

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

December 22, 2025

**PL-CON-2025-00079 CATHERINE THERESA NOLIN
RICHARD ROBERT FERNAND NOLIN
FELIX LOPES JR.**

Ward: 11

PIN(s) 735590117, Part Lot 10, Concession 2, as in EP5414 except LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066, Parts 1-8, Plan 53R-21923, together with easement over Parts 2, 6-8, Plan 53R-21923, 2750 Dube Road, Sudbury, [By-law 2010-100Z, R1-1]

To consolidate an approximate 626.0 sq. m lot area with abutting PIN 73559-0116.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0108/1972 (JUL 31/72), B0052/1975 (MAY 12/75) AND B0030/2023 (APR 24/23) AND CURRENTLY SUBJECT TO OFFICIAL PLAN AMENDMENT PL-OPA-2025-00007

**PL-CON-2025-00088 NICKEL DISTRICT CONSERVATION AUTHORITY (CONSERVATION
SUDBURY)**

Ward: 7

PIN(s) 734960698, Firstly: Part Lot 10, Concession 1, Units A, 1 & 2, Expropriation Plan D105, Unit 1, Expropriation Plan D107, partially abandoned except Part 1, Plan 53R-15792 & Parts 1-3, Plan 53R-18601; Secondly: Part Lot 11, Concession 1, SRO, Units 1-10 & 22, Expropriation Plan D116, except Part 9, Plan 53R-15898 & Part 1, Plan 53R-16132, except Part 1, Plan 53R-20553; Thirdly: Part Lot 12, Concession 1, SRO, Units 11-21, Expropriation Plan D116, except Part 10-11, Plan 53R-15898; Fourthly: Part Lot 12, Concession 1, being Location CL-8351, Part 1, Plan 53R-14406, except Part 5, Plan 53R-20754; Fifthly: Part Lot 11, Concession 2, SRO, Units 1-8, C, D & E, Expropriation Plan D109, partially abandoned; Township of Garson, 1930 Maley Drive, Sudbury, [By-law 2010-100Z, OSR]

To create a new lot on the south portion of the subject property providing a lot frontage of approximately 284.0m, a lot depth of approximately 82.0m and a lot area of approximately 20020.0 sq. m, subject to an approximate 1780.0 sq. m easement/right-of-way.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0035/2008 (MAR 10/08) AND B0106/2015 (OCT 19/15), REZONING APPLICATION 751-3/15-1 AND OFFICIAL PLAN AMENDMENT 701-3/15-2

PL-CON-2025-00090 DARRA RENTALS INC.

Ward: 7

PIN(s) 734941035, Part Lot 6, Concession 1, as in LT81728, Part 2, Plan 53R-5883 and Parts 3 & 4, Plan 53R-20261, except Part 1, Plan 53R-5664, Township of Garson, 3000 Falconbridge Road, Garson, [By-law 2010-100Z, C2]

Lease an approximate 2763.0 sq. m north portion of the subject property for a period of more than 21 years.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0318/1974 (NOV 4/74), B0018/1975 (FEB 17/75), B0010/2014 (MAR 27/14), AND SIGN VARIANCE APPLICATIONS A0090/2013 (AUG 14/13) AND A0005/2014 (FEB 19/14)

Written submissions regarding these applications must be received no later than Wednesday, December 17, 2025 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-2025-00079

APPLICATION SUMMARY

File Date: October 30, 2025

Application Type: Consent (Land Severance)

Address(es): 2750 Dube Road, Sudbury, Ontario P3B 1A1

Applicant(s): TULLOCH

Owner(s): CATHERINE THERESA NOLIN AND RICHARD ROBERT FERNAND NOLIN AND FELIX LOPES JR.

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area 626.3	Area (Second Additional Lot if Applicable)
Depth 78.6	Depth (Second Additional Lot if Applicable)
Frontage 0	Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area

Depth

Frontage

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

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

Easement/Right-of-Way

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

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

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

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

2750 Dube Road (PIN 73559-0116) (benefitting property)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2022/10/31

What is the number of dwelling units on the property?

1

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

0

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

2

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

No

How many dwelling units will be legalized?

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

Yes

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

Intake Protection Zone 3

CONSENT

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

PIN 73559-0116 (FELIX LOPES JR.)

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

Yes

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

EASEMENT OVER PART

LOT 10 CONCESSION 2, NEELON, PARTS 2,6,7,8 PLAN 53R21923 AS IN SD501729 (mutual access easement)

Has the land ever had any previous severances?

Yes

Name of transferee

FELIX LOPES JR.

Date of transfer

Unknown

Use of severed land

Residential

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

No

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

No

Please indicate the file number and status of the application

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

Living Area II

Explain how the application conforms with the Official Plan

The subject property and benefitting property currently contain single detached dwellings which are permitted per Section 3.2.3.1 of the OP. The application does not propose to change the existing uses on the above noted properties

Explain how the application is consistent with the Provincial Policy Statements

The application would have the effect of conveying a ±626.3m² piece of vacant land to the benefitting property. Therefore, the applicaiton is largely technical does not conflict with Provincial Policy

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

The application would have the effect of conveying a ±626.3m² piece of vacant land to the benefitting property. Therefore, the applicaiton is largely technical and does not conflict with Provincial Policy

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

PL-OPA-2025-00007

Ongoing - currently being circulated

LAND RETAINED

Area	Depth	Frontage
84000	268.7	487.5

Existing use of land

Residential

Proposed use of land

Same

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

Vacant

Proposed use of land

Same

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

PART LOT 10 CONCESSION 2, NEELON, PARTS 1 TO 8 PLAN 53R21923 SUBJECT TO AN EASEMENT OVER PARTS 2,6,7,8 PLAN 53R21923 IN FAVOUR OF PART LOT 10 CONCESSION 2, NEELON, AS IN EP5414 EXCEPT LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, PARTS 1 TO 4 PLAN 53R5701, PARTS 1 AND 2 PLAN 53R6066, PARTS 1 TO 8 PLAN 53R21923 AS IN SD501729 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 4,6,8 PLAN 53R21923 AS IN SD495078 CITY OF GREATER SUDBURY

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)
Single detached dwelling	Retained Land	No	139.6	139.6	1	9.9	17.6	4	90.5	34.5	62.8	410.5
Shed	Retained Land	No	5	5	1	2	2.5	3	83.3	53.8	58.5	418.8



Planners | Surveyors | Biologists | Engineers

October 30, 2025
P221415

Development Approvals – Planning Services

Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

Re: Dube Road Lot Addition

Dear Planning Services,

TULLOCH is retained by the owners of PIN 73559-0117 to facilitate the submission of an Application for Consent that would have the effect of conveying a ±626.3 square metre piece of vacant land from PIN 73559-0117 to 2750 Dube Road (PIN 73559-0116).

PIN 73559-0117 is currently subject to City of Greater Sudbury File No. PL-OPA-2025-00007. The proposed Application for Consent is a standalone application and is not contingent on the approval of the above noted Application for Official Plan Amendment. Therefore, we trust that the consent application can proceed at this time.

Please find attached to this application in Pronto the following documents and information for your consideration:

- Parcel Registries for the subject property and benefitting property
- Concept Plan for Lot Addition

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

Respectfully submitted,

A handwritten signature in black ink that reads 'A. Ariganello'.

