

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

August 10, 2026

**PL-CON-2026-00035 TODD MAZZUCA
MARGARET MAZZUCA**

Ward: 7

PIN(s) 735070316; 735070333, Parcels 6443 and 4385 SEC SES, Part Lot 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 30 Crescent Avenue, Capreol, 18 Crescent Avenue, Capreol, [By-law 2010-100Z, R1-5]

To create a new lot on the western portion of the subject property municipally known as 18 and 30 Crescent Avenue, providing a lot frontage of approximately 68.0m, a lot depth of approximately 20.0m and a lot area of approximately 1331.0 sq. m.

CURRENTLY SUBJECT TO CONSENT APPLICATIONS B26/24 (MAY 13/24), B27/24 (MAY 13/24) AND B0028/2024 (MAY 13/24). PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0025/2024 (MAY 13/24) AND B0029/2024 (MAY 13/24) AND MINOR VARIANCE APPLICATION A0050/2024 (MAY 23/24)

PL-CON-2026-00037 4B PROPERTIES INC.

Ward: 6

PIN(s) 735043250, SRO, Lot 108, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 4194 /4198 Bonaventure Drive, Hanmer, [By-law 2010-100Z, R2-2]

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

PL-CON-2026-00040 DOMINION PARK DEVELOPMENTS CORP

Ward: 6

PIN(s) 735043267, SRO, Lot 153, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 2085 / 2089 Schreyer Street, Hanmer, [By-law 2010-100Z, R2-2, FD]

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

PL-CON-2026-00042 TYRA COUTU

Ward: 3

PIN(s) 733540562, Parcel 25057 SEC SWS SRO, Lot 2, Plan M-1030, Part Lot 10, Concession 6, Township of Dowling, 57 Fraser Avenue, Onaping, [By-law 2010-100Z, R2-2]

To create a new lot on the south vacant portion of the subject property identified as Lot 1 on the plan submitted with the Application providing a lot frontage of approximately 18.0m, a lot depth of approximately 82.0m and a lot area of approximately 1761.0 sq. m.

ALSO SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2026-00043 AND PL-CON-2026-00044

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0119/2021, B0120/2021 & B0121/2021 (JAN 31/22)

PL-CON-2026-00043 TYRA COUTU

Ward: 3

PIN(s) 733540562, Parcel 25057 SEC SWS SRO, Lot 2, Plan M-1030, Part Lot 10, Concession 6, Township of Dowling, 57 Fraser Avenue, Onaping, [By-law 2010-100Z, R2-2]

To create a new lot on the south vacant portion of the subject property identified as Lot 2 on the plan submitted with the Application providing a lot frontage of approximately 18.0m, a lot depth of approximately 102.0m and a lot area of approximately 2627.0 sq. m.

ALSO SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2026-00042 AND PL-CON-2026-00044

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0119/2021, B0120/2021 & B0121/2021 (JAN 31/22)

PL-CON-2026-00044 TYRA COUTU

Ward: 3

PIN(s) 733540562, Parcel 25057 SEC SWS SRO, Lot 2, Plan M-1030, Part Lot 10, Concession 6, Township of Dowling, 57 Fraser Avenue, Onaping, [By-law 2010-100Z, R2-2]

To create a new lot on the south vacant portion of the subject property identified as Lot 3 on the plan submitted with the Application providing a lot frontage of approximately 18.0m, a lot depth of approximately 122.0m and a lot area of approximately 2209.0 sq. m.

ALSO SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2026-00042 AND PL-CON-2026-00043

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0119/2021, B0120/2021 & B0121/2021 (JAN 31/22)

PL-CON-2026-00047 TIMESTONE CORPORATION

Ward: 11

PIN(s) 735760573, Lot 7, Plan 53M-1456, Part Lot 10, Concession 3, Township of Neelon, 143 /145 Westport Street, Sudbury, [By-law 2010-100Z, R2-2]

Consent to sever two semi-detached dwellings along the shared footings.

This application was deferred from the meeting of April 13, 2026 in order to afford the owner the opportunity to address those comments received from agencies and departments.

PL-CON-2026-00008 BYRON WAGNER

Ward: 6

REVISED

PIN(s) 735051019, Part Lot 10, Concession 2 , Part 1, Plan 53R-7024 as in EP4465, except Part 10, Plan 53R-17480, Parts 1-2, Plan 53R-18427 and Part 1, Plan 53R-19727, Township of Hanmer, 2470 Dominion Drive, Val Therese, [By-law 2010-100Z, A]

To consolidate an east portion of the subject property approximately 49531.0 sq. m in area with abutting PIN 73505-1024 (LT), municipally known as 2406 Dominion Drive.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0396/1976 (JUL 12/76), B0148/2006 (NOV 09/06), B0149/2006 (NOV 09/06) AND B0068/2011 (FEB 02/12) AND MINOR VARIANCE APPLICATIONS A0111/2006 (OCT 30/06) AND A0177/1976 (SEP 08/76)

**Written submissions regarding these applications must be received no later than
Wednesday, August 5, 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-2026-00035

APPLICATION SUMMARY

File Date: May 11, 2026

Application Type: Consent (Land Severance)

Address(es): 30 Crescent Avenue, Capreol P0M 1H0, 18 Crescent Avenue, Capreol P0M 1H0

Applicant(s): TODD MAZZUCA

Owner(s): TODD MAZZUCA AND MARGARET MAZZUCA

PLANNING APPLICATION PURPOSE OF TRANSACTION

☐ Addition to Lot

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

☒ Creation of New Lot

Area
1331

Depth
20

Frontage
68.78

☐ 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

#18 Crescent Ave and #30 Crescent Ave

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

Dec 12, 2020

What is the number of dwelling units on the property?

7

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

0

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

8

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

Yes

How many dwelling units will be legalized?

1

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

B0025-2024 and B0029/2024

Date of transfer

Use of severed land

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

No

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

No

Please indicate the file number and status of the application

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

Explain how the application conforms with the Official Plan
-its existing
downtown capreol

Explain how the application is consistent with the Provincial Policy Statements
consistent.
no change.
cleaning up ownership

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
existing residence
no changes expected

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
741.35	25.8	26.3

Existing use of land
multi residential

Proposed use of land
multi residential

Proposed use of land

Will a certificate be required for the retained land?
No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

residential

Proposed use of land

residential

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

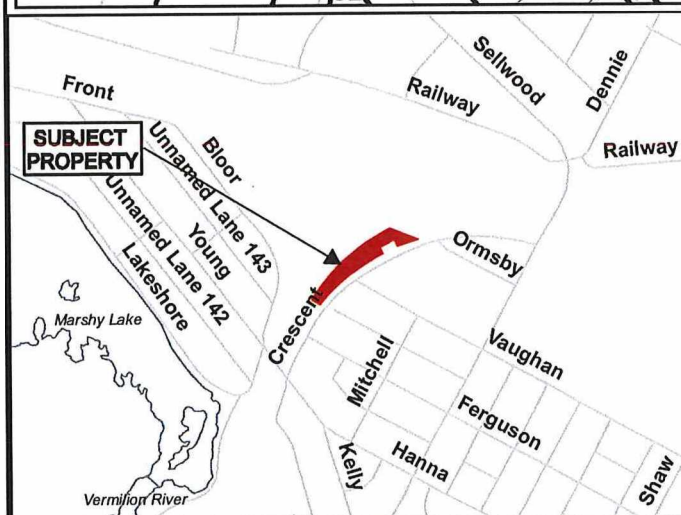
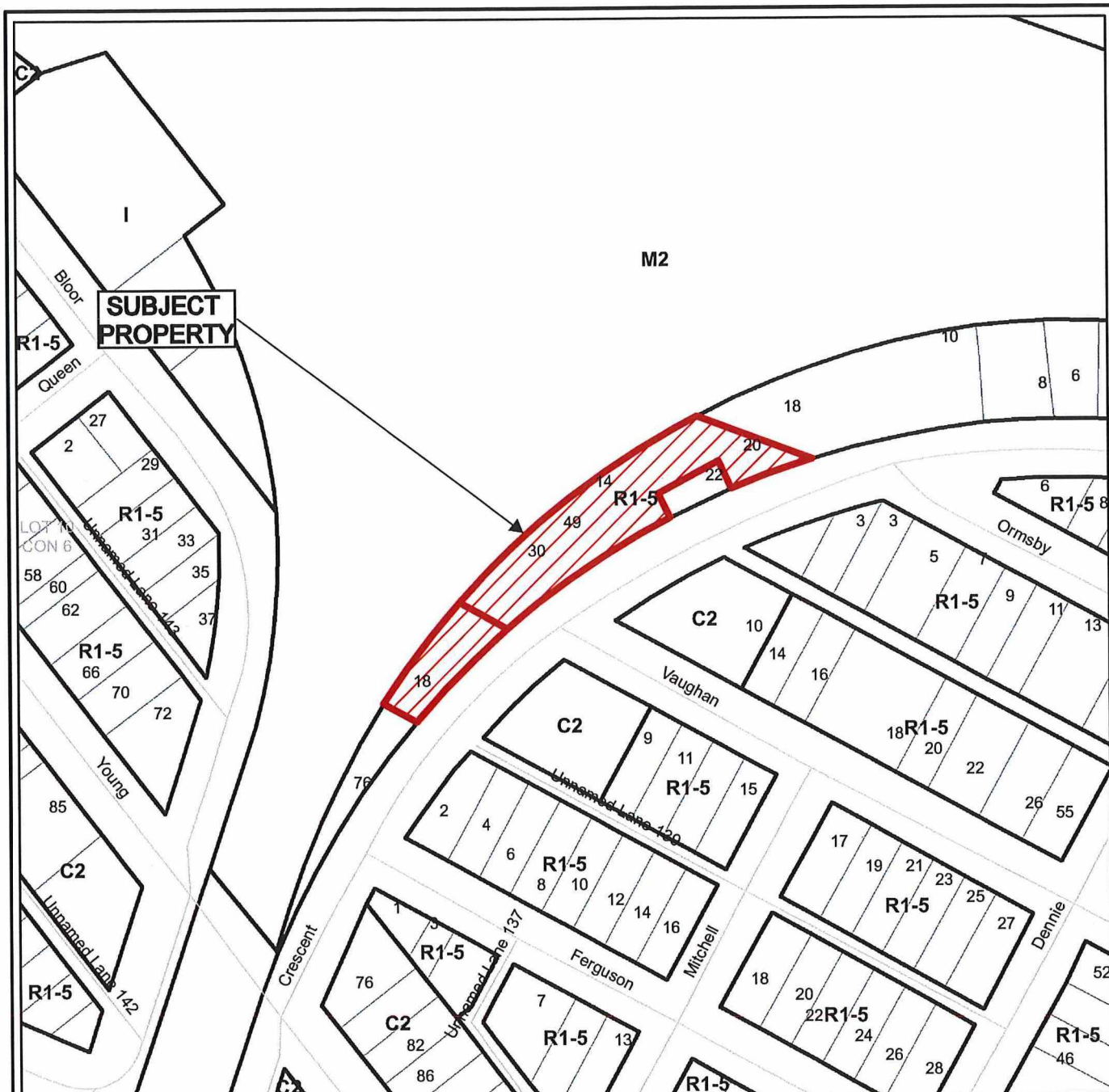
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
Concrete Block Garage	Severed Land	No	137.9	137.9	1	14.7	9.4	5	3	0.58	1.18	54.7
Brick residence	Severed Land	No	95	167	2	8.9	10.6	8	9.66	0.57	1.5	61
shed	Severed Land	No	13.09	13.09	1	3.5	3.74	2.5	12.1	4.22	15.77	53.4



Application for Consent



Subject Property being PINs 73507-0316 & 73507-0333, Parcels 6443 and 4385 SEC SES, Part Lot 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 18 and 30 Crescent Avenue, Capreol, City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00035
Date: 2026 05 19



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-2026-00037

APPLICATION SUMMARY

File Date: May 13, 2026

Application Type: Consent (Land Severance)

Address(es): 4194 /4198 Bonaventure Drive, Hanmer P3P 0E2

Applicant(s): NEWVIEW HOMES LTD.

