type: Consent (Land Severance)

Address(es): 1503 Montrose Avenue, Sudbury

Applicant(s): DALRON HOMES

Owner(s): DALRON HOMES

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area

Depth

Frontage

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

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?

Registered Owner

What is the date of acquisition of subject land?

1988

What is the number of dwelling units on the property?

8

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

0

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

4

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

N/A

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

Yes

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

standard subdivision easement

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

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

Yes

Please indicate the file number and status of the application
780-06/89023

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

Explain how the application conforms with the Official Plan
This housing type is permitted in the existing zoning and conforms to the Official Plan by promoting a range of housing types.

Explain how the application is consistent with the Provincial Policy Statements
Property is within the settlement boundary in an area where municipal services are available.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
Application will provide the opportunity to provide additional housing.

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
2402.5	0	12.9

Existing use of land

vacant land

Proposed use of land

vacant land to be added to balance of the subdivision.

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
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LAND SEVERED

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Proposed use of land

Residential

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

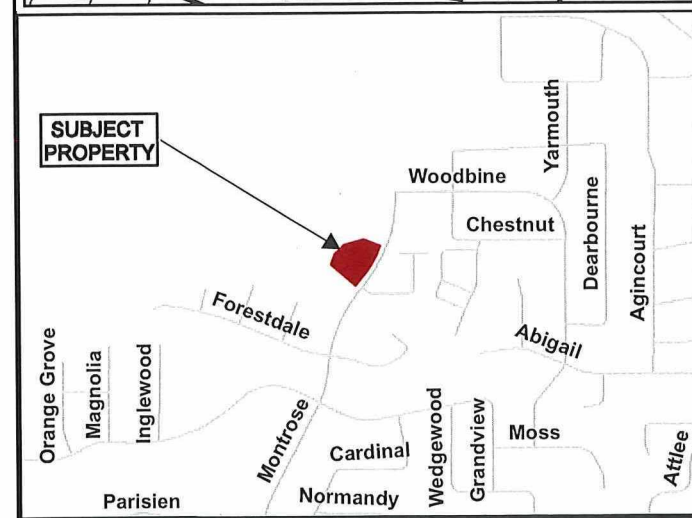
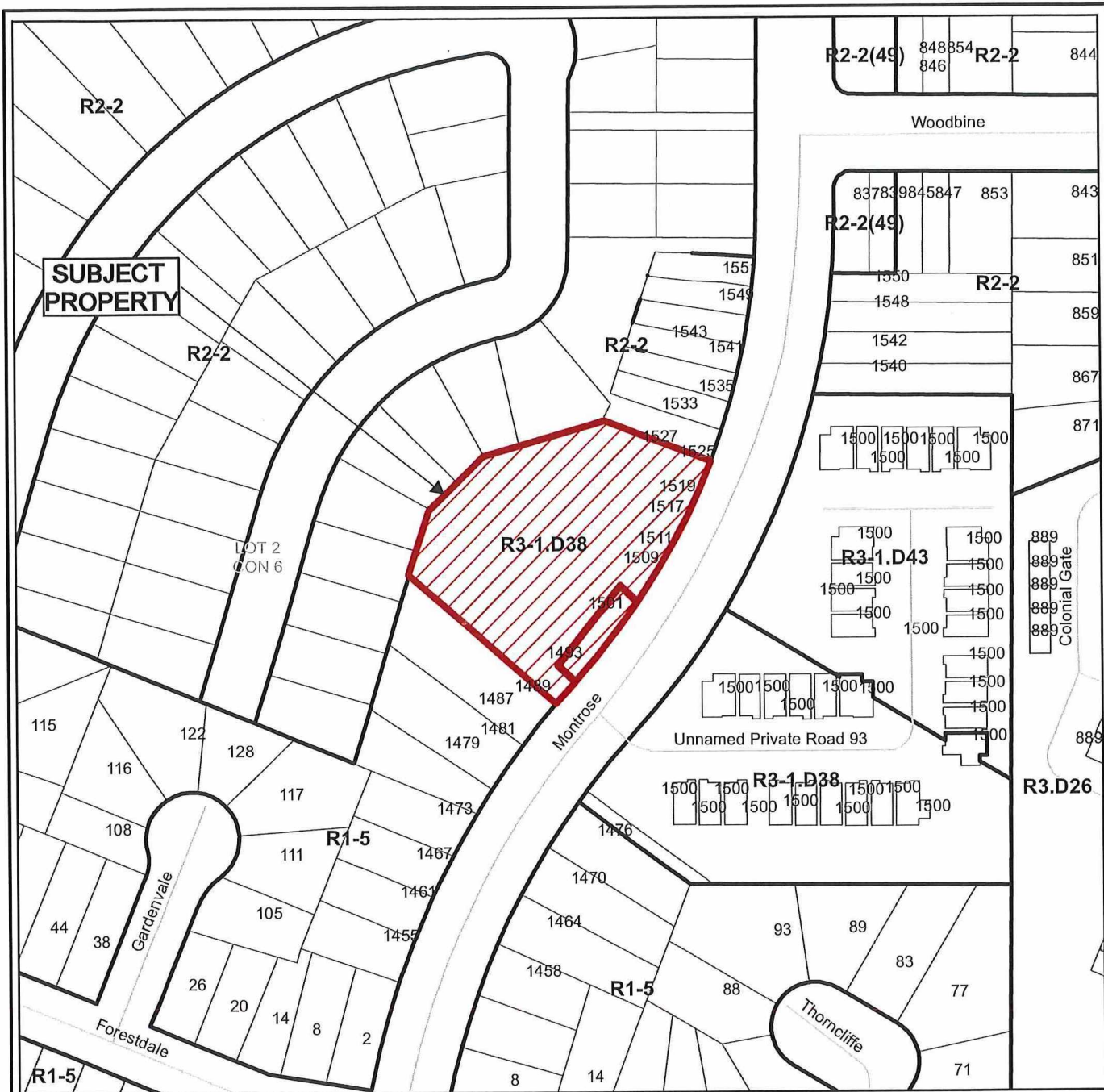
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Semi-Detached	Severed Land	No	90	179	2	6.8	13.19	9	10.9	19.76	4.41	0



Application for Consent



Subject Property being PINs 73602-0563, 73602-0538 and 73602-0539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1503 Montrose Avenue, Sudbury, City of Greater Sudbury

NTS Sketch 1	PL-CON-2026-00010 Date: 2026 03 10
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SKETCH FOR SEVERANCE
APPLICATION
MONTROSE AVENUE
SUDBURY, ONTARIO
TULLOCH GEOMATICS INC.
2025
SCALE 1:200



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH
BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

FIELD WORK DATED: DECEMBER 1ST, 2025.
DRAWING DATED: FEBRUARY 20th, 2025.