Aaron Ariganello, BURP
Land Use Planner

Sudbury Office 131 Fielding Rd., Lively, ON. P3Y 1L7

T: [REDACTED]



PL-OPN-2025-00079

LAND
REGISTRY
OFFICE #53

73559-0117 (LT)

PAGE 1 OF 1
PREPARED FOR svarty01
ON 2025/09/20 AT 12:22:34

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *
~~plan attd. plan attd. plan attd. plan attd. plan attd. plan attd.~~

PROPERTY DESCRIPTION: PART LOT 10 CONCESSION 2, NEELON, AS IN EP5414 EXCEPT LT80064, LT80065, LT80103, LT80104, LT157416, LT158235 PARTS 1 TO 4 PLAN 53R5701, PARTS 1 AND 2 PLAN 53R6066, PARTS 1 TO 8 PLAN 53R21923; TOGETHER WITH AN EASEMENT OVER PART LOT 10 CONCESSION 2, NEELON, PARTS 2,6,7,8 PLAN 53R21923 AS IN SD501729; CITY OF GREATER SUDBURY

PROPERTY REMARKS: CROWN GRANT SEE EP5414.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 73559-0027

PIN CREATION DATE:
2024/08/29

OWNERS' NAMES
LOPES JR., FELIX
NOLIN, RICHARD ROBERT FERNAND
NOLIN, CATHERINE THERESA

CAPACITY SHARE
TCOM 75%
JTEN PT 25%
JTEN PT 25%

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2024/08/29 **		
SD464064	2022/10/31	TRANSFER		SISTERS OF CHARITY OF OTTAWA - SOEURS DE LA CHARITE D'OTTAWA	LOPES JR., FELIX NOLIN, RICHARD ROBERT FERNAND NOLIN, CATHERINE THERESA	C
	REMARKS: PLANNING ACT STATEMENTS.					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PL-CON-2025-00079

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART LOT 10 CONCESSION 2, NEELON, PARTS 1 TO 8 PLAN 53R21923; SUBJECT TO AN EASEMENT OVER PARTS 2,6,7,8 PLAN 53R21923 IN FAVOUR OF PART LOT 10 CONCESSION 2, NEELON, AS IN EP5414 EXCEPT LT80064, LT80065, LT80103, LT80104, LT157416, LT158235; PARTS 1 TO 4 PLAN 53R5701; PARTS 1 AND 2 PLAN 53R6066; PARTS 1 TO 8 PLAN 53R21923 AS IN SD501729; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 4,6,8 PLAN 53R21923 AS IN SD495078; CITY OF GREATER SUDBURY

PROPERTY REMARKS: CROWN GRANT SEE EP5414. PLANNING ACT CONSENT IN DOCUMENT SD501729.

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE
RECENTLY: DIVISION FROM 73559-0027

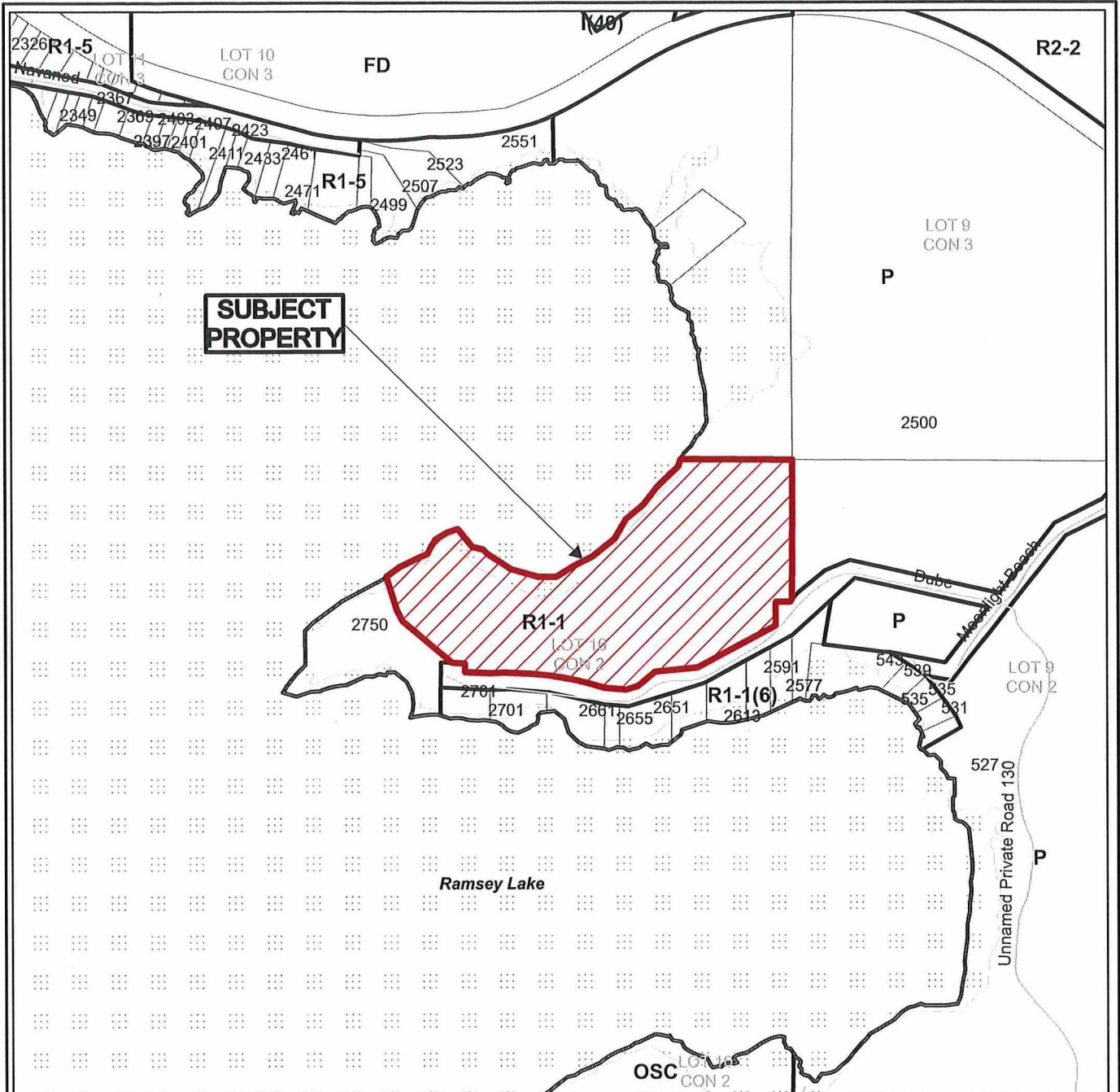
PTN CREATION DATE: 2024/08/29

OWNERS' NAMES: LOPES JR., FELIX
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2024/08/29 **		
✓ 53R21923	2023/11/17	PLAN REFERENCE				C
	REMARKS: SD487693.					
SD495078	2024/04/12	TRANSFER EASEMENT		LOPES JR., FELIX NOLIN, RICHARD ROBERT FERNAND NOLIN, CATHERINE THERESA	GREATER SUDBURY HYDRO INC.	C
✓ SD501729	2024/07/30	TRANSFER		LOPES JR., FELIX NOLIN, RICHARD ROBERT FERNAND NOLIN, CATHERINE THERESA	LOPES JR., FELIX	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

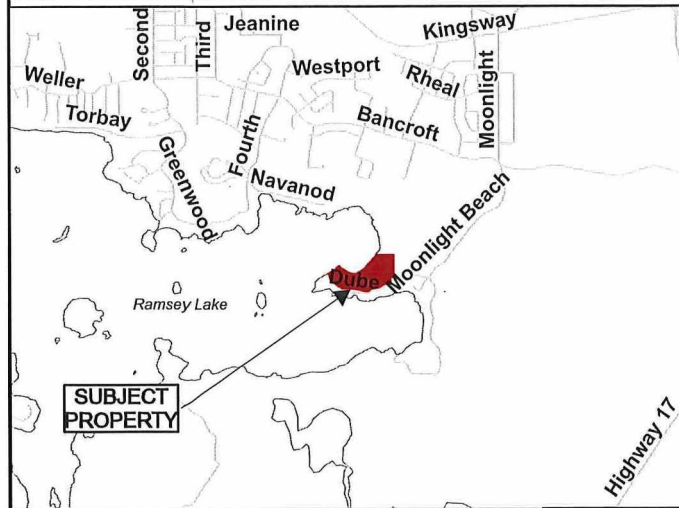
PL-CON-2025-00079



SUBJECT PROPERTY

Ramsey Lake

OSC
CON 2



SUBJECT PROPERTY

Application for Consent



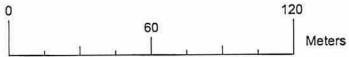
Subject Property being PIN 73559-0117,
 Part Lot 10, Concession 2, as in EP5414 except LT80064,
 LT80065, LT80103, LT80104, LT157416, LT158235,
 Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066,
 Parts 1-8, Plan 53R-21923, together with easement over
 Parts 2, 6-8, Plan 53R-21923,
 2750 Dube Road, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