Owner(s): 4B PROPERTIES INC.

PLANNING APPLICATION PURPOSE OF TRANSACTION

☐ Addition to Lot

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

☐ Creation of New Lot

Area

Depth

Frontage

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

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

4198 Bonaventure Drive

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

July 7th/2025

What is the number of dwelling units on the property?

0

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

1

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

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

4B Properties Inc.

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

Yes

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

An easement over Part 52, Plan 53R-22143 and an easement for sanitary/storm/water drainage over Part 37, Plan 53R-9099

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

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

No

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

No

Please indicate the file number and status of the application

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

Explain how the application conforms with the Official Plan

- Conforms with the Urban Structure of the city
- Increases residential intensification
- Helps Sudbury's housing needs
- Conforms with existing Low density policies in affect in this area
- Does not interfere or change existing utilities
- Subdivision has multiple severed R2 lots.

Explain how the application is consistent with the Provincial Policy Statements

- Helping with the growth of communities.
- We have the proper Infrastructure and Public Service Facilities
- No Environmental Issues
- Helps with the "mix housing options"
- Best efficiency for this land

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
conforms with the growth plan because:
- Helping with a healthy population growth with a budget friendly option to citizens of Hanmer.
-Intensification of Northern Ontario

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
325.5	31	10.5

Existing use of land

Vacant Land

Proposed use of land

New Single story Semi

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

Municipally owned and operated piped water system ☒

Municipally owned and operated sanitary sewage system ☒

Lake ☐

Pit Privy ☐

Individual Well ☐

Communal Well ☐

Individual Septic System ☐

Communal Septic System ☐

Other ☐

Explain Other

PROPERTY ACCESS - RETAINED

Provincial highway ☐

Road maintained by the municipality ☒

Municipal road that is maintained seasonally ☐

Municipal road that is maintained year-round ☒

Water ☐

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

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

LAND SEVERED

Existing use of land

Vacant Land

Proposed use of land

Single story Semi

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

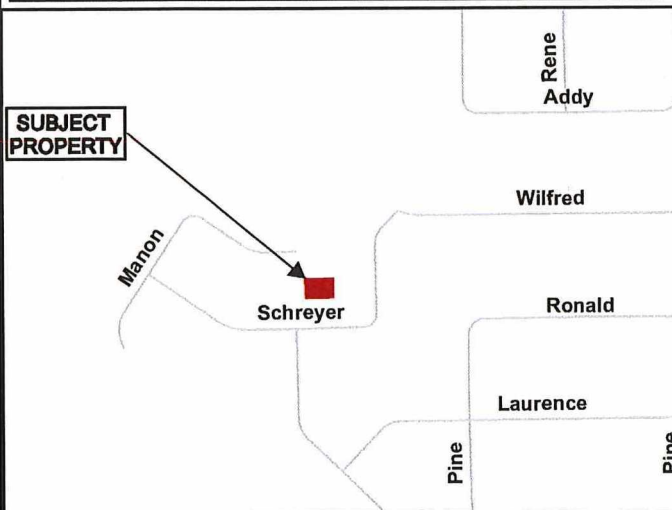
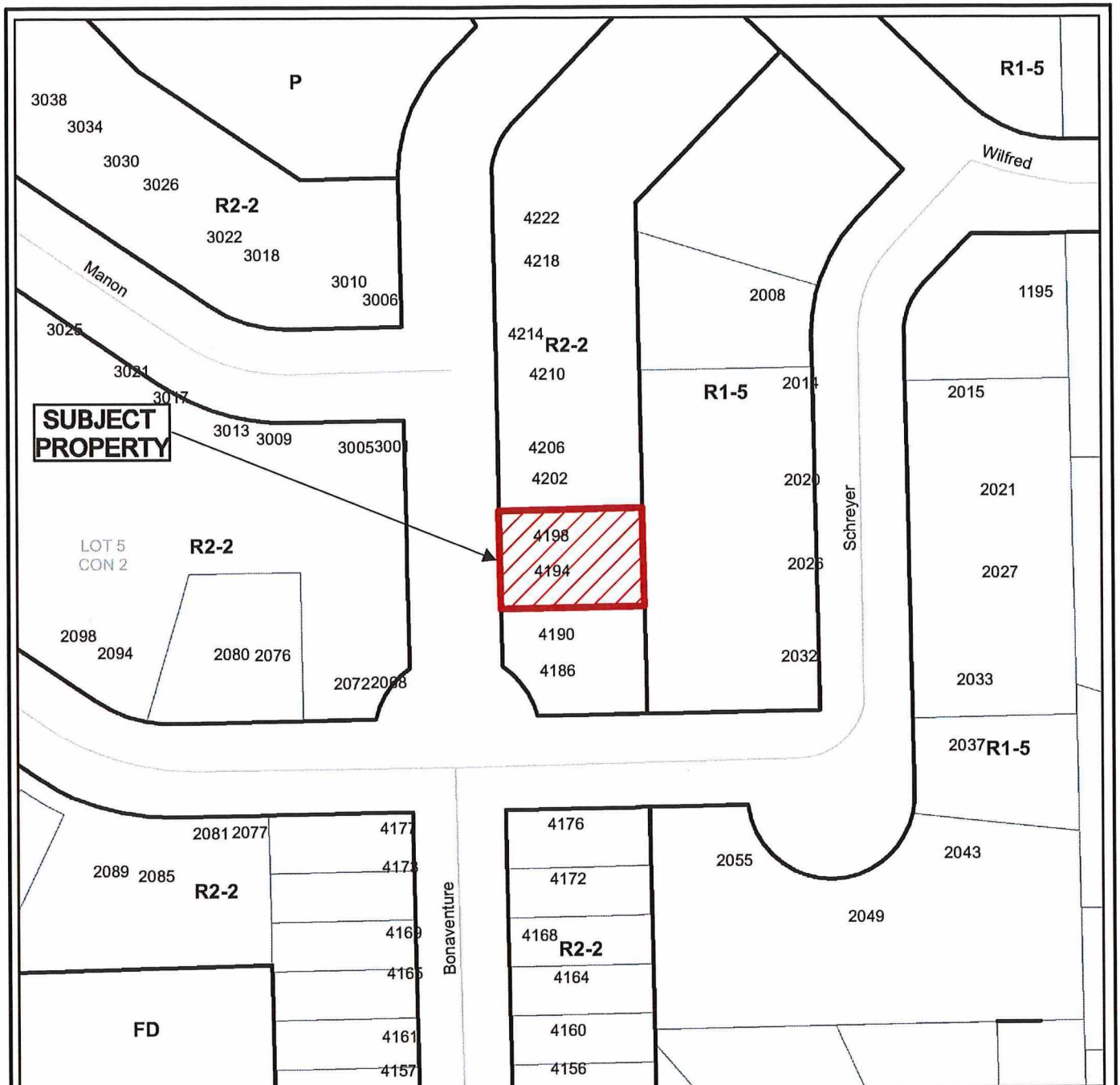
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
Slab on grade, single story semi	Retained Land	No	115.6	115.6	1	8.54	16.15	5.05	6.1	8.7	0.0	1.9
Slab on grade, single story semi	Severed Land	No	115.6	115.6	1	8.54	16.1	5.05	6.1	8.7	1.9	0

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

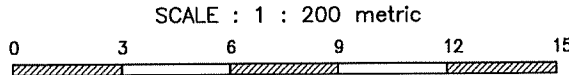


Subject Property being PIN 73504-3250,
SRO, Lot 108, Plan M-1114,
Part Lot 5, Concession 2,
Township of Hanmer,
4194/4198 Bonaventure Drive, Hanmer,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00037
Date: 2026 05 21

SKETCH FOR SEVERANCE
LOT 108
REGISTERED PLAN M-1114
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY



2026

LOT 104
PIN 73504-1108

LOT 105
PIN 73504-1108

LOT 106
PIN 73504-1108

SSIB
(JFC)

SSIB
(JFC)

PART 36

N01°04'00"W 21.00 (P&M) PART 38

PART 40

PART 35

PART 37

53R-9099

1.75 PART 39

REGISTERED

PLAN

M-1114

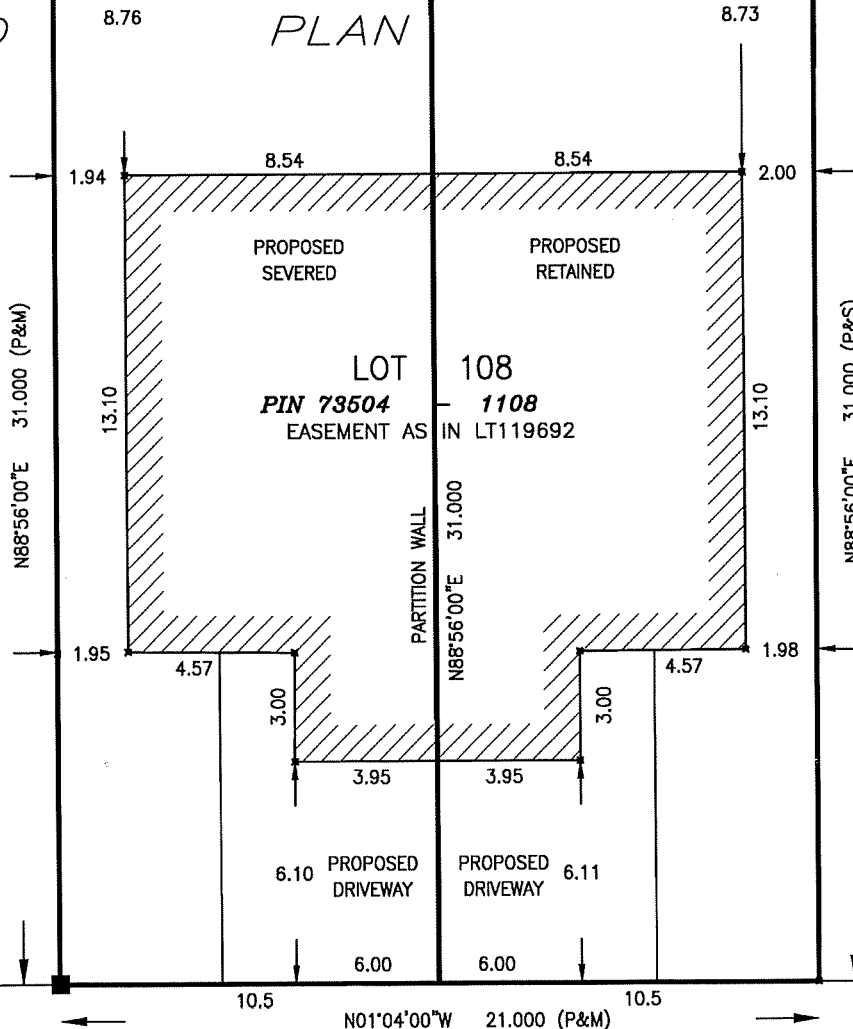
LOT 109
PIN 73504-1108

LOT 108
PIN 73504-1108
EASEMENT AS IN LT119692

LOT 107
PIN 73504-1108

N88°56'00"E 31.000 (P&M)