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METRIC:

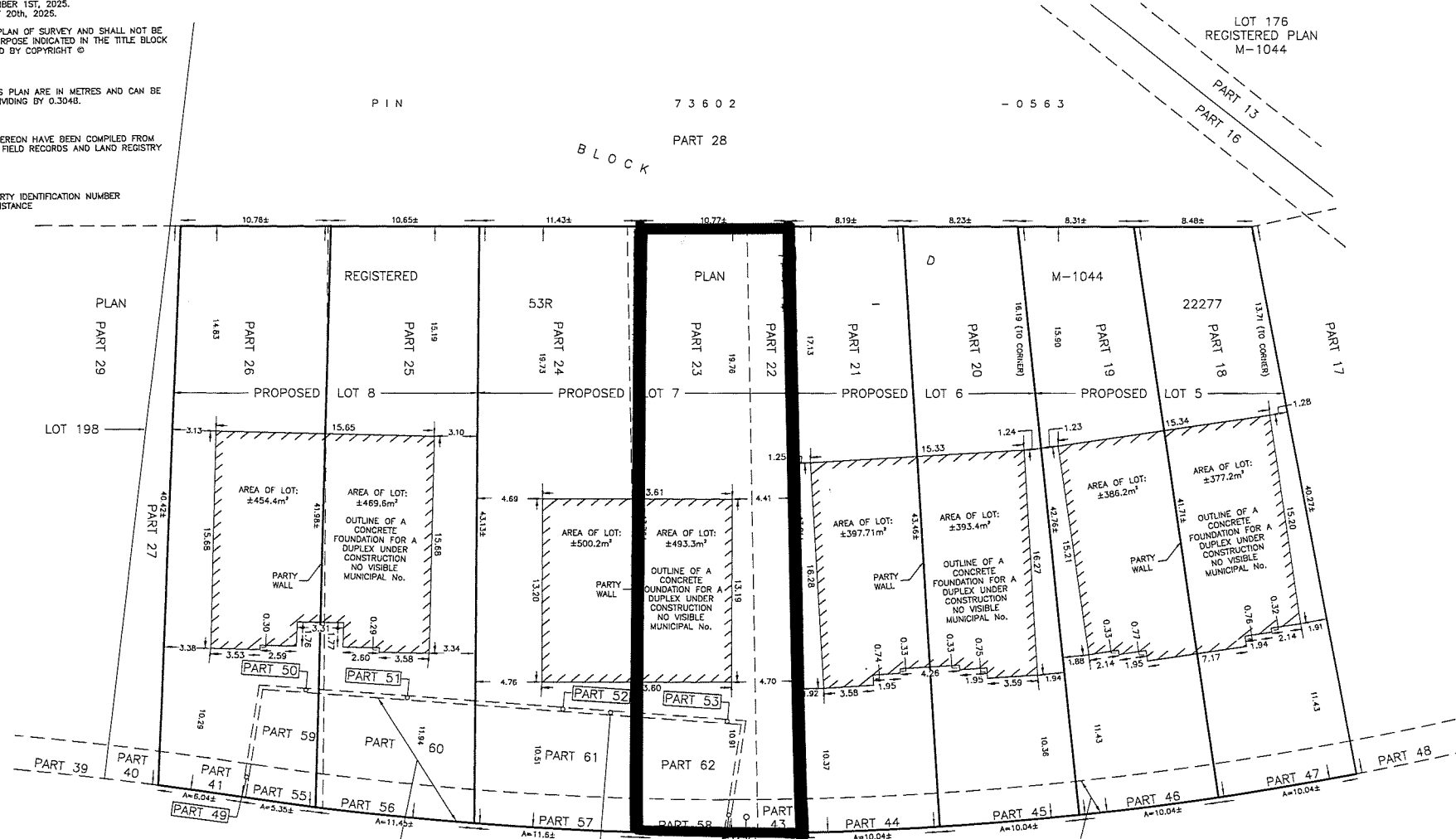
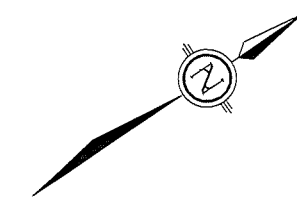
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

DIMENSIONS:

THE DIMENSIONS SHOWN HEREON HAVE BEEN COMPILED FROM
TULLOCH GEOMATICS INC., FIELD RECORDS AND LAND REGISTRY
OFFICE DOCUMENTATION.

LEGEND:

PIN DENOTES PROPERTY IDENTIFICATION NUMBER
A= DENOTES ARC DISTANCE



LOT 176
REGISTERED PLAN
M-1044

PIN 73602 - 0563
BLOCK PART 28

BLOCK 5
REGISTERED PLAN 53M-1424
PIN 73602-0538

BLOCK 6 (0.3 WIDE)
REGISTERED PLAN
53M-1424
PIN 73602-0539

SUBJECT TO EASEMENTS
AS IN LT404382 & LT404384

MONTROSE AVENUE
REGISTERED PLAN M-1044
PIN 02118-0132

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TULLOCH	TULLOCH GEOMATICS INC.
	131 FIELDING RD P3Y 1L7 LVELLY, ON
mailto:tulloch@tulloch.ca	T. 705 671.2295 F. 705 671.9477 TF. 800 810.1937
DRAWN BY: SL	FILE: 252525

PL-CAN-2026-00010 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-2026-00011

APPLICATION SUMMARY

File Date: February 27, 2026

Application Type: Consent (Land Severance)

Address(es): 1501 Montrose Avenue, Sudbury, ON

Applicant(s): DALRON HOMES

Owner(s): DALRON HOMES

PLANNING APPLICATION PURPOSE OF TRANSACTION

Addition to Lot

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

Creation of New Lot

Area

Depth

Frontage

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

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?

Registered Owner

What is the date of acquisition of subject land?

1988

What is the number of dwelling units on the property?

8

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

0

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

4

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

N/A

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

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?

Yes

Please indicate the file number and status of the application

780-06/89023

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

provides for a mix of housing types

Explain how the application is consistent with the Provincial Policy Statements

Land is located within the settlement boundary with available sewer and water

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

Provides an opportunity for additional housing.

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
2402.5	0	12.92

Existing use of land

vacant land

Proposed use of land

vacant land to be added to balance of subdivision.

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Residential

Proposed use of land

Residential

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

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
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- Individual Well
- Communal Well
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PROPERTY ACCESS - SEVERED

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

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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Semi-Detached	Severed Land	No	90	179	2	6.8	13.2	9	10.5	19.73	4.69	0

SKETCH FOR SEVERANCE APPLICATION
 MONTROSE AVENUE
 SUDBURY, ONTARIO
 TULLOCH GEOMATICS INC.
 2025
 SCALE 1:200



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH
 BY 510mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