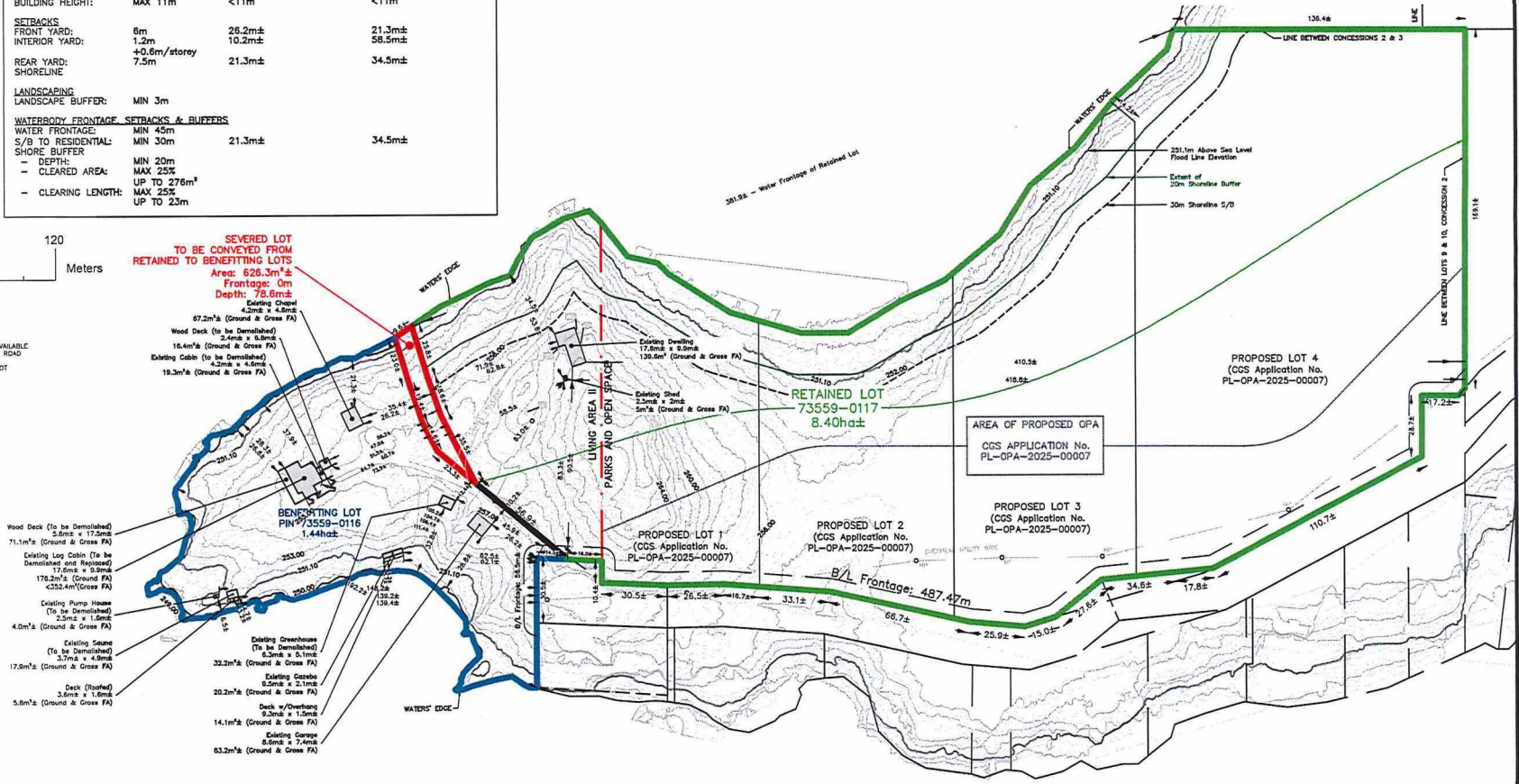
PL-CON-2025-00079
 Date: 2025 11 06



ZONING MATRIX			
Note: Provided reflects lots post-lot addition			
ZONING:	R1-1 (Low Density Residential One)	PROP'D BENEFITING	PROP'D RETAINED
LOT AREA:	MIN 0.4ha	1.50ha±	8.40ha±
LOT FRONTAGE:	MIN 45m	56.5m	487.5m±
LOT DEPTH:	MIN 30m	175.7m± (Irreg.)	268.7m±
LOT COVERAGE:			
- Unserviced Lot:	MAX 25%	2.7%±	0.2%±
- Accessory Bldgs:	MAX 10%	1.5%±	0.0%±
BUILDING HEIGHT:	MAX 11m	<11m	<11m
SETBACKS			
FRONT YARD:	6m	28.2m±	21.3m±
INTERIOR YARD:	1.2m	10.2m±	58.5m±
REAR YARD:	7.5m	21.3m±	34.5m±
LANDSCAPING			
LANDSCAPE BUFFER:	MIN 3m		
WATERBODY FRONTAGE, SETBACKS & BUFFERS			
WATER FRONTAGE:	MIN 45m		
S/B TO RESIDENTIAL:	MIN 30m	21.3m±	34.5m±
SHORE BUFFER			
- DEPTH:	MIN 20m		
- CLEARED AREA:	MAX 25%		
- CLEARING LENGTH:	UP TO 278m²		
	UP TO 23m		



NOTE
 TOPOGRAPHIC INFORMATION IS PARTIAL AND NOT FULLY AVAILABLE FOR PROPOSED LOTS 3 & 4, AND THE EXTENT OF DUBE ROAD.
 NO RETAINING WALLS EXCEED 1m IN HEIGHT, AND ARE NOT INCLUDED IN THIS PLAN



P:\2025\22-1415 Lycop Limited Data Road_MANNING\DWG\221415 - DUB RD - 2025-10-29.dwg

CAUTION
 THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.
 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2025.



131 FIELDING ROAD
 LIVELY, ONTARIO
 P3Y 1L7

DRAWING:
**Concept Plan for
 Lot Addition**

PROJECT:
**PIN 73559-0117
 PIN 73559-0116
 Dube Rd, Greater Sudbury
 Part Lot 10, Concession 2
 Geographic Twp. of Neelon**

DRAWN BY:
 MDJ

CHECKED BY:
 AA

PROJECT No.:
 22-1415

SCALE:
 1:2000

PLOT SIZE:
 11x17

DATE:
 Oct 29, 2025

PL-CON-2025-00079
 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-2025-00088

APPLICATION SUMMARY

File Date: November 18, 2025
Application Type: Consent (Land Severance)
Address(es): 1930 Maley Drive, Sudbury P3L 1M5
Applicant(s): DORLAND GEOMATICS
Owner(s): NICKEL DISTRICT CONSERVATION AUTHORITY (CONSERVATION SUDBURY)

**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
20020

Depth
82

Frontage
284

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
1780

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

Depth
15

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

Frontage
118.7

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?

1993/10/12

What is the number of dwelling units on the property?

0

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

0

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

2

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

Timberwolf Pro-Shop
(c/o Sam Yawney)

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

Yes

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

subject to an easement over Part 2, Plan 53R-20553 in favour of Part 1, Plan 53R-20553 as in SD346678 (right-of-way for access & underground services)

Has the land ever had any previous severances?

Yes

Name of transferee

Nickel District Conservation Authority

Date of transfer

2019/06/04

Use of severed land

access driveway (with underground services) to single family dwelling & single family dwelling property

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?

Parks & Open Space

Explain how the application conforms with the Official Plan

the land will be used for a Golf Pro-shop, mini-golf, parking area, driving range accessory building, and a proposed storage building. The OP supports this recreational use.