N88°56'00"E 31.000 (P&S)



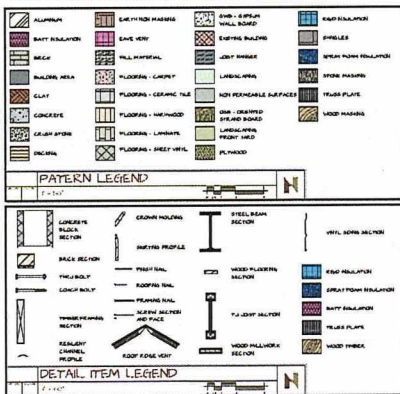
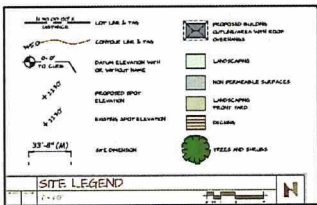
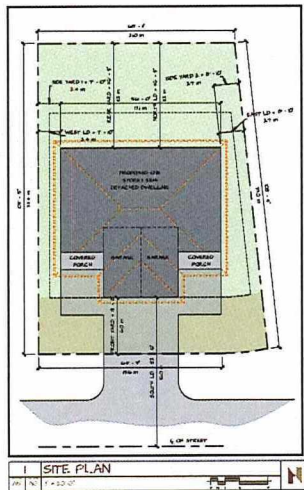
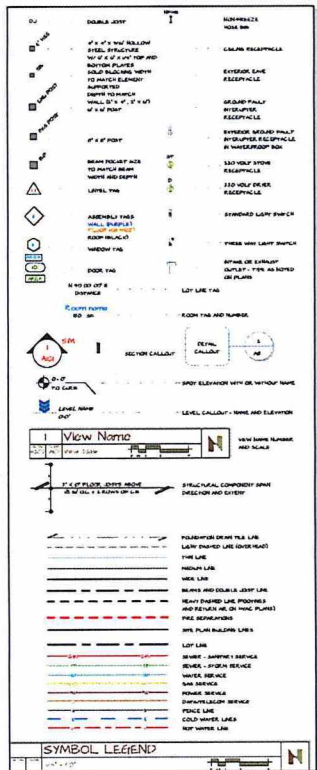
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BONAVENTURE DRIVE (M-1114) PL-CON-2026-00037

PIN 73504-2403

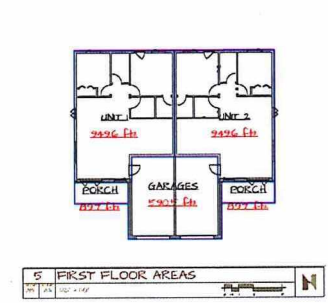
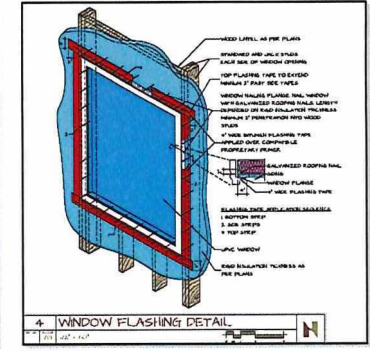
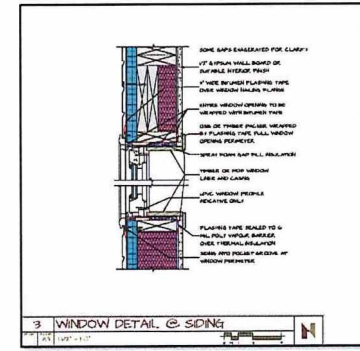
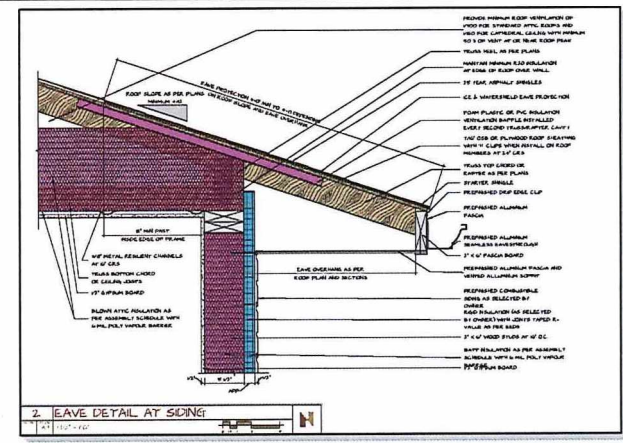
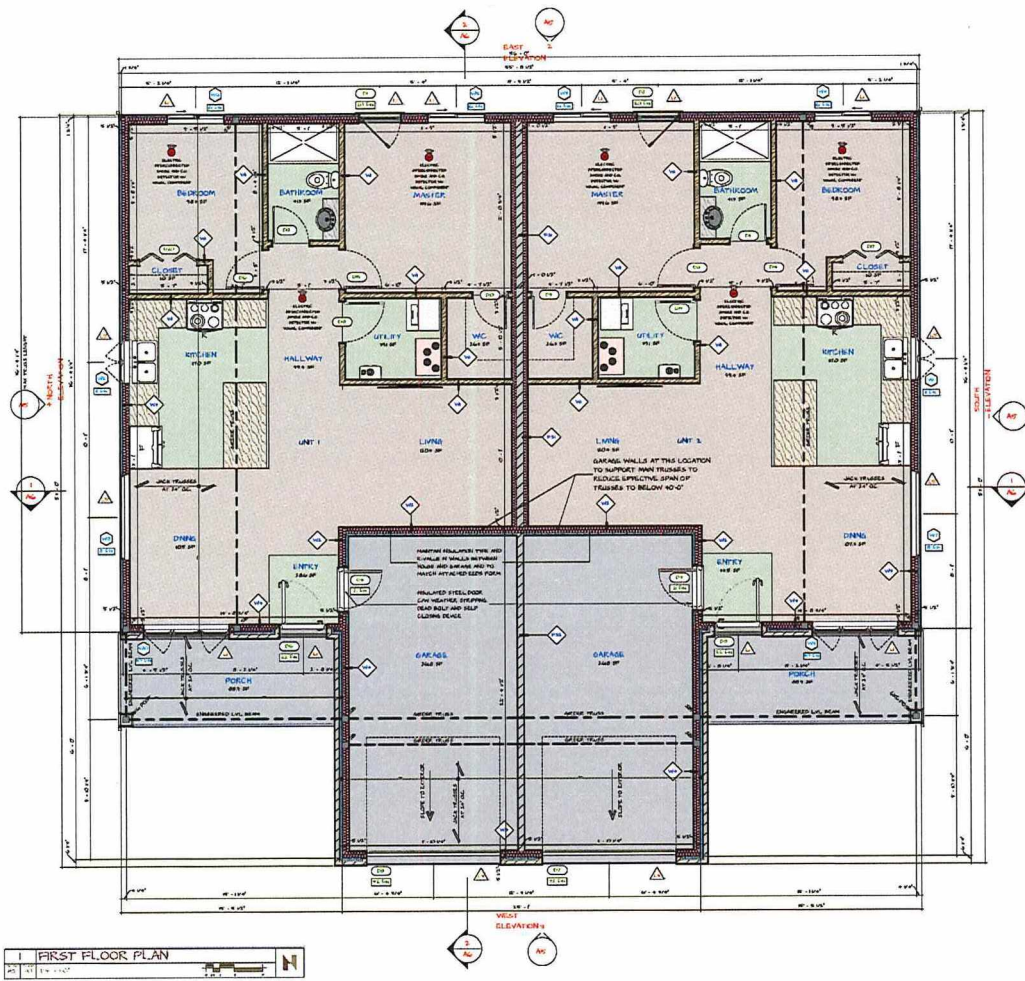
Sketch 2

NEWVIEW HOMES

[illegible][illegible][illegible][illegible][illegible]

PL-CON-2026-00037
Sketch 3

PACO - WORKING - CURRENT WORK - CANEVIEW HOMES DUFLEXSEMENT



GLASS AREA REQUIREMENTS - TABLE 1

Room Name	Room Area	Window Area	Window Area	Percentage of Room Area
Living Room	1,200 sq. ft.	150 sq. ft.	150 sq. ft.	12.5%
Dining Room	800 sq. ft.	100 sq. ft.	100 sq. ft.	12.5%
Kitchen	600 sq. ft.	75 sq. ft.	75 sq. ft.	12.5%
Bedroom 1	1,000 sq. ft.	125 sq. ft.	125 sq. ft.	12.5%
Bedroom 2	900 sq. ft.	112 sq. ft.	112 sq. ft.	12.5%
Bathroom	400 sq. ft.	50 sq. ft.	50 sq. ft.	12.5%
Garage	1,500 sq. ft.	187 sq. ft.	187 sq. ft.	12.5%
Porch	200 sq. ft.	25 sq. ft.	25 sq. ft.	12.5%

GLASS REQUIREMENTS

GLASS SHALL BE MINIMUM 1/2" THICK AND SHALL BE INSTALLED IN A FRAME THAT MEETS THE REQUIREMENTS OF THE CANADIAN STANDARD FOR GLASS IN BUILDINGS (CAN/ULC-600).

REVISIONS

1. PLAN INCLUDES ALL INFORMATION REQUIRED FOR PERMITTING AND CONSTRUCTION OF THE PROPOSED SEMI-DETACHED DWELLING FOR 4B PROPERTIES.