FIELD WORK DATED: DECEMBER 1ST, 2025.
 DRAWING DATED: FEBRUARY 20TH, 2025.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
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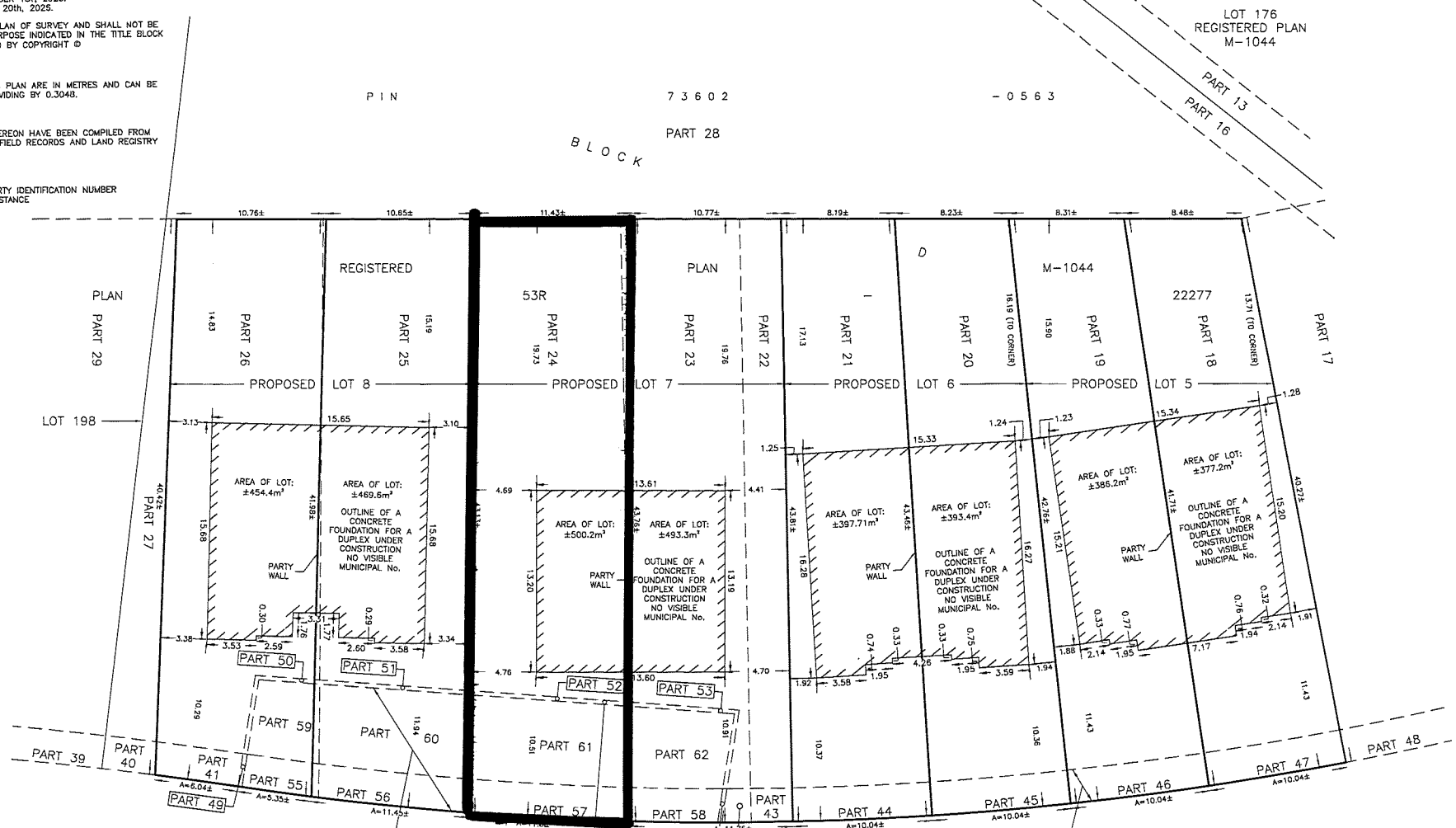
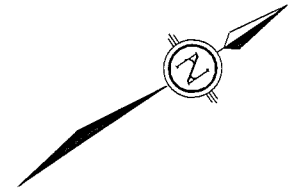
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DIMENSIONS:

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 TULLOCH GEOMATICS INC. FIELD RECORDS AND LAND REGISTRY
 OFFICE DOCUMENTATION.

LEGEND:

PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 A= DENOTES ARC DISTANCE



BLOCK 5
 REGISTERED PLAN 53M-1424
 PIN 73602-0538

BLOCK 6 (0.3 WIDE)
 REGISTERED PLAN
 53M-1424
 PIN 73602-0539

SUBJECT TO EASEMENTS
 AS IN LT404382 & LT404384

MONTROSE AVENUE
 REGISTERED PLAN M-1044
 PIN 02118-0132

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	TULLOCH GEOMATICS INC.
	131 FIELDING RD P3Y 1L7 LVELY, ON
astbury@tulloch.ca	T. 705 571-2295 F. 705 571-9477 TF. 800 810-1937
DRAWN BY: SL	FILE: 252525

PL-000-2026-0001 Sketch 2

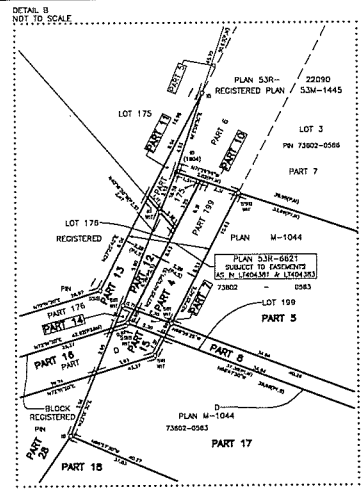
PLAN OF SURVEY OF
PART OF LOTS 174 TO 176, 202
AND
PART OF BLOCK D,
REGISTERED PLAN M-1044
AND
ALL OF BLOCK 5 AND BLOCK 6,
REGISTERED PLAN 53M-1444
CITY OF GREATER SUBURBY
DISTRICT OF SUBURBY
TULLOCH GEOMATICS INC.
2025
SCALE 1:500

THE REFERENCED POINT SET OF THIS PLAN IS BOUNDARY POINTS
BY WHICH IT IS TO BE PLACED AT SCALE OF 1:500.

NOTES:
1. ALL DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

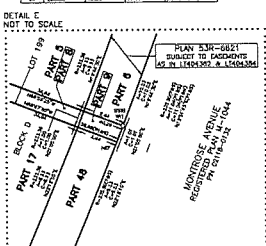
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88. REGISTERED PLAN 53M-15200

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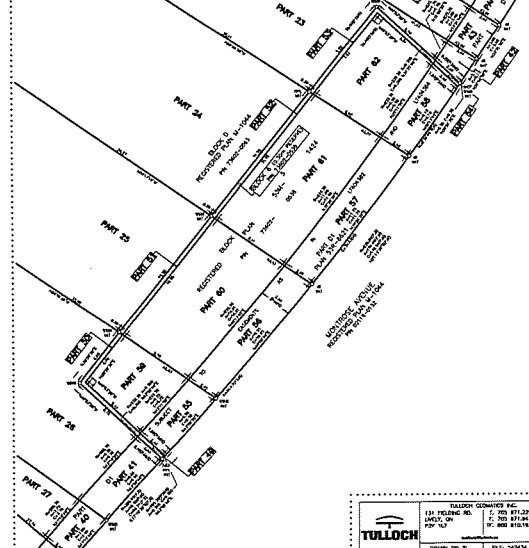
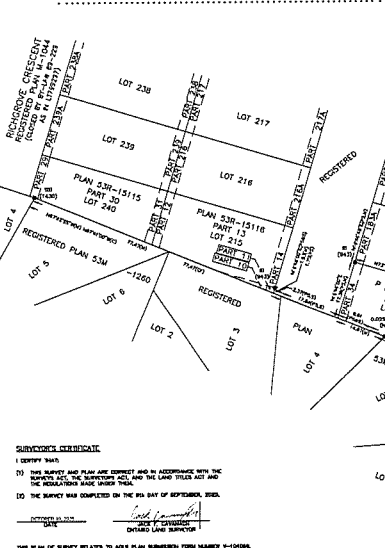
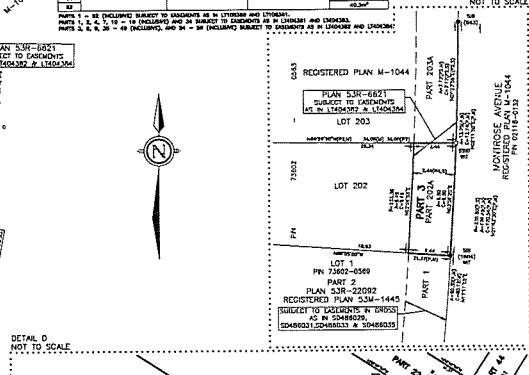
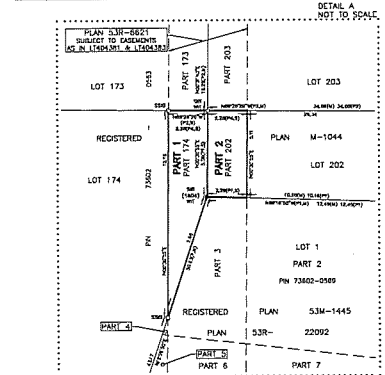
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83	1000.37	92.29	92.29	180°00'00"
84	1000.37	93.29	93.29	270°00'00"
85	1000.37	94.29	94.29	360°00'00"
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87	1000.37	96.29	96.29	90°00'00"
88	1000.37	97.29	97.29	180°00'00"
89	1000.37	98.29	98.29	270°00'00"
90	1000.37	99.29	99.29	360°00'00"
91	1000.37	100.29	100.29	0°00'00"