The parking area provides access point to the golf course, driving range & mini-put.

Explain how the application is consistent with the Provincial Policy Statements

provides for access to recreational uses for all ages from mini-put, to driving range to golf course.

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

provides recreation activities to help people to keep physically active in an environment that is clean & healthy.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

751-3/15-1

Status - Rezoning

granted rezoning to OSR(8)

Official Plan Amendment

File Number(s) - Official Plan Amendment

unknown

Status - Official Plan Amendment

exception to the Parks & Open Space lot creation restrictions

LAND RETAINED

Area	Depth	Frontage
2780000	2250	1227

Existing use of land

Golf Course, trails & natural Conservation areas

Proposed use of land

same

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

parking lot for Golf Pro-Shop, mini-golf and driving range & golf course. Driving Range Accessory Building

Proposed use of land

also proposed 1 storey storage building at NW corner of the severance area. There will also be a proposed area for right-of-way access to the property

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

N/A

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

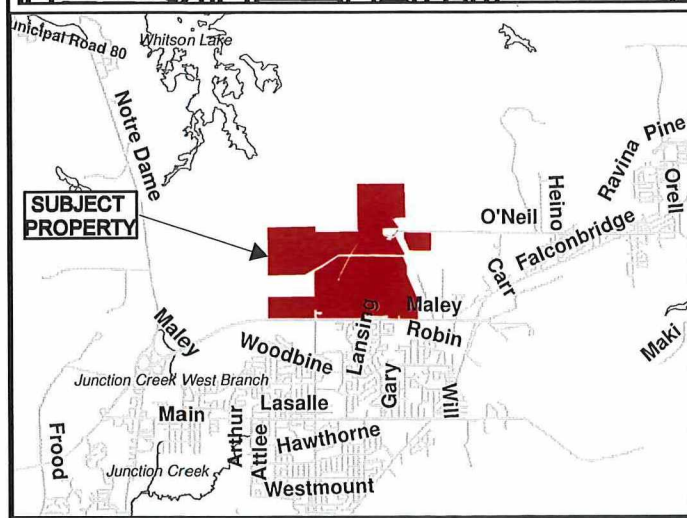
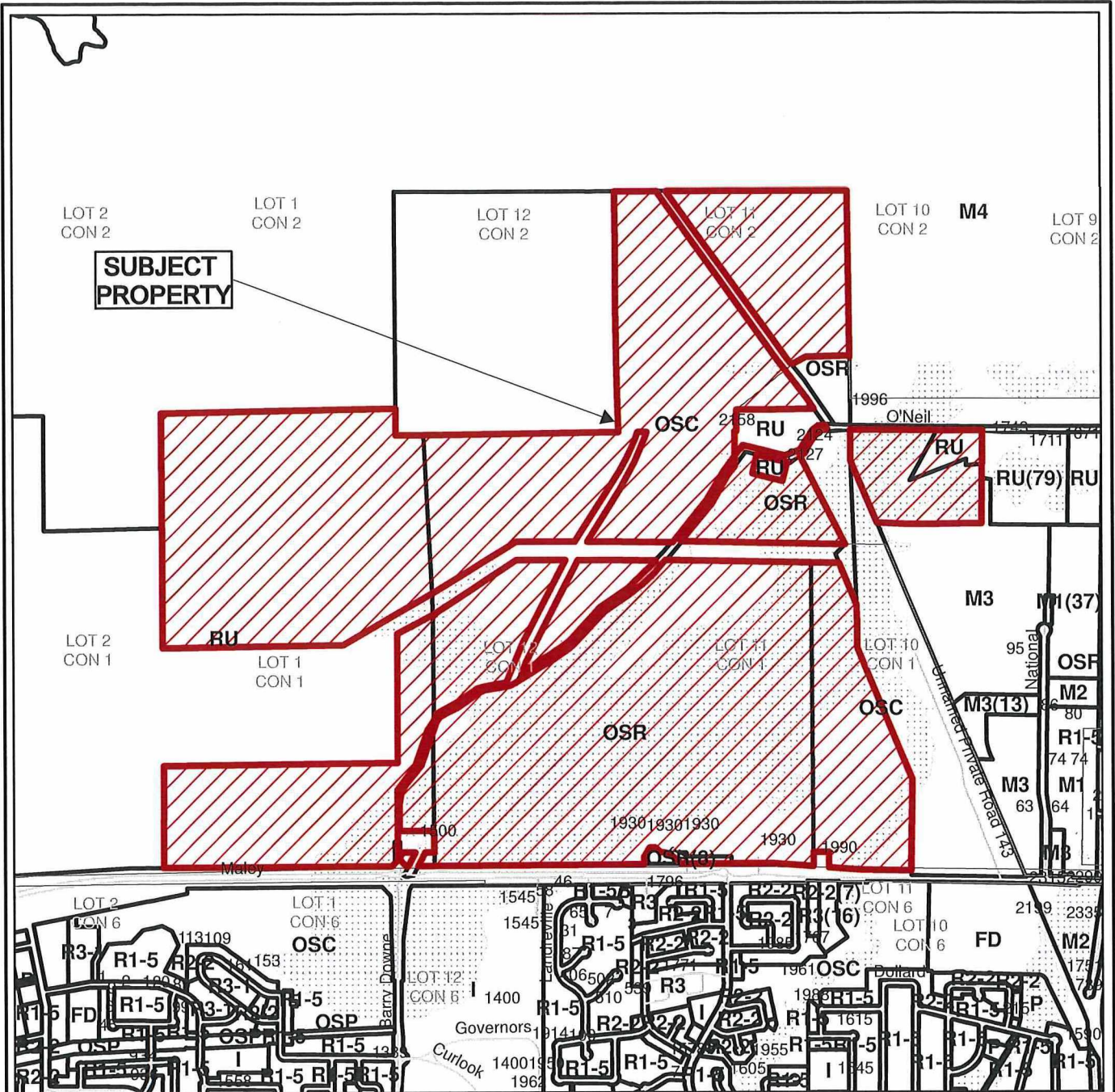
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
existing 1 storey Pro-Shop Recreation Center, Municipal # 1930 Maley Dr.	Severed Land	No	854	854	1	18.4	45.9	8.5	26.7	7.8	20.6	177.2
1 storey Driving Range Accessory Building , Municipal # 1930 Maley Dr.	Severed Land	No	73	73	1	7.43	9.85	6	55.6	11.9	124.8	109.0