NORTH SOUTH STUDIO

1800 ROAD
 SUITE 101
 SCARBOROUGH, ONTARIO M1V 4Y4

PROJECT: PROPOSED SEMI-DETACHED DWELLING FOR 4B PROPERTIES

ON THIS SHEET: FIRST FLOOR PLAN

DATE: 2020-06-01

BY: [Signature]

FOR: [Signature]

North South Studio

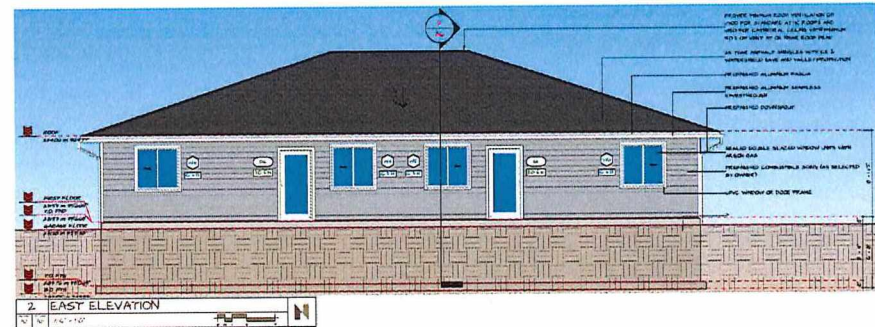
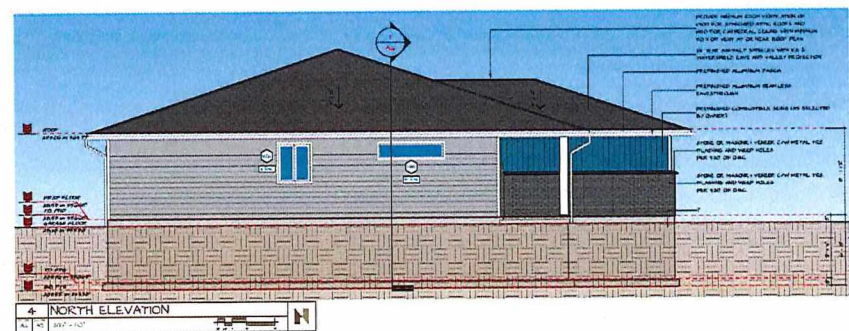
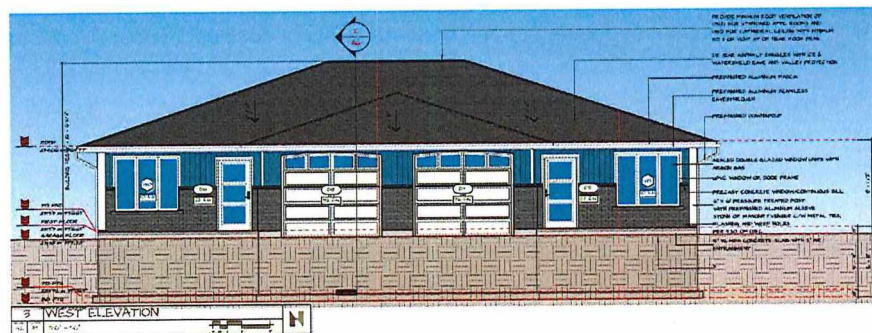
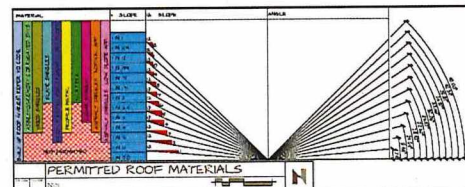
YOUR HOME IS OUR PASSION

WWW.NORTHSOUTHSTUDIO.ONLINE

YOUTUBE, FACEBOOK, INSTAGRAM, LINKEDIN

A3

PL-COVN-2020-00037
 sketch 6

[illegible]

REVISIONS:

1. PLANS FILED WITH COLLATED APPROVALS FROM THE TOWN ENGINEERING DEPT. FOR THE DESIGN REVIEW OF THE PROJECT. THE TOWN ENGINEERING DEPT. HAS REVIEWED THE PROJECT AND APPROVED THE PROJECT FOR THE TOWN ENGINEERING DEPT. APPROVALS.

2. PLANS FILED WITH COLLATED APPROVALS FROM THE TOWN ENGINEERING DEPT. FOR THE DESIGN REVIEW OF THE PROJECT. THE TOWN ENGINEERING DEPT. HAS REVIEWED THE PROJECT AND APPROVED THE PROJECT FOR THE TOWN ENGINEERING DEPT. APPROVALS.

3. PLANS FILED WITH COLLATED APPROVALS FROM THE TOWN ENGINEERING DEPT. FOR THE DESIGN REVIEW OF THE PROJECT. THE TOWN ENGINEERING DEPT. HAS REVIEWED THE PROJECT AND APPROVED THE PROJECT FOR THE TOWN ENGINEERING DEPT. APPROVALS.

NORTH SOUTH STUDIO

300 ROAD
TOWNSHIP, ONTARIO
M1C 3A5

TEL: (416) 291-1111
WWW.NORTHSOUTHSTUDIO.COM

PROPOSED SEMI DETACHED DWELLING FOR 48 Properties

ELEVATIONS

ON THIS SHEET:

1. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

2. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

3. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

4. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

5. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

6. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

7. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

8. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

9. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

10. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

11. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

12. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

13. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

14. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

15. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

16. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

17. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

18. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

19. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

20. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

21. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

22. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

23. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

24. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

25. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

26. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

27. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

28. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

29. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

30. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

31. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

32. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

33. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

34. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

35. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

36. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

37. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

38. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

39. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

40. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

41. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

42. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

43. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

44. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

45. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

46. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

47. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

48. NORTH SOUTH STUDIO
TOWNSHIP, ONTARIO
M1C 3A5

PL-WAU-2026-00037
Sketch 8



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-2026-00040

APPLICATION SUMMARY

File Date: May 28, 2026

Application Type: Consent (Land Severance)

Address(es): 2085 /2089 Schreyer Street, Hanmer, Ontario P3P 0E3, 2089 Schreyer Street, Hanmer, Ontario P3P 0E3

Applicant(s): BELMAR BUILDERS INC.

Owner(s): DOMINION PARK DEVELOPMENTS CORP

PLANNING APPLICATION PURPOSE OF TRANSACTION

☐ Addition to Lot

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

☐ Creation of New Lot

Area

Depth

Frontage

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

Area
545.76

Depth
41.59

Frontage
10.34

☐ 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

2085 Scjreyer Street (Retained)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

May 22, 2014

What is the number of dwelling units on the property?

2

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

n/a

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

Yes

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

Sanitary, storm and water easement (rear of the property)

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

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

No

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

Yes

Please indicate the file number and status of the application

Registered M-1115

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

Living area 1

Explain how the application conforms with the Official Plan

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

Explain how the application is consistent with the Provincial Policy Statements

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

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

The provision of this type of housing is supported by Policy 3.4.3 of the GPNO and there is nothing in the growth plan that discourages the creation of a new lot to separate a semi-detached dwelling that shares a common wall.

CONCURRENT APPLICATIONS

☐ **Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

☐ **Rezoning**

File Number(s) - Rezoning

Status - Rezoning

☐ **Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
456.27	32.07	10.34

Existing use of land

Semi-Detached Dwelling

Proposed use of land

Semi-Detached Dwelling

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Semi-Detached dwelling

Proposed use of land

Semi-Detached dwelling

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

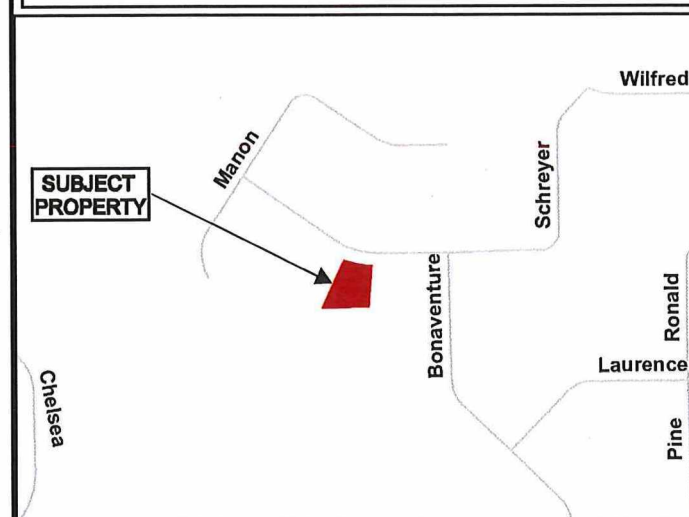
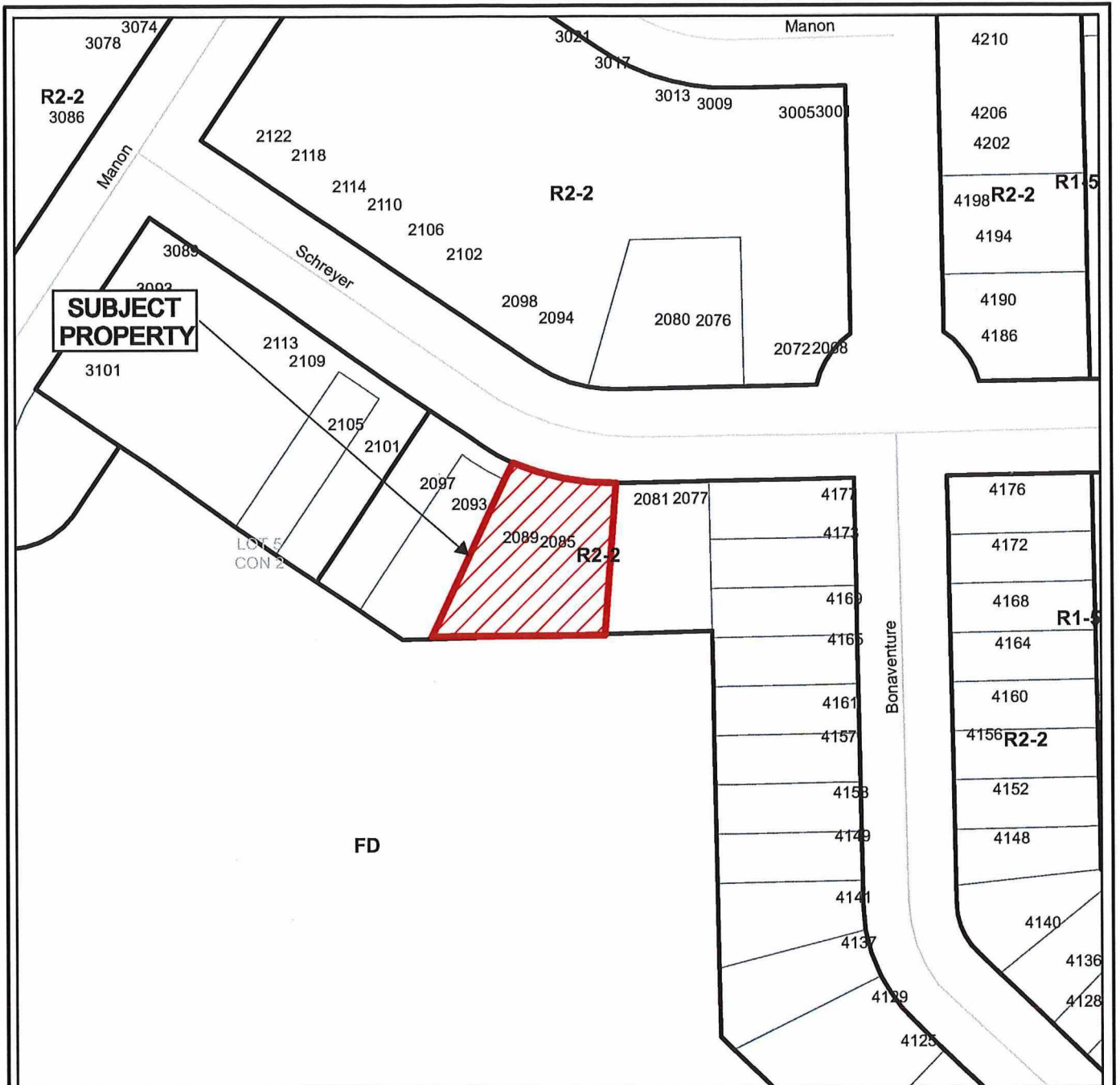
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
2085 Schreyer Street - Jasmine Model Semi-Detached	Retained Land	No	125.05	125.05	1	9.1	18.34	5.0	6.03	7.89	2.7	0.0
2089 Schreyer Street - Jasmine Model Semi-Detached	Severed Land	No	125.05	125.05	1	9.1	18.34	5.0	6.06	12.41	0	2.7