SCHEDULE

PLAN	LOT/NO.	AREA
1	PART OF LOT 174	11.29m ²
2	PART OF LOT 175	11.29m ²
3	PART OF LOT 176	11.29m ²
4	PART OF LOT 202	11.29m ²
5	PART OF LOT 174	11.29m ²
6	PART OF LOT 175	11.29m ²
7	PART OF LOT 176	11.29m ²
8	PART OF LOT 202	11.29m ²
9	PART OF LOT 174	11.29m ²
10	PART OF LOT 175	11.29m ²
11	PART OF LOT 176	11.29m ²
12	PART OF LOT 202	11.29m ²
13	PART OF LOT 174	11.29m ²
14	PART OF LOT 175	11.29m ²
15	PART OF LOT 176	11.29m ²
16	PART OF LOT 202	11.29m ²
17	PART OF LOT 174	11.29m ²
18	PART OF LOT 175	11.29m ²
19	PART OF LOT 176	11.29m ²
20	PART OF LOT 202	11.29m ²
21	PART OF LOT 174	11.29m ²
22	PART OF LOT 175	11.29m ²
23	PART OF LOT 176	11.29m ²
24	PART OF LOT 202	11.29m ²
25	PART OF LOT 174	11.29m ²
26	PART OF LOT 175	11.29m ²
27	PART OF LOT 176	11.29m ²
28	PART OF LOT 202	11.29m ²
29	PART OF LOT 174	11.29m ²
30	PART OF LOT 175	11.29m ²
31	PART OF LOT 176	11.29m ²
32	PART OF LOT 202	11.29m ²
33	PART OF LOT 174	11.29m ²
34	PART OF LOT 175	11.29m ²
35	PART OF LOT 176	11.29m ²
36	PART OF LOT 202	11.29m ²
37	PART OF LOT 174	11.29m ²
38	PART OF LOT 175	11.29m ²
39	PART OF LOT 176	11.29m ²
40	PART OF LOT 202	11.29m ²
41	PART OF LOT 174	11.29m ²
42	PART OF LOT 175	11.29m ²
43	PART OF LOT 176	11.29m ²
44	PART OF LOT 202	11.29m ²
45	PART OF LOT 174	11.29m ²
46	PART OF LOT 175	11.29m ²
47	PART OF LOT 176	11.29m ²
48	PART OF LOT 202	11.29m ²
49	PART OF LOT 174	11.29m ²
50	PART OF LOT 175	11.29m ²
51	PART OF LOT 176	11.29m ²
52	PART OF LOT 202	11.29m ²
53	PART OF LOT 174	11.29m ²
54	PART OF LOT 175	11.29m ²
55	PART OF LOT 176	11.29m ²
56	PART OF LOT 202	11.29m ²
57	PART OF LOT 174	11.29m ²
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59	PART OF LOT 176	11.29m ²
60	PART OF LOT 202	11.29m ²
61	PART OF LOT 174	11.29m ²
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64	PART OF LOT 202	11.29m ²
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67	PART OF LOT 176	11.29m ²
68	PART OF LOT 202	11.29m ²
69	PART OF LOT 174	11.29m ²
70	PART OF LOT 175	11.29m ²
71	PART OF LOT 176	11.29m ²
72	PART OF LOT 202	11.29m ²
73	PART OF LOT 174	11.29m ²
74	PART OF LOT 175	11.29m ²
75	PART OF LOT 176	11.29m ²
76	PART OF LOT 202	11.29m ²
77	PART OF LOT 174	11.29m ²
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79	PART OF LOT 176	11.29m ²
80	PART OF LOT 202	11.29m ²
81	PART OF LOT 174	11.29m ²
82	PART OF LOT 175	11.29m ²
83	PART OF LOT 176	11.29m ²
84	PART OF LOT 202	11.29m ²
85	PART OF LOT 174	11.29m ²
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89	PART OF LOT 174	11.29m ²
90	PART OF LOT 175	11.29m ²
91	PART OF LOT 176	11.29m ²
92	PART OF LOT 202	11.29m ²
93	PART OF LOT 174	11.29m ²
94	PART OF LOT 175	11.29m ²
95	PART OF LOT 176	11.29m ²
96	PART OF LOT 202	11.29m ²
97	PART OF LOT 174	11.29m ²
98	PART OF LOT 175	11.29m ²
99	PART OF LOT 176	11.29m ²
100	PART OF LOT 202	11.29m ²

PLAN 53R-22277
Received and deposited
October 14th 2025
Kally Codrington
Representative for the
Land Titles Division of
Suburby (No.53)



SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
SURVEY ACT, THE SURVEY REGULATIONS AND THE LAND TITLES ACT AND
THE REGULATIONS THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF SEPTEMBER, 2025.
DATE: _____
SURVEYOR: _____
DUTY: _____



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-2026-00012

APPLICATION SUMMARY

File Date: March 2, 2026
Application Type: Consent (Land Severance)
Address(es): 1495 Montrose Avenue, Sudbury
Applicant(s): DALRON HOMES
Owner(s): DALRON HOMES

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

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

Creation of New Lot

Area
Depth
Frontage

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

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?

Registered Owner

What is the date of acquisition of subject land?

1988

What is the number of dwelling units on the property?

8

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

0

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

4

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

N/A

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

Yes

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

Standard subdivision easements

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

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

Yes

Please indicate the file number and status of the application

780-06/89023

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

Living Area One

Explain how the application conforms with the Official Plan

Lends to the creation of a mix of housing types in the area.

Explain how the application is consistent with the Provincial Policy Statements

The lands are within the settlement boundary with available services.