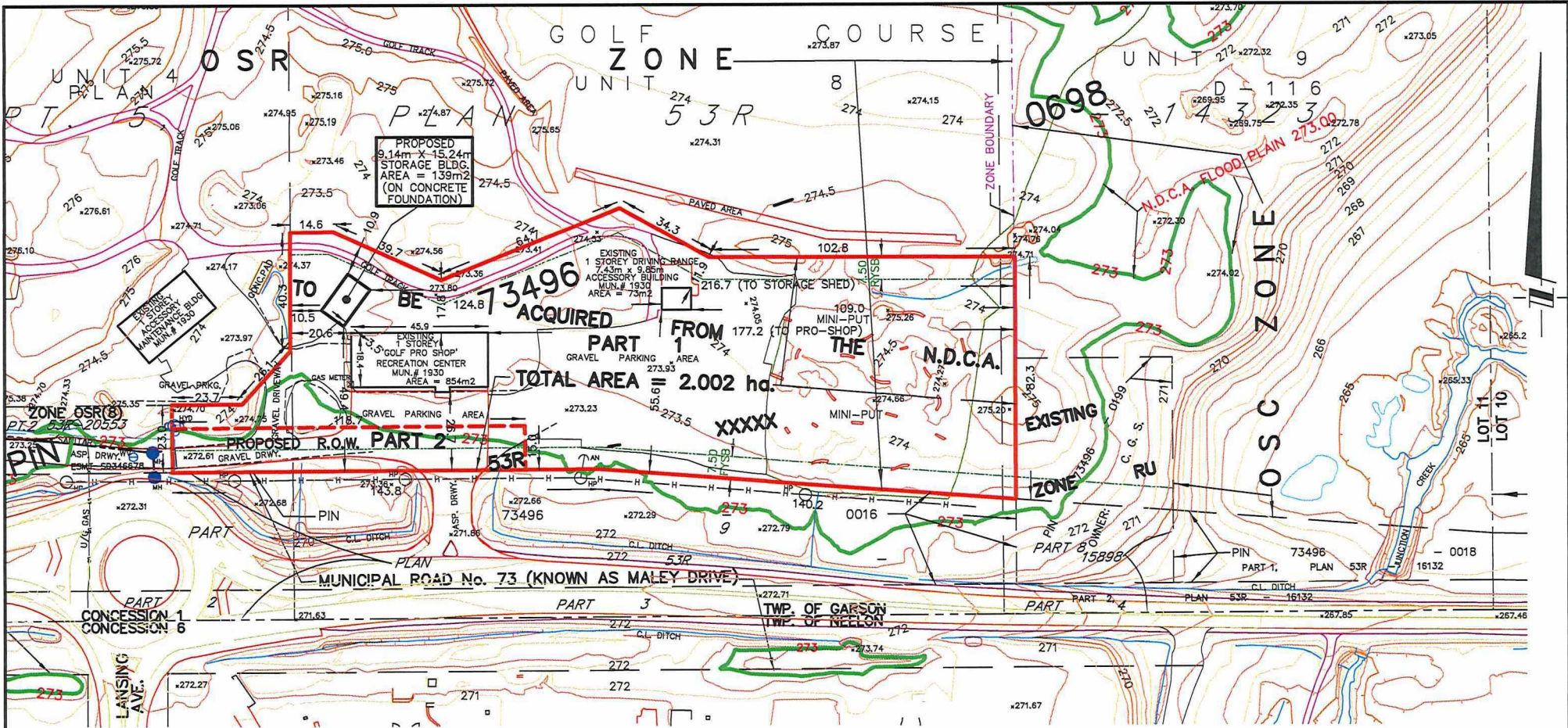


Application for Consent

Subject Property being PIN 73496-0698,
 Firstly: Part Lot 10, Concession 1, Units A, 1 & 2, Expropriation Plan D105, Unit 1, Expropriation Plan D107, partially abandoned except Part 1, Plan 53R-15792 & Parts 1-3, Plan 53R-18601; Secondly: Part Lot 11, Concession 1, SRO, Units 1-10 & 22, Expropriation Plan D116, except Part 9, Plan 53R-15898 & Part 1, Plan 53R-16132, except Part 1, Plan 53R-20553; Thirdly: Part Lot 12, Concession 1, SRO, Units 11-21, Expropriation Plan D116, except Part 10-11, Plan 53R-15898; Fourthly: Part Lot 12, Concession 1, being Location CL-8351, Part 1, Plan 53R-14406, except Part 5, Plan 53R-20754; Fifthly: Part Lot 11, Concession 2, SRO, Units 1-8, C, D & E, Expropriation Plan D109, partially abandoned; Township of Garson 1930 Maley Drive, Sudbury, City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00088
 Date: 2025 11 27



SKETCH FOR PLANNING ACT APPLICATION
 PART OF LOT 11
 CONCESSION 1
 GEOGRAPHIC
 TOWNSHIP OF GARSON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:1250
 METRES
 0 10 20 30 40 50 75

LEGEND

PIN DENOTES PROPERTY IDENTIFIER NUMBER
 LT DENOTES LAND TITLES
 N.D.C.A. DENOTES NICKEL DISTRICT CONSERVATION AUTHORITY,
 NOW KNOWN AS CONSERVATION SUDBURY
 C.G.S. DENOTES CITY OF GREATER SUDBURY

NOTE:
 THIS IS NOT A PLAN OF SURVEY AND SHOULD
 ONLY BE USED FOR THE PURPOSE NOTED IN
 THE TITLE BLOCK

CONTOUR INFORMATION SHOWN HEREON IS
 DERIVED FROM CITY OF GREATER SUDBURY
 MAPPING PRODUCED PHOTOGRAPHY CAPTURED
 MAY 2023.

CONTOUR INTERVAL = 1.0m, WITH
 SUPPLEMENTAL CONTOUR INTERVAL 0.5m

N.D.C.A. FLOOD CONTOUR ELEVATION = 273.00

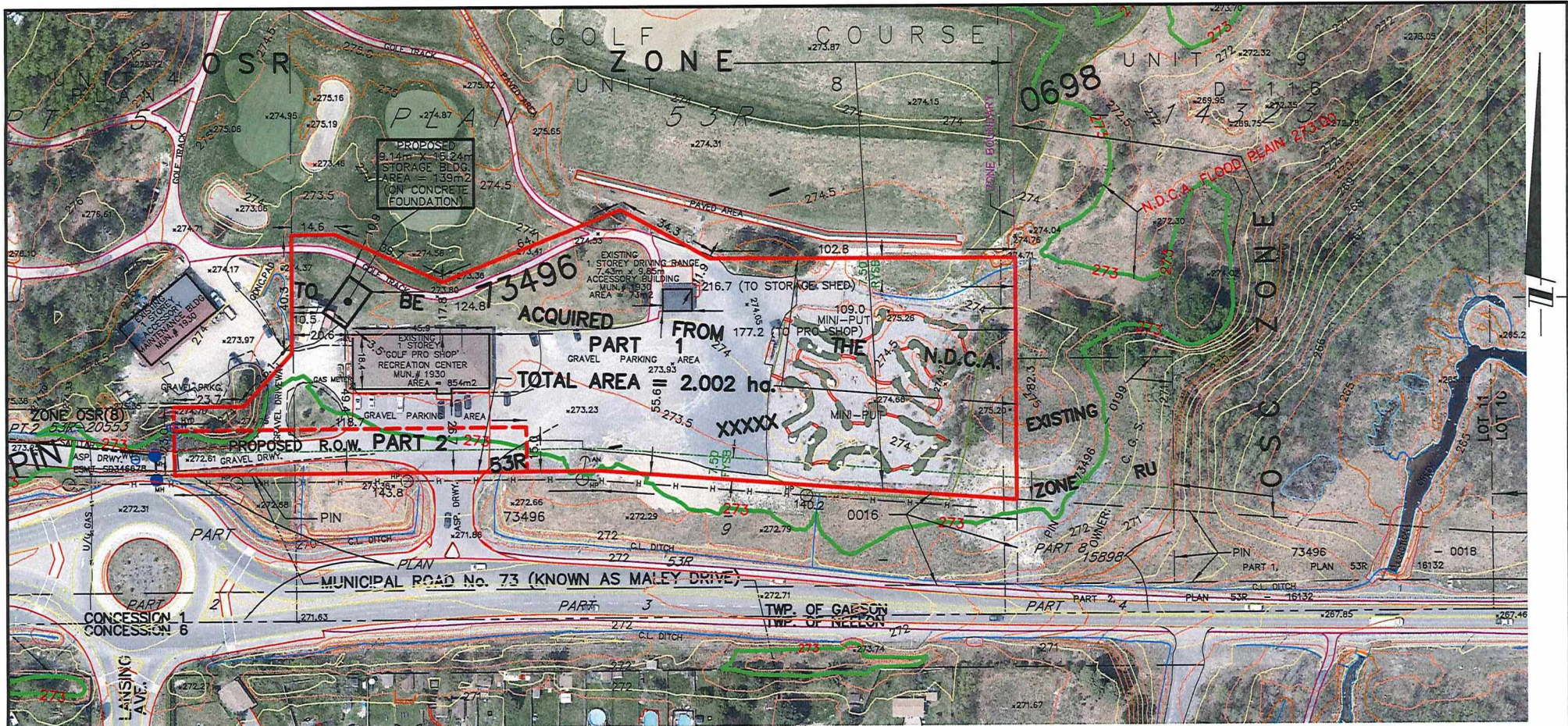
DORLAND
 GEOMATICS

ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

1771 Old Falconbridge Road
 SUDBURY, ONTARIO, P3A 4R7
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DORLANDGEOMATICS.CA

PREPARED BY : A.A.	SCALE : 1:1250 METRIC
DRAWING 1 OF 2	CAD FILE : 18146-SKETCH.dwg
DATE : NOV. 19, 2025	P. SPACE TAB : CONSENT SKETCH1 1250s

PL-CON-2025-00088
 sketch 2



SKETCH FOR PLANNING ACT APPLICATION

PART OF LOT 11
 CONCESSION 1
 GEOGRAPHIC
 TOWNSHIP OF GARSON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:1250

METRES
 0 10 20 30 40 50 75

LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- LT DENOTES LAND TITLES
- N.D.C.A. DENOTES NICKEL DISTRICT CONSERVATION AUTHORITY, NOW KNOWN AS CONSERVATION SUDBURY
- C.G.S. DENOTES CITY OF GREATER SUDBURY

NOTE:
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CONTOUR INFORMATION SHOWN HEREON IS DERIVED FROM CITY OF GREATER SUDBURY MAPPING PRODUCED PHOTOGRAPHY CAPTURED MAY 2023.