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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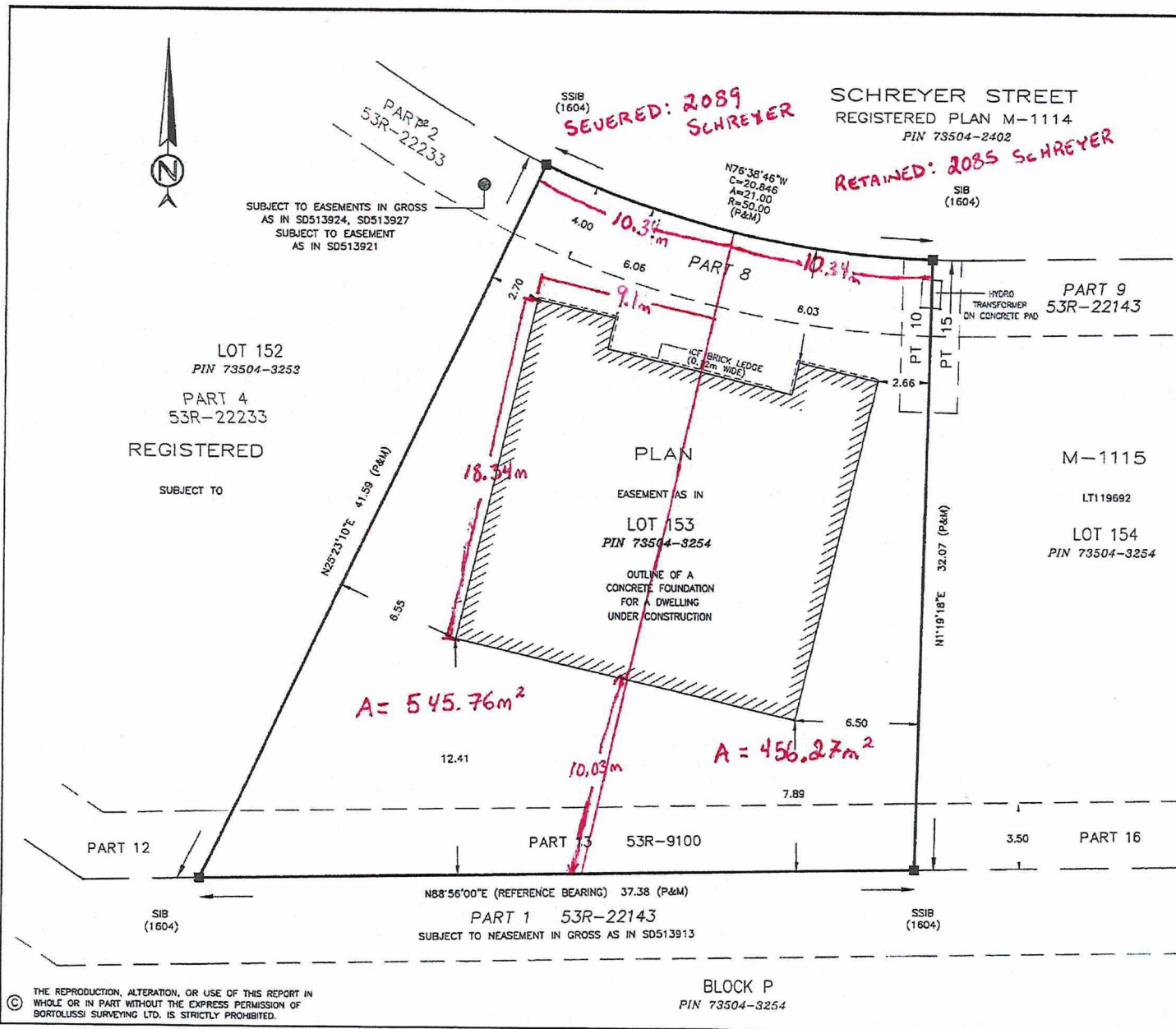
Application for Consent



Subject Property being PIN 73504-3267,
SRO, Block P, Lot 153, Plan M-1115,
Part Lot 5, Concession 2,
Township of Hanmer,
2085/2089 Schreyer Street, Hanmer,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00040
Date: 2026 06 04



SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 153
REGISTERED PLAN M-1115
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE : 1 : 200 meters
2026

BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LOT 153, SHOWN ON PLAN 53R-22143 HAVING A BEARING OF N88°56'00"E

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

LEGEND:

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- RB ROCK BAR
- P REGISTERED PLAN M-1115
- M MEASURED
- S SET
- 1604 JACK F CAVANAGH, OLS

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2) THE SURVEY WAS COMPLETED ON APRIL 20, 2026.

A. Bortolussi
A BORTOLUSSI, OLS

APRIL 22, 2026
THIS PLAN RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-123536

(PART 2) REPORT

THIS PLAN & REPORT IS PREPARED FOR: BELMAR BUILDERS

DESCRIPTION:

PART OF PIN 73504-3254, BEING LOT 153, REGISTERED PLAN M-1115

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

EASEMENT AS IN SD513924 - PART 8, 53R-22143 - HYDRO
EASEMENT AS IN SD513927 - PART 8, 53R-22143 - PERSONA
EASEMENT AS IN SD513921 - PART 8, 53R-22143 - BELL
SMOKE EASEMENT AS IN LT119692 - WHOLE PARCEL - INCO

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE FOUNDATION

BORTOLUSSI
SURVEYING LTD.

FILE: 4007

PL-CON-2026-00040

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-2026-00042

APPLICATION SUMMARY

File Date: June 9, 2026

Application Type: Consent (Land Severance)

Address(es): 57 Fraser Avenue, Onaping P0M 2R0

Applicant(s): A.L. PERMITS

Owner(s): TYRA COUTU

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
1761.0

Depth
82.5

Frontage
18

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

Area

Depth

Frontage

☐ **Cancellation of Prior Consent**

File No. of Prior Consent

Type of Consent being cancelled

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

☐ **Easement/Right-of-Way**

Area

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

Depth

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

Frontage

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

☐ **Lease**

Area

Depth

Frontage

☐ **Other**

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

February 8, 2021

What is the number of dwelling units on the property?

0

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

0

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

0

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

UNKNOWN

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

No

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

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

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

No

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

No

Please indicate the file number and status of the application

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

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

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

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
THE APPLICATION CONFORMS WITH 3.4.3. BY PROVIDING SEMI-DETACHED LOTS WHICH WILL ADD TO THE MIX OF THE HOUSING TYPES IN THE MUNICIPALITY AND WITH POLICY 4.3.3. ECONOMIC AND SERVICE HUBS AS THE APPLICATION WILL IMPLEMENT AND SUPPORT STRATEGIES FOR DEVELOPING A DIVERSE MIX OF LAND USES AND APPROPRIATE RANGE OF HOUSING TYPES.

CONCURRENT APPLICATIONS

☐ **Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

☐ **Rezoning**

File Number(s) - Rezoning

Status - Rezoning

☐ **Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
8142	130	130

Existing use of land

VACANT

Proposed use of land

RESIDENTIAL

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

VACANT

Proposed use of land

RESIDENTIAL

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

WATER/SEWAGE - SEVERED

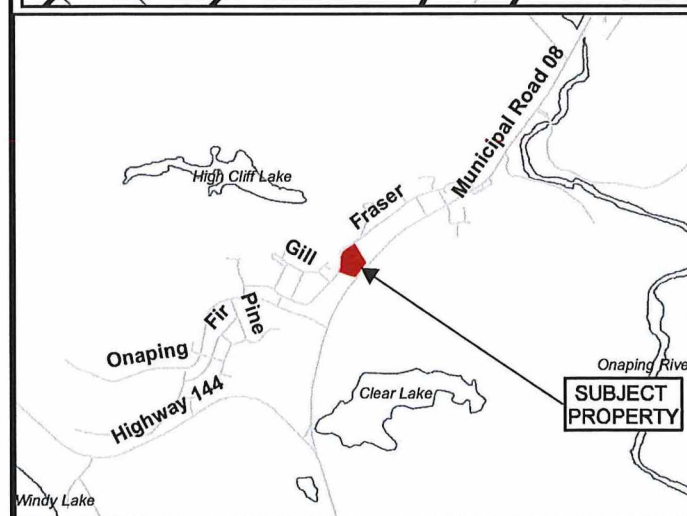
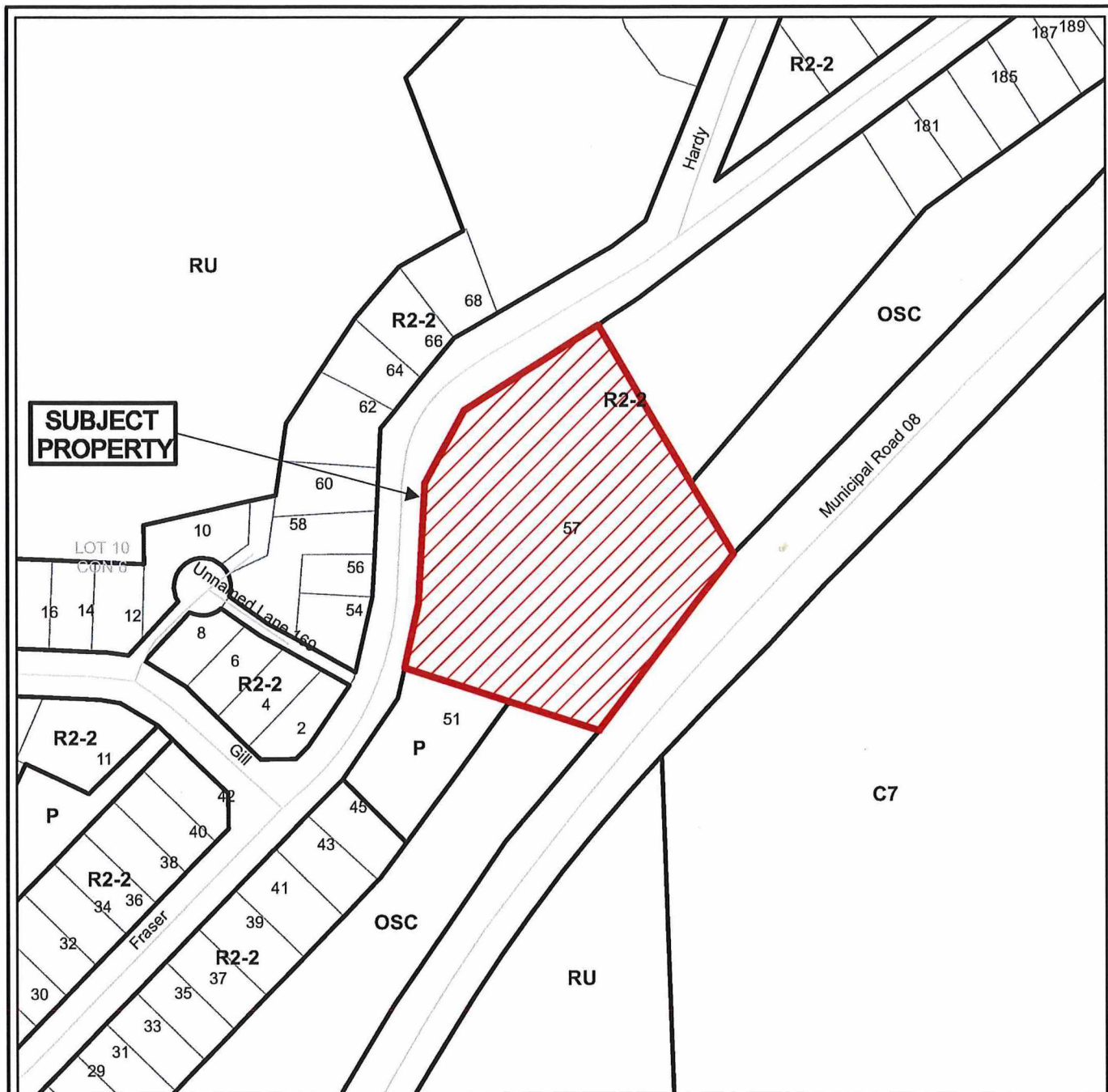
- | | |
|---|-------------------------------------|
| Municipally owned and operated piped water system | ☒ |
| Municipally owned and operated sanitary sewage system | ☒ |
| Lake | ☐ |
| Pit Privy | ☐ |
| Individual Well | ☐ |
| Communal Well | ☐ |
| Individual Septic System | ☐ |
| Communal Septic System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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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