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

provides a range of mix of housing types.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
2402.5	0	12.92

Existing use of land

vacant land

Proposed use of land

vacant land to be added to balance of subdivision

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Residential

Proposed use of land

One semi-detached unit

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

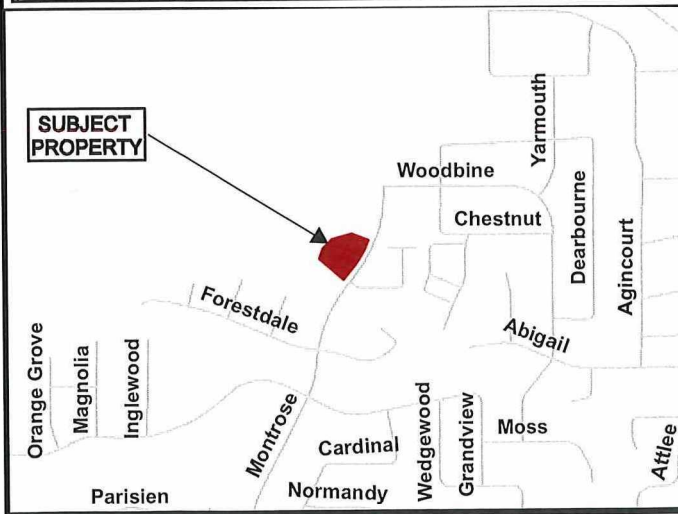
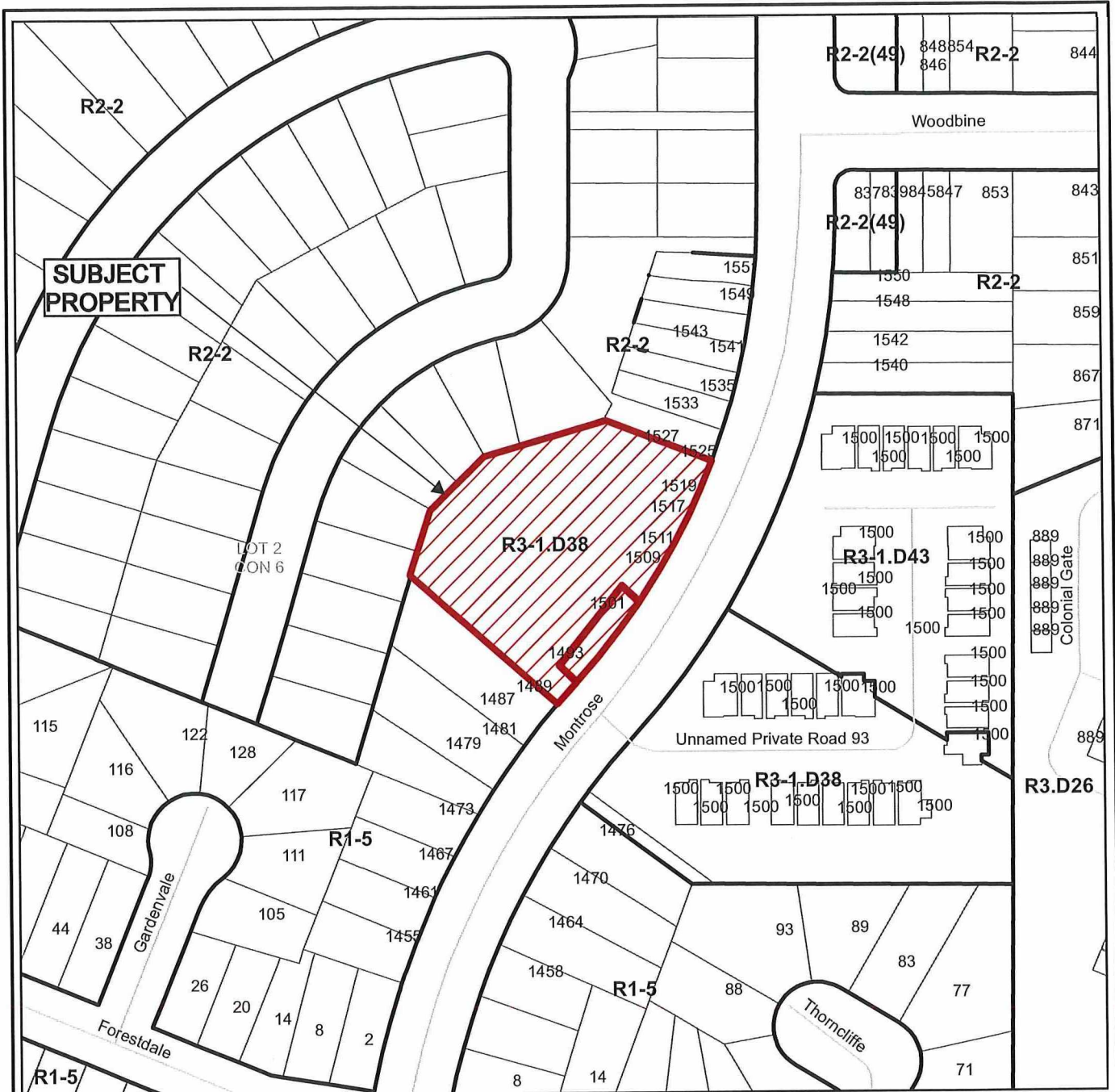
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
One semi-detached Unit	Severed Land	Yes	123	123	1	7.9	15.7	9	11.94	15.19	3.1	

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)
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Application for Consent



Subject Property being PINs 73602-0563, 73602-0538 and 73602-0539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1495 Montrose Avenue, Sudbury, City of Greater Sudbury

<p>NTS Sketch 1</p>	<p>PL-CON-2026-00012 Date: 2026 03 10</p>
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SKETCH FOR SEVERANCE
APPLICATION
MONTROSE AVENUE
SUDBURY, ONTARIO
TULLOCH GEOMATICS INC.
2026
SCALE 1:200



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH
BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

FIELD WORK DATED: DECEMBER 1ST, 2025.
DRAWING DATED: FEBRUARY 20th, 2025.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
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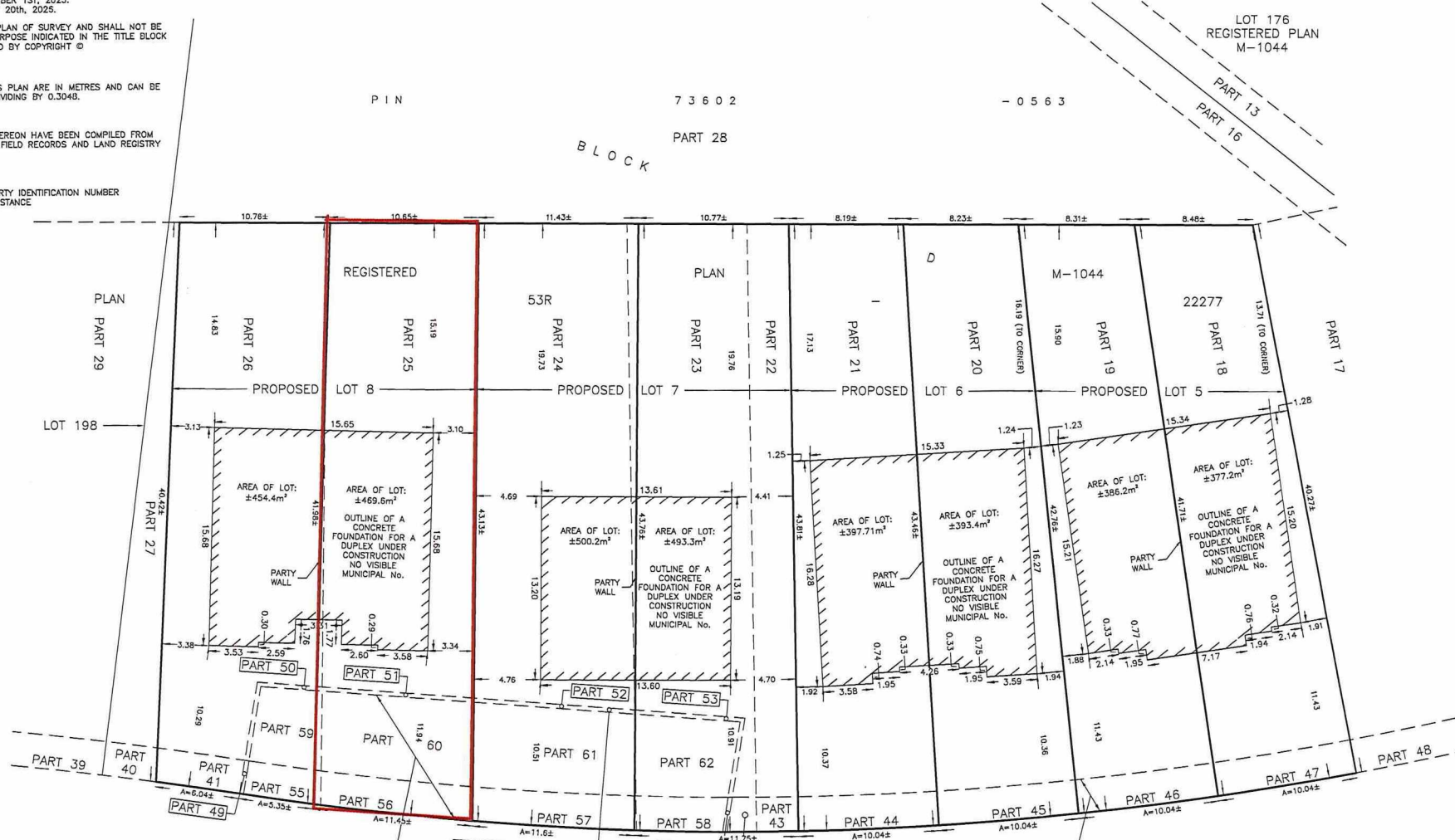
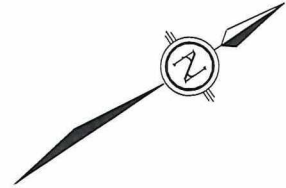
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