CONTOUR INTERVAL = 1.0m, WITH SUPPLEMENTAL CONTOUR INTERVAL 0.5m

N.D.C.A. FLOOD CONTOUR ELEVATION = 273.00

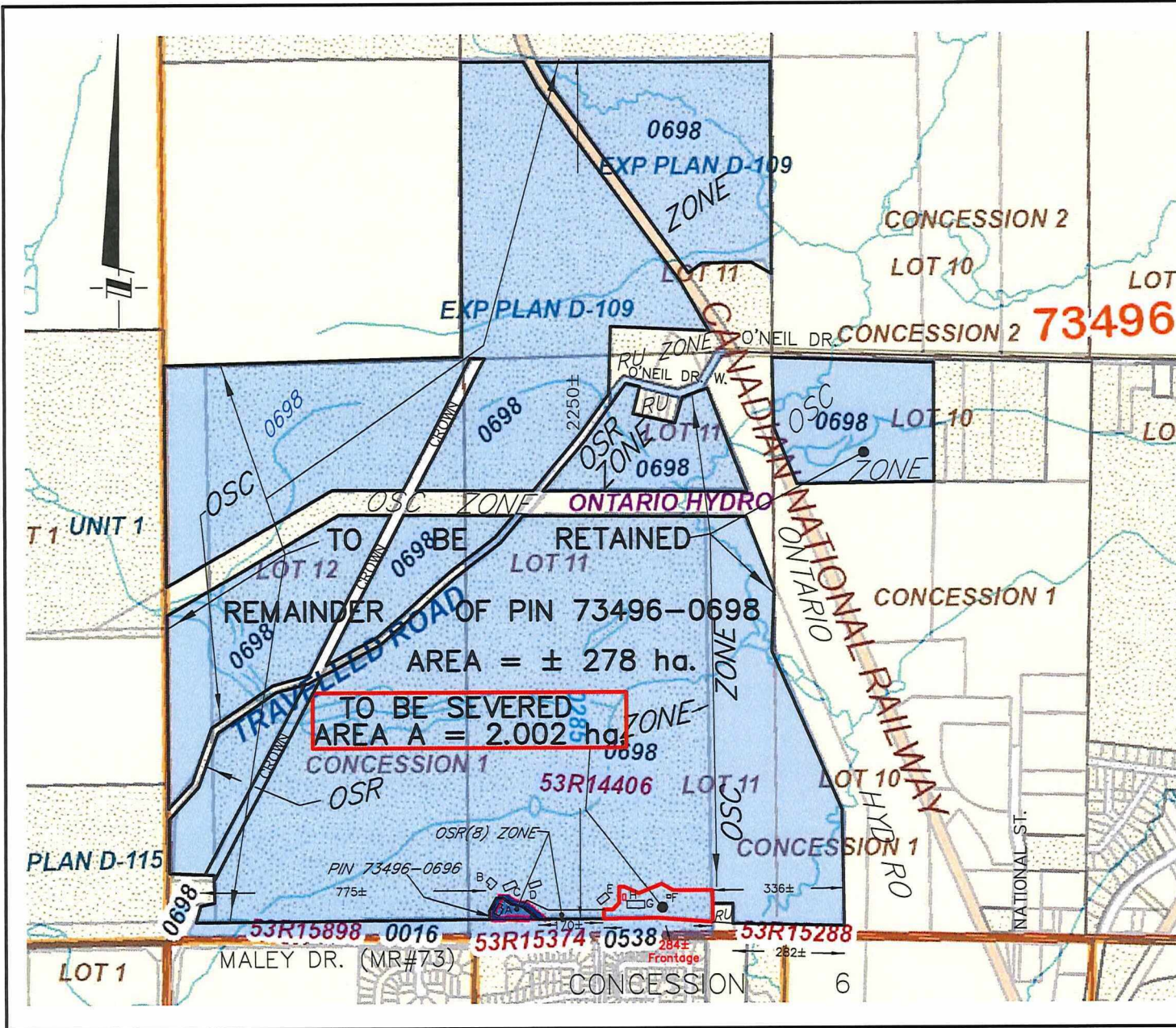
DORLAND
 GEOMATICS

ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

1771 Old Falconbridge Road
 SUDBURY, ONTARIO, P3A 4R7
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DORLANDGEOMATICS.CA

PREPARED BY : A.A.	SCALE : 1:1250 METRIC
DRAWING 2 OF 2	CAD FILE : 18146-SKETCH.dwg
DATE : NOV. 19, 2025	P. SPACE TAB : CONSENT SKETCH1 1250s ortho

PL-MV-2025-00088
 Sketch 3



SKETCH FOR PLANNING
 ACT APPLICATION
 PART OF LOT 10,11,12
 CONCESSION 1
 PART OF LOT 11
 CONCESSION 2
 GEOGRAPHIC
 TOWNSHIP OF GARSON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1:10000
 0 100 200 300 500 750 METRES

DORLAND GEOMATICS INC.
 ONTARIO LAND SURVEYORS

EXISTING & PROPOSED BUILDINGS ON PIN 73496-0696 & PIN 73496-0698:

- A SINGLE FAMILY RESIDENCE MUN.# 1900 (PIN 73496-0696)
- B GOLF COURSE BANQUET HALL (PIN 73496-0698)
- C GOLF COURSE CLUB HOUSE (PIN 73496-0698)
- D GOLF CARTS STORAGE ACCESSORY BUILDING (PIN 73496-0698)
- E GOLF COURSE MAINTENANCE ACCESSORY BUILDING (PIN 73496-0698)
- F GOLF DRIVING RANGE ACCESSORY BUILDING (PIN 73496-0698)
- G GOLF PRO SHOP RECREATION CENTRE (PIN 73496-0698)
- H PROPOSED STORAGE UNIT BUILDING (PIN 73496-0698)

BUILDINGS B TO G: TIMBERWOLF GOLF CLUB;
 CURRENTLY MUNICIPAL # 1930 MALEY DRIVE

AREA 'A' TO BE SEVERED FROM N.D.C.A. (FROM PIN 73496-0698) = ±2.002 ha
 (AREA 'A' EXISTING ZONE OSR TO REMAIN)

AREA TO BE RETAINED OF PIN 73496-0698 = +/- 278 ha.

LEGEND

PIN DENOTES PROPERTY IDENTIFIER NUMBER
 N.D.C.A. DENOTES NICKEL DISTRICT CONSERVATION AUTHORITY,
 NOW KNOWN AS CONSERVATION SUDBURY

NOTE:
 THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE
 USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK

DORLAND GEOMATICS		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS
1771 OLD FALCONBRIDGE ROAD SUDBURY, ONTARIO, P3A 4R7 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DORLANDGEOMATICS.CA		
PREPARED BY : A.A.	SCALE : 1:10,000 METRIC	
DATE : NOV. 19, 2025	CAD FILE : 18146-SKETCH.dwg	P. SPACE TAB : TO REMAIN SKETCH 10000e(2)

PL-CON-2025-00088
 Sketch 4



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-2025-00090

APPLICATION SUMMARY

File Date: November 28, 2025
Application Type: Consent (Land Severance)
Address(es): 3000 Falconbridge Road, Garson P3L 1J6
Applicant(s): ROBERT BLUNT
Owner(s): DARRA RENTALS 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

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
2763

Depth
52

Frontage
42

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?

june 6, 2014

What is the number of dwelling units on the property?