Application for Consent



Subject Property being PIN 73354-0562,
Parcel 25057 SEC SWS SRO,
Lot 2, Plan M-1030,
Part Lot 10, Concession 6,
Township of Dowling,
57 Fraser Avenue, Onaping,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00042
PL-CON-2026-00043
PL-CON-2026-00044

Date: 2026 06 17



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-2026-00043

APPLICATION SUMMARY

File Date: June 9, 2026

Application Type: Consent (Land Severance)

Address(es): 57 Fraser Avenue, Onaping P0M 2R0

Applicant(s): A.L. PERMITS

Owner(s): TYRA COUTU

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
2627.0

Depth
102

Frontage
18.12

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

Area

Depth

Frontage

☐ **Cancellation of Prior Consent**

File No. of Prior Consent

Type of Consent being cancelled

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

☐ **Easement/Right-of-Way**

Area

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

Depth

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

Frontage

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

☐ **Lease**

Area

Depth

Frontage

☐ **Other**

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

February 8, 2021

What is the number of dwelling units on the property?

0

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

0

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

0

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

UNKNOWN

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

No

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

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

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

No

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

No

Please indicate the file number and status of the application

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

LIVING AREA 1

Explain how the application conforms with the Official Plan

LIVING AREA 1 PERMITS RESIDENTIAL USES

Explain how the application is consistent with the Provincial Policy Statements

APPLICATION IS CONSISTENT WITH 1.1.1 OF PPS, HEALTHY AND LIVEABLE SAFE COMMUNITIES ARE SUSTAINED BY EFFICIENT DEVELOPMENT AND LAND USE PATTERNS AND ACCOMODATING AN APPROPRIATE RANGE OF AFFORDABLE AND MARKET-BASED RANGE AND MIX OF RESIDENTIAL TYPES AND 1.1.3.1. SETTLEMENT AREAS SHALL BE THE FOCUS OF GROWTH AND DEVELOPMENT

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

THE APPLICATION CONFORMS WITH 3.4.3. BY PROVIDING SEMI-DETACHED LOTS WHICH WILL ADD TO THE MIX OF THE HOUSING TYPES IN THE MUNICIPALITY AND WITH POLICY 4.3.3. ECONOMIC AND SERVICE HUBS AS THE APPLICATION WILL IMPLEMENT AND SUPPORT STRATEGIES FOR DEVELOPING A DIVERSE MIX OF LAND USES AND APPROPRIATE RANGE OF HOUSING TYPES.

CONCURRENT APPLICATIONS

☐ Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

☐ Rezoning

File Number(s) - Rezoning

Status - Rezoning

☐ Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
8142	130	130

Existing use of land

VACANT

Proposed use of land

RESIDENTIAL

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

VACANT

Proposed use of land

RESIDENTIAL

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

WATER/SEWAGE - SEVERED

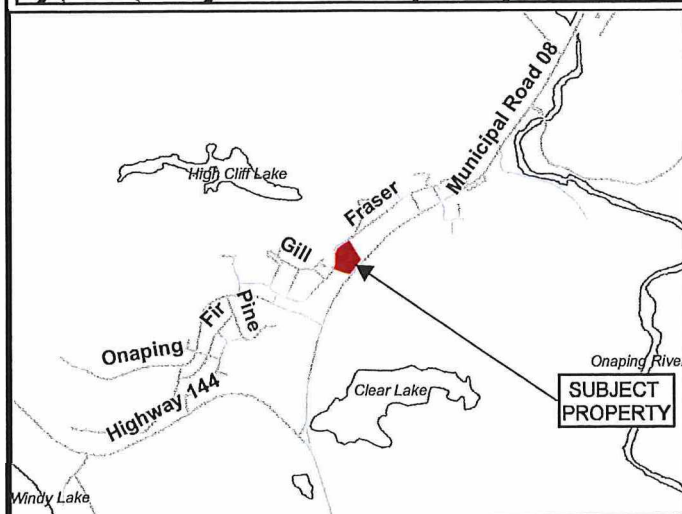
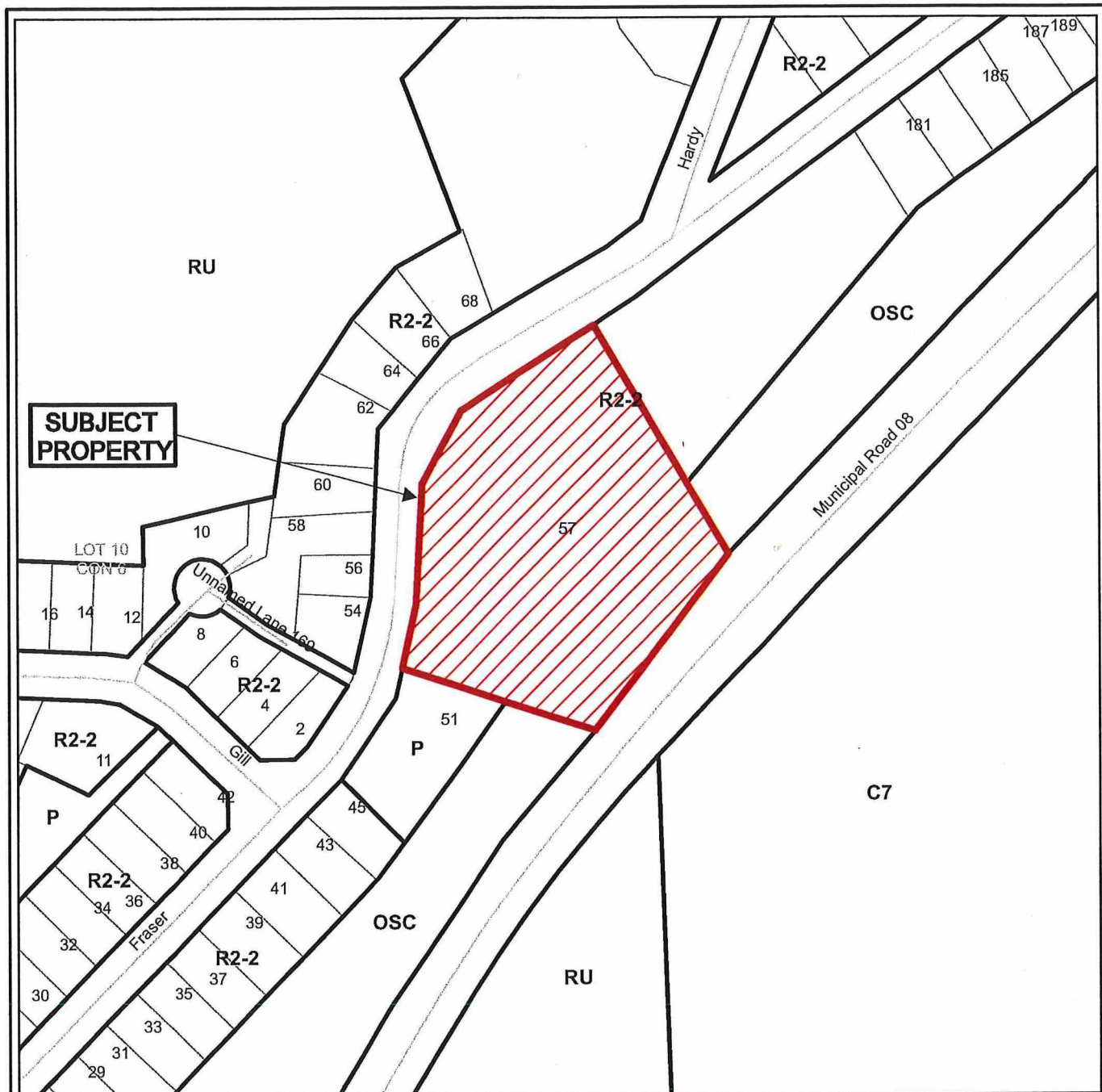
- | | |
|---|-------------------------------------|
| Municipally owned and operated piped water system | ☒ |
| Municipally owned and operated sanitary sewage system | ☒ |
| Lake | ☐ |
| Pit Privy | ☐ |
| Individual Well | ☐ |
| Communal Well | ☐ |
| Individual Septic System | ☐ |
| Communal Septic System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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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



Application for Consent



Subject Property being PIN 73354-0562,
Parcel 25057 SEC SWS SRO,
Lot 2, Plan M-1030,
Part Lot 10, Concession 6,
Township of Dowling,
57 Fraser Avenue, Onaping,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00042
PL-CON-2026-00043
PL-CON-2026-00044

Date: 2026 06 17



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-2026-00044

APPLICATION SUMMARY

File Date: June 9, 2026

Application Type: Consent (Land Severance)

Address(es): 57 Fraser Avenue, Onaping P0M 2R0

Applicant(s): A.L. PERMITS

Owner(s): TYRA COUTU

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
2209

Depth
122.8

Frontage
18

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

Area

Depth

Frontage

☐ Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

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

☐ Easement/Right-of-Way

Area

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

Depth

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

Frontage

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

☐ Lease

Area

Depth

Frontage

☐ Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

February 8, 2021

What is the number of dwelling units on the property?

0

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

0

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

0

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

UNKNOWN

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

No

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

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

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

No

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

No

Please indicate the file number and status of the application

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

LIVING AREA 1

Explain how the application conforms with the Official Plan

LIVING AREA 1 PERMITS RESIDENTIAL USES

Explain how the application is consistent with the Provincial Policy Statements

APPLICATION IS CONSISTENT WITH 1.1.1 OF PPS, HEALTHY AND LIVEABLE SAFE COMMUNITIES ARE SUSTAINED BY EFFICIENT DEVELOPMENT AND LAND USE PATTERNS AND ACCOMODATING AN APPROPRIATE RANGE OF AFFORDABLE AND MARKET-BASED RANGE AND MIX OF RESIDENTIAL TYPES AND 1.1.3.1. SETTLEMENT AREAS SHALL BE THE FOCUS OF GROWTH AND DEVELOPMENT

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

THE APPLICATION CONFORMS WITH 3.4.3. BY PROVIDING SEMI-DETACHED LOTS WHICH WILL ADD TO THE MIX OF THE HOUSING TYPES IN THE MUNICIPALITY AND WITH POLICY 4.3.3. ECONOMIC AND SERVICE HUBS AS THE APPLICATION WILL IMPLEMENT AND SUPPORT STRATEGIES FOR DEVELOPING A DIVERSE MIX OF LAND USES AND APPROPRIATE RANGE OF HOUSING TYPES.