DIMENSIONS:

THE DIMENSIONS SHOWN HEREON HAVE BEEN COMPILED FROM
TULLOCH GEOMATICS INC., FIELD RECORDS AND LAND REGISTRY
OFFICE DOCUMENTATION.

LEGEND:

PIN DENOTES PROPERTY IDENTIFICATION NUMBER
A= DENOTES ARC DISTANCE



BLOCK 5
REGISTERED PLAN 53M-1424
PIN 73602-0538

BLOCK 6 (0.3 WIDE)
REGISTERED PLAN
53M-1424
PIN 73602-0539

SUBJECT TO EASEMENTS
AS IN LT404382 & LT404384

MONTROSE AVENUE
REGISTERED PLAN M-1044
PIN 02118-0132

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TULLOCH
TULLOCH GEOMATICS INC.
131 FIELDING RD
P3Y 1L7
LIVELY, ON
LIVELY, ON
T. 705 571.2295
F. 705 571.5477
TF. 800 810.1937
sudbury@tulloch.ca
DRAWN BY: SL FILE: 252525

PL-CAD-2026-00012 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-2026-00013

APPLICATION SUMMARY

File Date: March 2, 2026

Application Type: Consent (Land Severance)

Address(es): 1493 Montrose Avenue, Sudbury, ON

Applicant(s): DALRON HOMES

Owner(s): DALRON HOMES

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area

Depth

Frontage

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

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?

Registered Owner

What is the date of acquisition of subject land?

1988

What is the number of dwelling units on the property?

8

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

0

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

4

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

N/A

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

Yes

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

Standard subdivision easements

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

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

Yes

Please indicate the file number and status of the application
780-06/89023

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

Explain how the application conforms with the Official Plan
Provides a range of housing types.

Explain how the application is consistent with the Provincial Policy Statements
Located within settlement boundary where municipal services are available.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
Provided a mix of housing types.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
2402.5	0	12.92

Existing use of land

vacant

Proposed use of land

vacant land to be transferred to adjacent subdivision lands.

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Residential

Proposed use of land

one semi-detached unit

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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

PROPOSED BUILDING/STRUCTURE

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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Semi-Detached	Severed Land	No	123	123	1	7.9	15.68	9	10.29	14.83	3.13	0

SKETCH FOR SEVERANCE
APPLICATION
MONTROSE AVENUE
SUDBURY, ONTARIO
TULLOCH GEOMATICS INC.
2025
SCALE 1:200



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 510mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

FIELD WORK DATED: DECEMBER 1ST, 2025.
DRAWING DATED: FEBRUARY 20TH, 2025.

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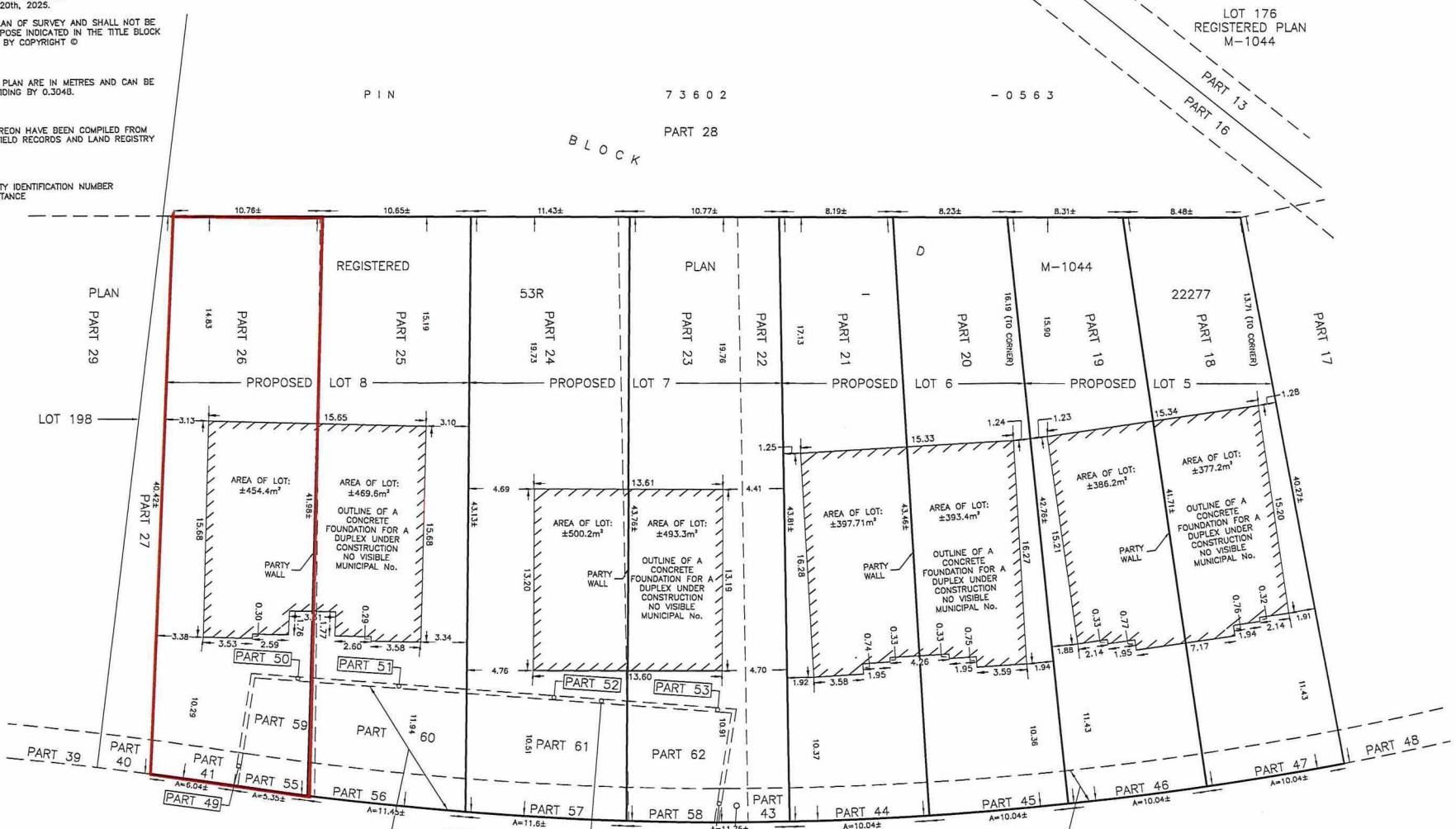
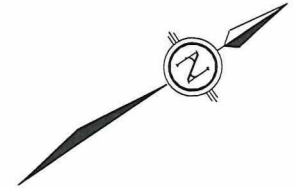
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DIMENSIONS:

THE DIMENSIONS SHOWN HEREON HAVE BEEN COMPILED FROM TULLOCH GEOMATICS INC., FIELD RECORDS AND LAND REGISTRY OFFICE DOCUMENTATION.