0

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

0

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

2

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

The TDL Group Corp.

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

Unknown. Previous Consents were B0318/1974, B0018/1975, and B0010/2014

Date of transfer

unknown

Use of severed land

unknown

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?

Mixed Use Commercial

Explain how the application conforms with the Official Plan

Restaurants are an encouraged use in this designation.

Explain how the application is consistent with the Provincial Policy Statements

The lease supports a strong diversified economy.

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

The lease supports a strong diversified economy.

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
8399	131.24	42

Existing use of land

commercial plaza

Proposed use of land

commercial plaza

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

restaurant

Proposed use of land

restaurant

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)
restaurant	Severed Land	No	308	308	1	39	77	6	14.8	87	4.15	14.91
retail	Severed Land	No	742	742	1	14.6	47	6	85.6	1.7	35.4	46



Bennett Jones

Bennett Jones LLP

3400 One First Canadian Place, P.O. Box 130
Toronto, Ontario, M5X 1A4 Canada
T: 416.863.1200
F: 416.863.1716

ROBERT BLUNT RPP

Land Use Planner

Direct Line: [REDACTED]

e-mail: [REDACTED]

File No.:051828-27

December 3, 2025

UPLOADED

City of Greater Sudbury
Committee of Adjustment/Consents
200 Brady Street
P.O. Box 5000, Station A
Sudbury, ON P3A 5P3

Attention: Nia Lewis, Secretary-Treasurer

Dear Ms Lewis

**Re: 3000 Falconbridge Road, City of Greater Sudbury (Garson)
Consent to a long-term lease pursuant to Section 50(3)(f) of the *Planning Act***

We are counsel for Darra Rental Inc. ("**Darra**") with respect to this matter. It is the owner of 3000 Falconbridge Road (Garson) (being the "**Property**"). On behalf of Darra we are submitting this long term lease application as it applies to "part" of the Property. The Property is identified on Figure 1, below.

The Property is irregularly shaped and is located on the south/east side of 3000 Falconbridge Road. It is approximately 8,360 sq. m. in land area and has approximately 42 metres of frontage on Falconbridge Road. It is improved with two buildings (including the Tim Hortons Restaurant) and is fully serviced.

More particularly, our client has a long-term lease (the "**Lease**") of approximately 2,763 sq. m within the Centre with The TDL Group Corp., carrying on business as Tim Hortons ("**Tims**") for the restaurant shown below in Figure 2. The location of the leased lands are specifically identified on the enclosed Consent Sketch (and on Figure 3).

Committee of Adjustment/Consents, Greater Sudbury
December 3, 2025
Page 2

To assist municipal staff and Committee members in their consideration of this request we provide below in this Planning Support the relevant history and background to this long-term lease application.

We have spoken with City planning staff and they have confirmed that further pre-submission consultation is not required.



Figure 1. The Property



Figure 2. Leased Lands

Relevant History of the Lease

The subject lease dates back to the 2000s and was entered into between the former land owner (Barron Hotels Sudbury Limited) and Tims regarding a portion of the Property as specifically identified on the enclosed Consent Sketch.

The Property was transferred to 510238 Ontario Inc. which by Articles of Amalgamation continued on as JRL Investments Inc. and in 2014 the Property was transferred to the present landowner (Darra). Tims has operated a successful business at this location for many years, providing employment and a convenient service to the surrounding community and travelling public. Tims proposes to continue these operations following the approval of the consent of the Committee for a long term lease

Committee of Adjustment/Consents, Greater Sudbury
December 3, 2025
Page 4

It is this intention to have the right to extend the Lease out to July 15, 2045 that is before the Committee. The extensions require "consent" because of the *Planning Act* provisions regarding twenty-one years less a day. As such, the Committee's approval of the length of lease is required pursuant to Section 50(3)(f) of the *Planning Act*.

Consent Application

We hereby apply for consent to grant Tims the right to lease the part of the Property depicted in Figure 3. "for a period exceeding 21 years less a day". You will note that the leased lands more or less include the footprint of the restaurant and the drive thru. No easements are required.

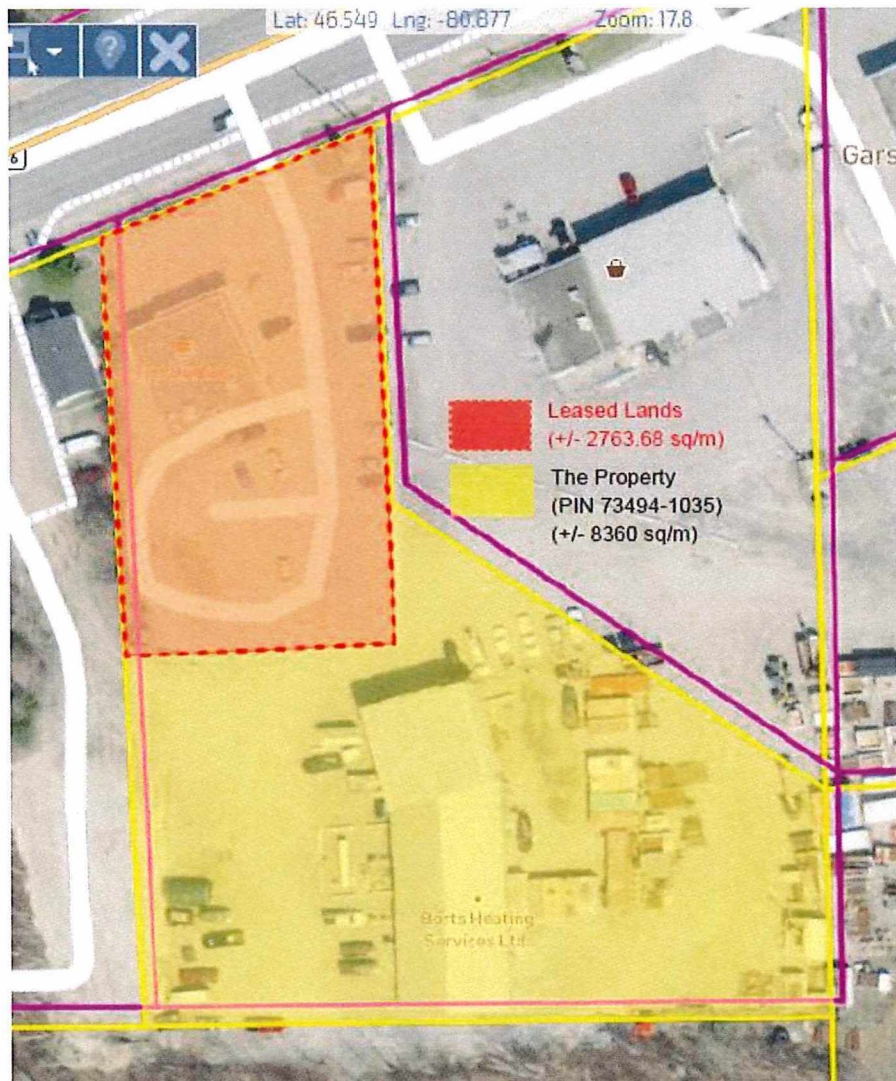


Figure 3. Consent Sketch

BACKGROUND

As detailed below, the proposed consent meets the tests set out in subsections 51(24) and 53(1) of the *Planning Act*. A plan of subdivision of the land is not necessary. The proposed consent has regard for matters of provincial interest as referred to in section 2 of the *Planning Act*, is consistent with the Provincial Planning Statement 2024, conforms with the City of Greater Sudbury Official Plan (“Mixed Use Commercial” designation) and the former City of Greater Sudbury Zoning By-law 2010-100 Z (C2) as well as all other relevant Official Plan and Zoning By-law policies.