CONCURRENT APPLICATIONS

☐ **Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

☐ **Rezoning**

File Number(s) - Rezoning

Status - Rezoning

☐ **Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
8142	130	130

Existing use of land

VACANT

Proposed use of land

Residential

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

Explain Other

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

VACANT

Proposed use of land

RESIDENTIAL

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

WATER/SEWAGE - SEVERED

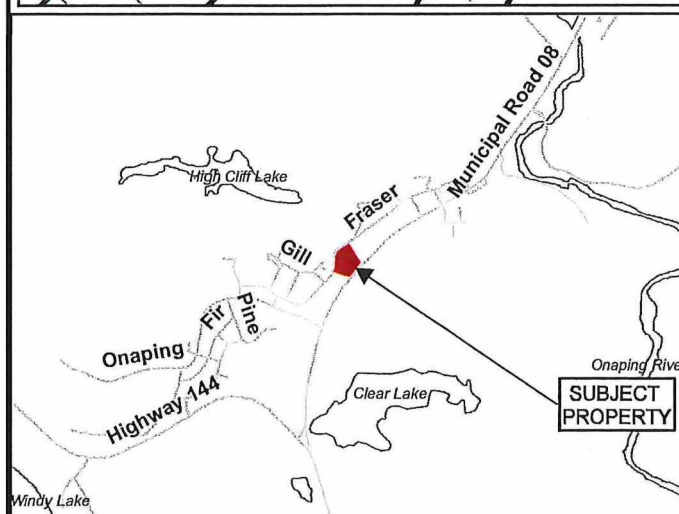
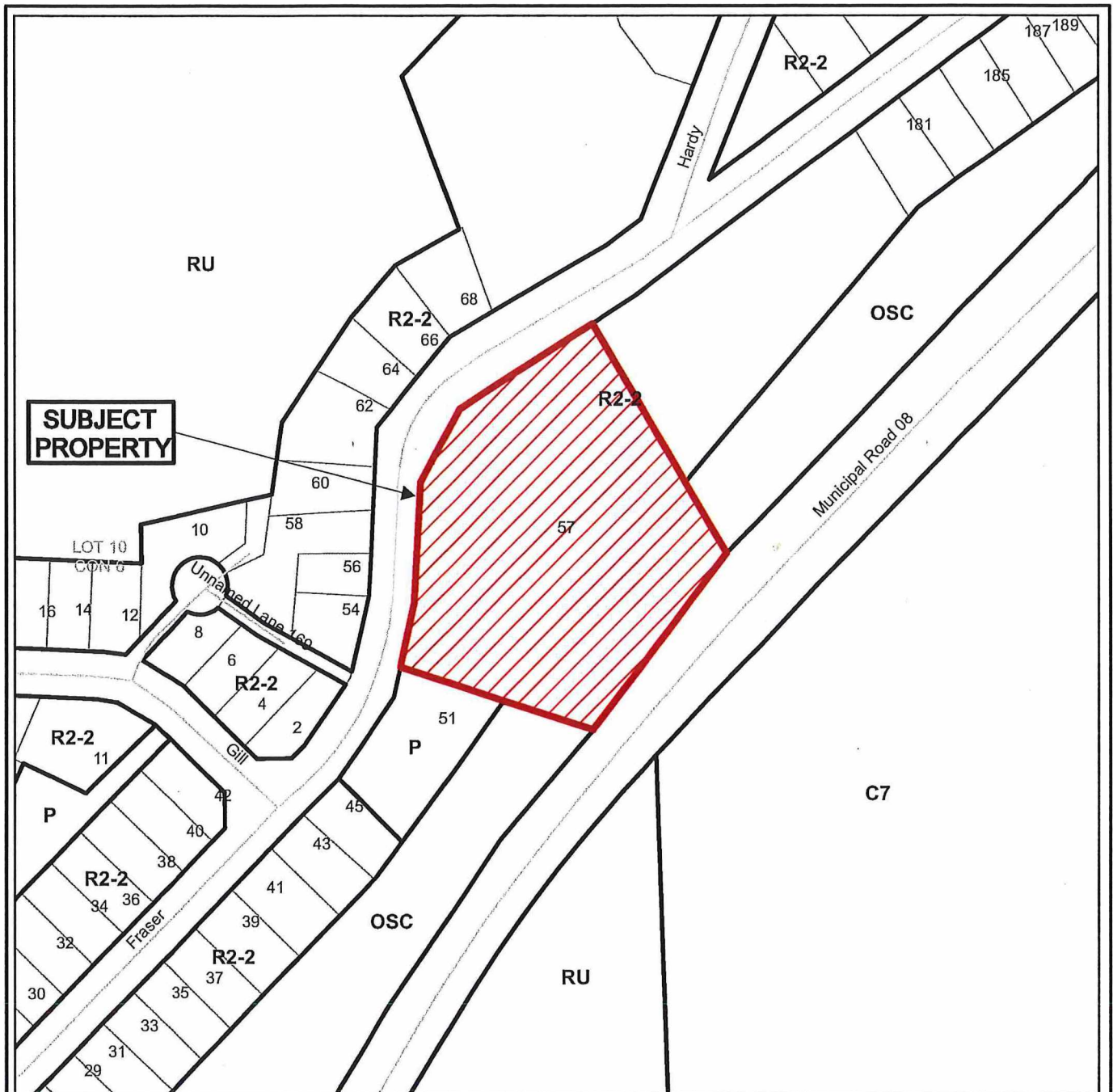
- | | |
|---|-------------------------------------|
| Municipally owned and operated piped water system | ☒ |
| Municipally owned and operated sanitary sewage system | ☒ |
| Lake | ☐ |
| Pit Privy | ☐ |
| Individual Well | ☐ |
| Communal Well | ☐ |
| Individual Septic System | ☐ |
| Communal Septic System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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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



Application for Consent



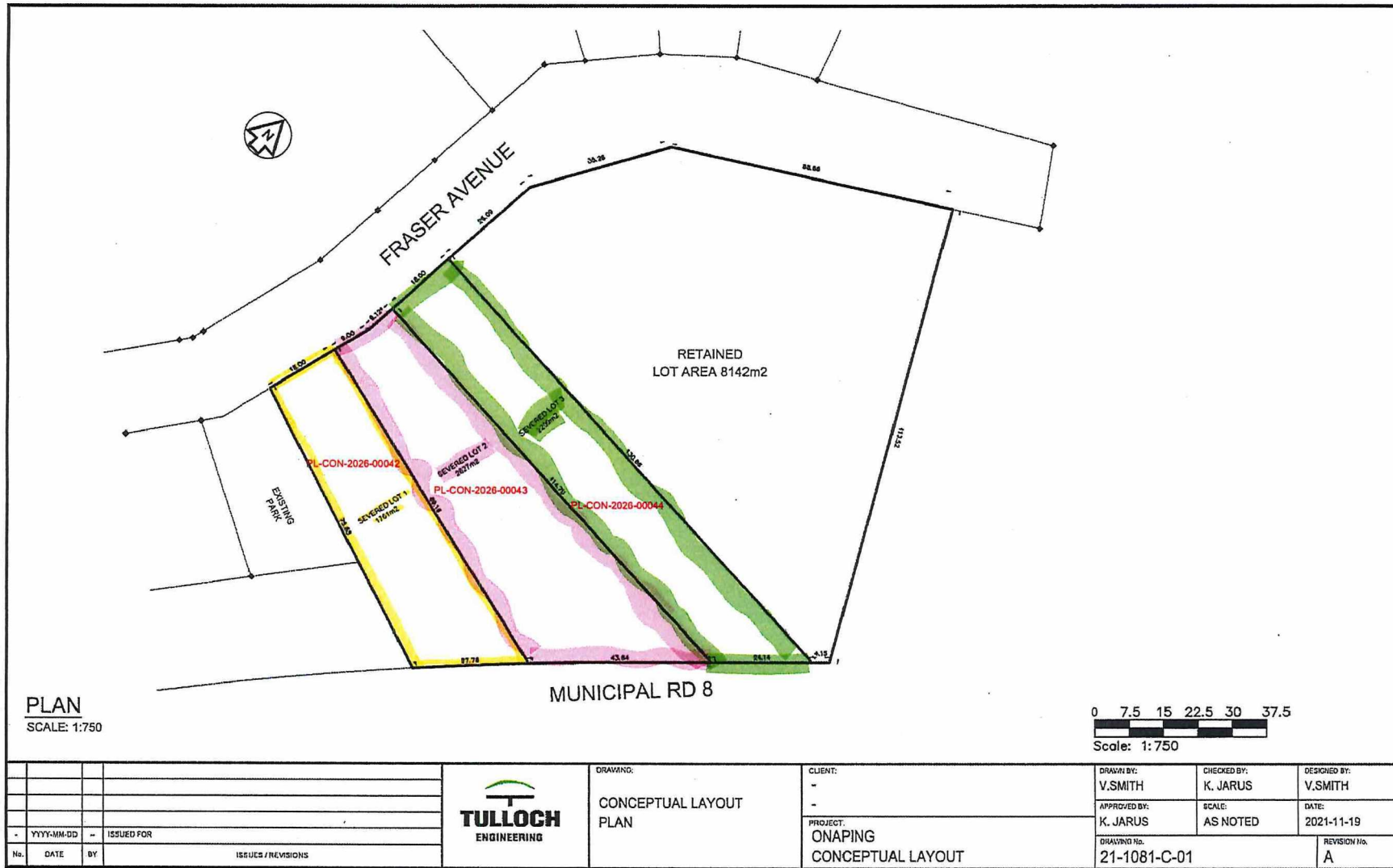
Subject Property being PIN 73354-0562,
Parcel 25057 SEC SWS SRO,
Lot 2, Plan M-1030,
Part Lot 10, Concession 6,
Township of Dowling,
57 Fraser Avenue, Onaping,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00042
PL-CON-2026-00043
PL-CON-2026-00044

Date: 2026 06 17

P:\2021 Projects\Engineering\11081 Fraser Ave (Conceptual) Drawings\11081 Fraser Ave Sketch.dwg



PL-CON-2026-00042, PL-CON-2026-00043 and PL-CON-2026-00044

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-2026-00047

APPLICATION SUMMARY

File Date: June 24, 2026

Application Type: Consent (Land Severance)

Address(es): 143 /145 Westport Street, Sudbury

Applicant(s): TULLOCH

Owner(s): TIMESTONE CORPORATION

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
684.3

Depth
50.5

Frontage
12.47

☐ **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

Same PIN, two addresses - 143 and 145 Westport Street (Semi-detached dwelling)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

n/a

What is the number of dwelling units on the property?