LEGEND:

PIN DENOTES PROPERTY IDENTIFICATION NUMBER
A= DENOTES ARC DISTANCE



BLOCK 5
REGISTERED PLAN 53M-1424
PIN 73602-0538

BLOCK 6 (0.3 WIDE)
REGISTERED PLAN
53M-1424
PIN 73602-0539

SUBJECT TO EASEMENTS
AS IN LT404382 & LT404384

MONTROSE AVENUE
REGISTERED PLAN M-1044
PIN 02118-0132

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	TULLOCH GEOMATICS INC.	T. 705 571.2295
	131 FIELDING RD P3Y 1L7 LIVELY, ON	F. 705 571.9477 TF. 800 810.1937
sudbury@tulloch.ca		
DRAWN BY: SL		FILE: 252525

PL-CON-2026-00013 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-2026-00022

APPLICATION SUMMARY

File Date: April 2, 2026
Application Type: Consent (Land Severance)
Address(es): 1509 Montrose Avenue, Sudbury
Applicant(s): DALRON CONSTRUCTION LIMITED
Owner(s): DALRON CONSTRUCTION LIMITED

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

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

Creation of New Lot

Area
Depth
Frontage

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

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?

Registered Owner

What is the date of acquisition of subject land?

1988

What is the number of dwelling units on the property?

8

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

0

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

4

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

N/A

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

Yes

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

Standard subdivision easements

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

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

Yes

Please indicate the file number and status of the application
780-06/89023

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

Explain how the application conforms with the Official Plan
Provides a range of housing types

Explain how the application is consistent with the Provincial Policy Statements
Property is located on an existing municipal road with services within the settlement boundary.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
Provides a range of housing types.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
2402.5	0	12.92

Existing use of land

vacant land

Proposed use of land

residential vacant land to be transferred to adjacent subdivision.

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Residential

Proposed use of land

residential
one semi-detached unit

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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

PROPOSED BUILDING/STRUCTURE

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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
one semi-detached unit	Severed Land	No	123	123	1	7.7	16.28	9	10.37	17.13	1.25	0

SKETCH FOR SEVERANCE
APPLICATION
MONTROSE AVENUE
SUDBURY, ONTARIO
TULLOCH GEOMATICS INC.
2026
SCALE 1:200



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

FIELD WORK DATED: DECEMBER 1ST, 2025.
DRAWING DATED: FEBRUARY 20th, 2026.

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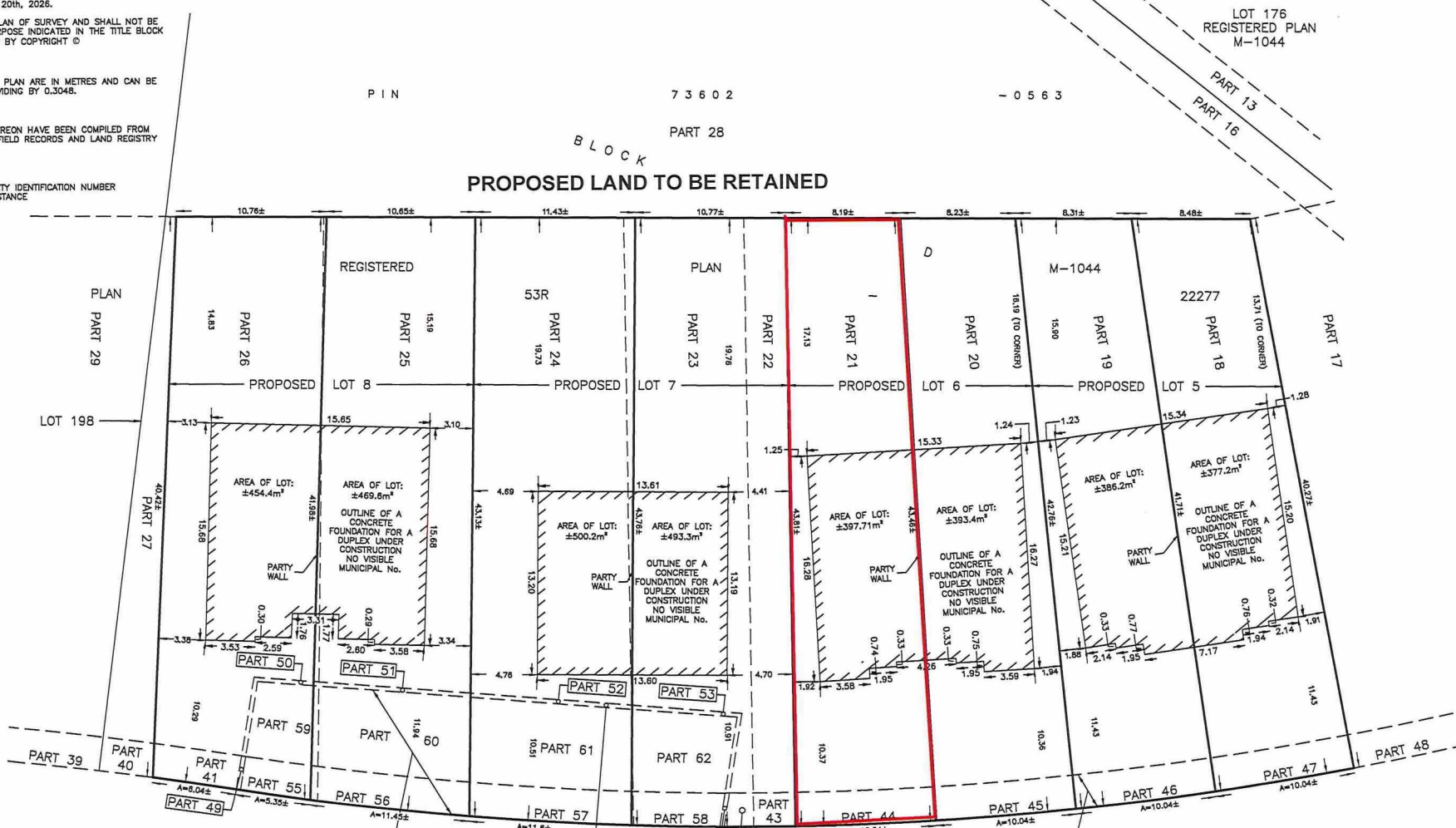
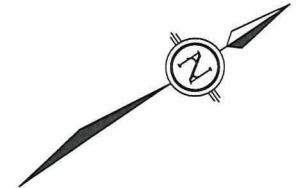
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DIMENSIONS:

THE DIMENSIONS SHOWN HEREON HAVE BEEN COMPILED FROM TULLOCH GEOMATICS INC., FIELD RECORDS AND LAND REGISTRY OFFICE DOCUMENTATION.