2

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

n/a

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

Yes

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

SD537091, SD537092, SD537093, SD537094 - transfer easements for hydro

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
53M-1456

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
Low density development in the form of single detached dwellings, semi-detached dwellings, duplexes and townhouses are permitted in Living Area 1 up to a net density of 36 units per hectare

Explain how the application is consistent with the Provincial Policy Statements
The property is located within the settlement area. Settlement areas are to be the focus of growth and development, per Section 2.3.1 of the PPS.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
No applicable policies in GPNO

CONCURRENT APPLICATIONS

☐ **Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

☐ **Rezoning**

File Number(s) - Rezoning

Status - Rezoning

☐ **Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
687.7	51	12.47

Existing use of land

Residential

Proposed use of land

Same as existing

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Residential

Proposed use of land

Same as existing

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

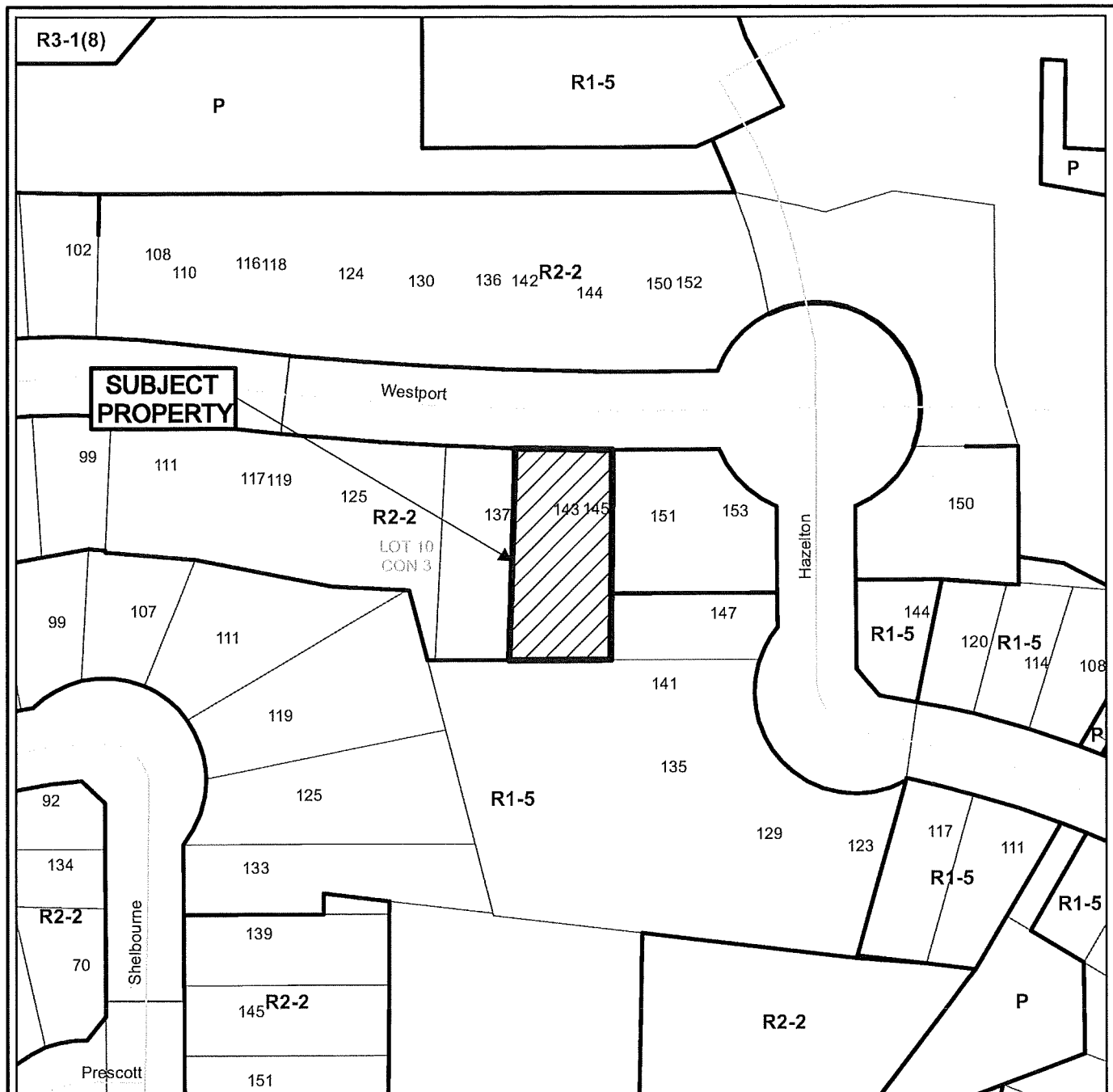
Estimate the distance of these facilities from the severed land and nearest public road by water

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 dwelling (143 Westport - under construction)	Retained Land	No	147.2	147.2	1	9.62	15.79	5	6.15	31.77	1.68	1.22
Semi-detached dwelling (145 Westport - under construction)	Severed Land	No	146.8	146.8	1	9.62	15.74	5	6.17	31.5	1.7	1.22



Jeanine

SUBJECT PROPERTY

Westport

Shelbourne
Prescott

Hazelton

Dorsett
Laberge

Bancroft

Kingsway

Raymond
Eugene
Levesque
Rheel

Application for Consent



Subject Property being PIN 73576-0573,
Lot 7, Plan 53M-1456,
Part Lot 10, Concession 3,
Township of Neelon,
143 & 145 Westport Street, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00047

Date: 2026 06 30

PLAN OF SURVEY OF
LOT 7,
REGISTERED PLAN 53M-1456
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC.

2026
SCALE 1:200

2m 0 2 10m

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

METRIC:

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

DISTANCE NOTE:

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM
GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999555.

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL
TIME NETWORK (RTN) GNSS OBSERVATIONS USING THE SMARTNET SERVICE AND ARE REFERRED TO
THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

ROTATION NOTE:

NO ROTATION WAS APPLIED TO THE GRID BEARINGS OF UNDERLYING PLANS P AND P1.

LEGEND:

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SSIB DENOTES STANDARD IRON BAR 0.025 X 0.025 X 1.22
- IB DENOTES SHORT STANDARD IRON BAR 0.025 X 0.025 X 0.61
- IB DENOTES IRON BAR 0.015 X 0.015 X 0.61
- RPL DENOTES ROCK PLUG 0.015 X 0.015 X 0.15
- ORP DENOTES OBSERVED REFERENCE POINT
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- WIT DENOTES WITNESS
- NEF DENOTES NO EVIDENCE FOUND
- NSM DENOTES NOT SUITABLE FOR MONUMENTATION
- M DENOTES MEASURED
- S DENOTES SET
- P DENOTES REGISTERED PLAN 53M-1456
- P1 DENOTES PLAN 53R-22270
- 1604 DENOTES TULLOCH GEOMATICS INC., O.L.S.

INTEGRATION COORDINATE TABLE

COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS BY REAL TIME
NETWORK (RTN) USING THE SMARTNET SERVICE AND ARE REFERRED TO
UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10.

ORP	NORTHING	EASTING
A	5148484.45	506320.96
B	5148536.23	506385.76
C	5148484.57	506388.03

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 1st DAY OF JUNE, 2026.

DATE

JACK F. CAVANAGH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-131956.

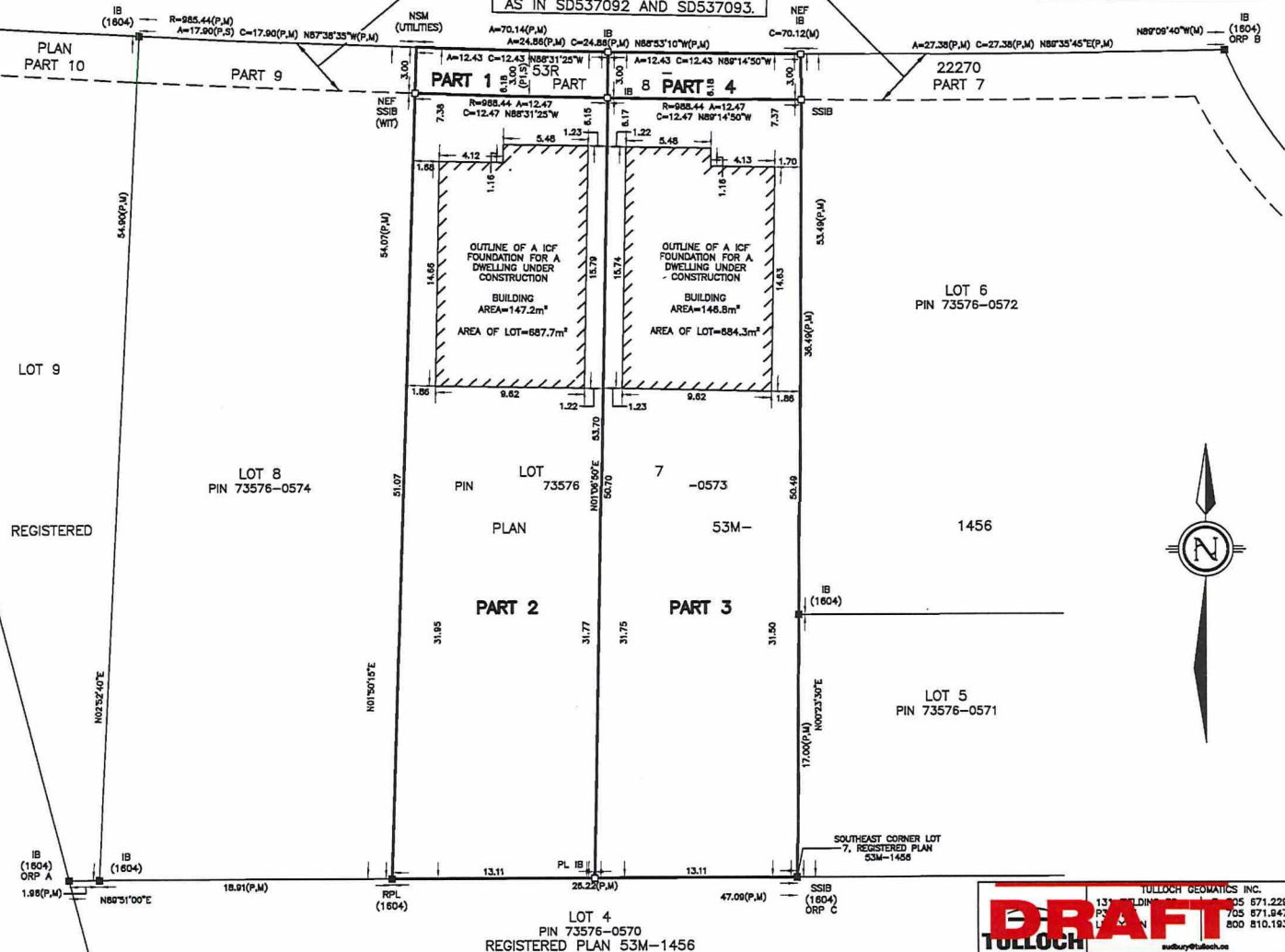
SCHEDULE

PART	LOT	PLAN	PIN	AREA
1				37.3m ²
2				0.065ha
3	LOT 7	REGISTERED PLAN 53M-1456	ALL OF PIN 73576-0573	0.065ha
4				37.3m ²

PARTS 1 AND 4 SUBJECT TO EASEMENTS AS IN SD537092 AND SD537093.
SUBJECT TO EASEMENTS IN GROSS AS IN SD537091, SD537094 AND SD537095

WESTPORT STREET
REGISTERED PLAN 53M-1456
PIN 73576-0590

SUBJECT TO EASEMENTS IN GROSS
AS IN SD537091, SD537094, AND
SD537095. SUBJECT TO EASEMENTS
AS IN SD537092 AND SD537093.



DRAFT

TULLOCH GEOMATICS INC.
131 TULLOCH DRIVE, SUITE 100, SUDBURY, ONTARIO N3H 4Y5
TEL: 705.671.2295
FAX: 705.671.9477
800.810.1937
tulloch@tulloch.on

DRAWN BY: SL FILE: 252837-112

PL-CON-2026-00047

Sketch 2