LEGEND:

PIN DENOTES PROPERTY IDENTIFICATION NUMBER
A_m DENOTES ARC DISTANCE



BLOCK 5
REGISTERED PLAN 53M-1424
PIN 73602-0538

BLOCK 6 (0.3 WIDE)
REGISTERED PLAN
53M-1424
PIN 73602-0539

SUBJECT TO EASEMENTS
AS IN LT404382 & LT404384

MONTROSE AVENUE
REGISTERED PLAN M-1044
PIN 02118-0132

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TULLOCH	
TULLOCH GEOMATICS INC. 131 FIELDING RD P3Y 1L7 LEVELY, ON	T. 705 671.2295 F. 705 671.9477 TF. 800 810.1937
sudbury@tulloch.ca	
DRAWN BY: SL FILE: 252626	

PL-000-2026-00022 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-2026-00023

APPLICATION SUMMARY

File Date: April 2, 2026
Application Type: Consent (Land Severance)
Address(es): 1511 Montrose Avenue, Sudbury
Applicant(s): DALRON CONSTRUCTION LIMITED
Owner(s): DALRON CONSTRUCTION LIMITED

PLANNING APPLICATION PURPOSE OF TRANSACTION

Addition to Lot

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

Creation of New Lot

Area
Depth
Frontage

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

Area
395

Depth
43

Frontage
10

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?

Registered Owner

What is the date of acquisition of subject land?

1988

What is the number of dwelling units on the property?

8

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

0

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

4

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

N/A

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

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?

Yes

Please indicate the file number and status of the application

780-06/89023

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

Living Area One

Explain how the application conforms with the Official Plan

Provides a range of housing within the settlement boundary

Explain how the application is consistent with the Provincial Policy Statements

Lands are located along a fully serviced road with municipal sewer and water available.

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

Provides a range of housing typed along a collector road.

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
2402.5	0	12.92

Existing use of land

Residential Land

Proposed use of land

Residential land to be transferred to adjacent subdivision lands

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Residential

Proposed use of land

Residential + vacant land to be transferred to adjacent subdivision.

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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

PROPOSED BUILDING/STRUCTURE

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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
one semi-detached unit	Severed Land	No	123	123	1	7.7	16.27	9	10.36	16.19	1.24	0

SKETCH FOR SEVERANCE
APPLICATION
MONTROSE AVENUE
SUDBURY, ONTARIO
TULLOCH GEOMATICS INC.
2026
SCALE 1:200



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

FIELD WORK DATED: DECEMBER 1ST, 2025.
DRAWING DATED: FEBRUARY 20th, 2026.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK THIS SKETCH IS PROTECTED BY COPYRIGHT ©

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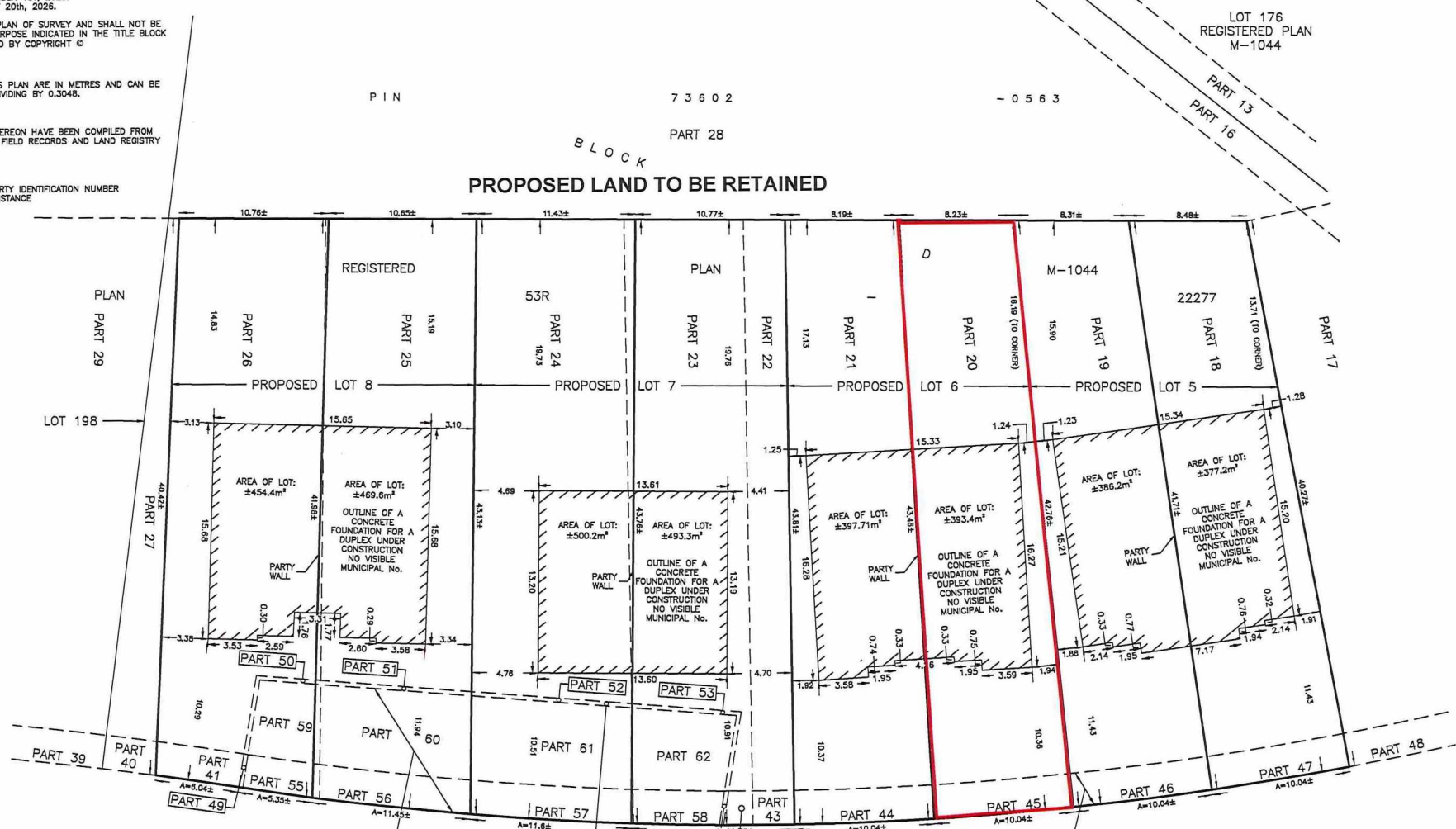
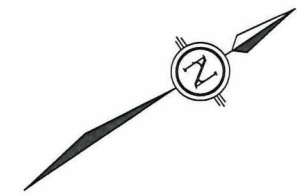
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LEGEND:

PIN DENOTES PROPERTY IDENTIFICATION NUMBER
A= DENOTES ARC DISTANCE



PIN 73602
PART 28
BLOCK
PROPOSED LAND TO BE RETAINED

LOT 176
REGISTERED PLAN
M-1044

BLOCK 5
REGISTERED PLAN 53M-1424
PIN 73602-0538

BLOCK 6 (0.3 WIDE)
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sudbury@tulloch.ca DRAWN BY: SL		FILE: 252626

PL-CON-2026-00023 sketch 2