Basis of Current Application

The *Planning Act* sets out matters of Provincial interest. With respect to the subject of this application and its relationship to the success of the City’s “employment lands”:

Section 2 of the *Planning Act*. The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this *Act*, shall have regard to, among other matters, matters of provincial interest such as,

(k) the adequate provision of employment opportunities.

This requested lease approval will assist with the long-term viability of the Property and the Leased Lands.

Further, it is respectfully submitted that this application supports the orderly development of the neighbourhood, is consistent with the Zoning By-law, and complies with all of those matters that one must have regard to pursuant to Section 51(24) of the *Planning Act*, as required by section 53(12), and in particular subsections (a), (b), (c), (d), (f), (i) and (l).

As per Section 51(24) of the *Planning Act*, the proposal meets the applicable criteria in the following manner:

“... regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to”

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2.

Committee of Adjustment/Consents, Greater Sudbury
December 3, 2025
Page 6

Response: A plan of subdivision is not required for a consent application that is “for a long-term lease,” which is not a matter of provincial interest.

(b) whether the proposed subdivision is premature or in the public interest.

Response: Section 51(24)(b) has been met as the proposal is on a lot that is located on an existing road with two public road frontages, and within an existing established neighbourhood in the City of Greater Sudbury (Garson), and as such, it is not premature. The lot lines and area of the lease are already recognized in the underlying Official Plan and zoning approvals for the Property. The proposal will allow the leased lands to be developed in an efficient manner. As such, the proposal is within the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any.

Response: The proposal conforms to the City of Greater Sudbury Official Plan policies and is in keeping with and respects and reinforces the existing physical character of this neighbourhood.

The in-force Official Plan (“Mixed Use Commercial”) and Zoning (C2) support the lease and the continuation of the uses on the leased land and our client’s lands for mixed use purposes both of which support local community. The Official Plan and Zoning permissions and performance standards support the application.

(d) the suitability of the land for the purposes for which it is to be subdivided; and (f) the dimensions and shapes of the proposed lots.

Response: Sections 51(24)(d) and (f) have been fulfilled. The lease application will result in a built form that remains suitable, appropriate and compatible with the existing character of this neighbourhood, and the resulting dimensions and shapes of the leased parcel is reflective of the existing lot fabric in the “immediate” context of the Property, which have a range of lot shapes and sizes overall as described.

(i) the adequacy of utilities and municipal services, and (l) energy.

Response: Section 51(24)(i) and (l) has been fulfilled as the intent is for the development to efficiently utilize existing utilities and municipal infrastructure already within this neighbourhood.

We note that given the scope and nature of this proposal, the criteria of 51(24) (e), (g), (h), (k), and (m) of the *Planning Act* would not be applicable.

Committee of Adjustment/Consents, Greater Sudbury
December 3, 2025
Page 7

Provincial Planning Statement 2024

Policy 2.8 Employment

2.8.1 Planning authorities shall promote economic development and competitiveness by:

- a. providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

This application supports the Provincial Planning Statement 2024 with the positive impact on the local mixed-use community.

Growth Plan for the Northern Ontario

The lease approval supports "vibrant, walkable, mixed-use districts" as the area functions as "service centres that deliver important region-wide public services to the broader surrounding regions".

CONCLUSION

In summary, this application:

- supports the orderly development of the neighbourhood;
- does not require a plan of subdivision;
- is consistent with Zoning By-law 2010-100Z; and
- complies with all of those matters that one must have regard to pursuant to Section 51(24) of the *Planning Act*, specifically (a), (b), (c), (d), (f), (i) and (l) as described above.

UPLOADED MATERIALS

Uploaded materials in support of the consent application:

- Consent Sketch;
- PIN Map;
- Parcel Register; and
- this Planning Support letter.

Committee of Adjustment/Consents, Greater Sudbury
December 3, 2025
Page 8

We trust the above is sufficient for your review. Upon confirmation of the “completeness” of the application we will arrange for the payment. Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours very truly,

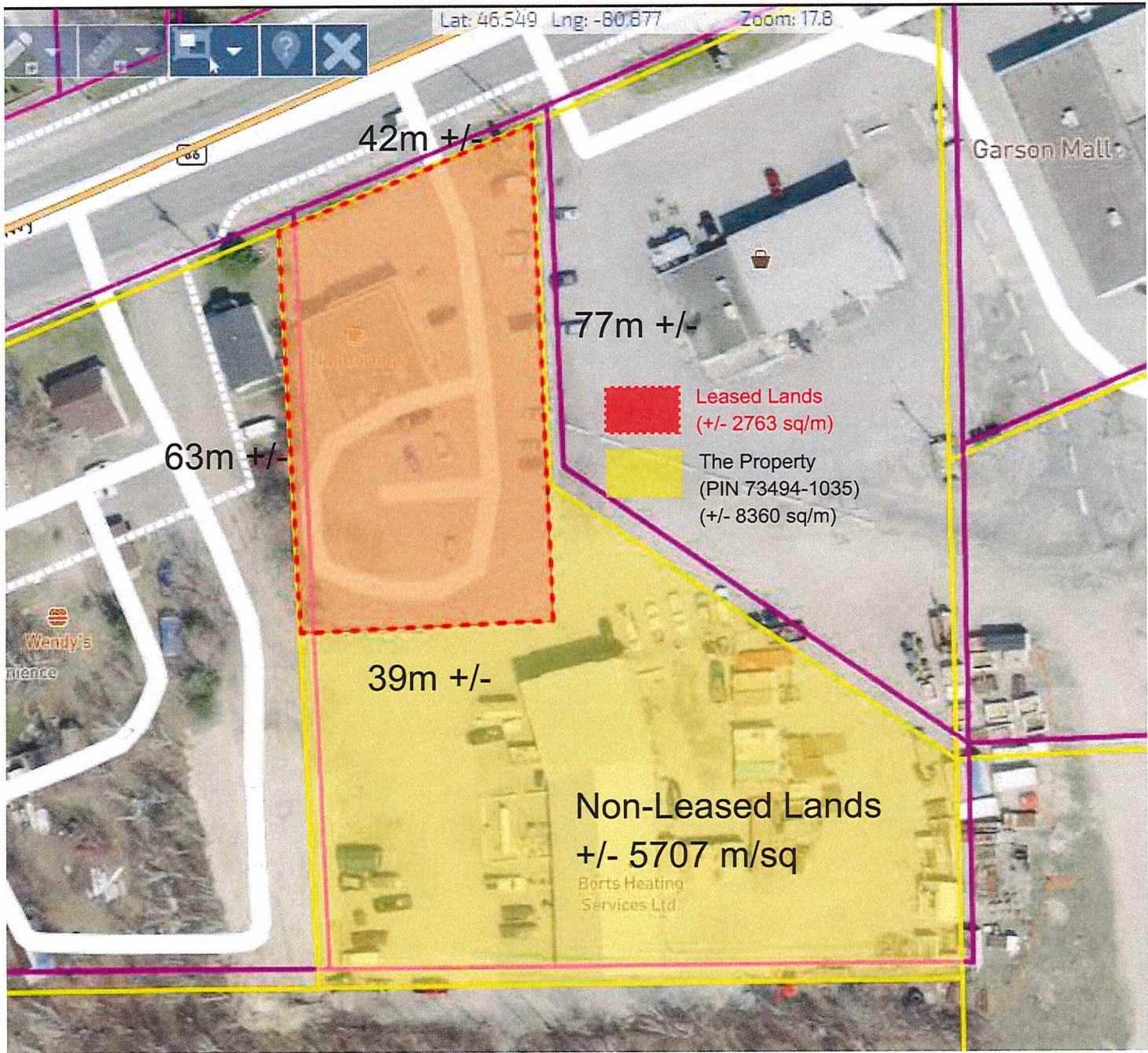
BENNETT JONES LLP

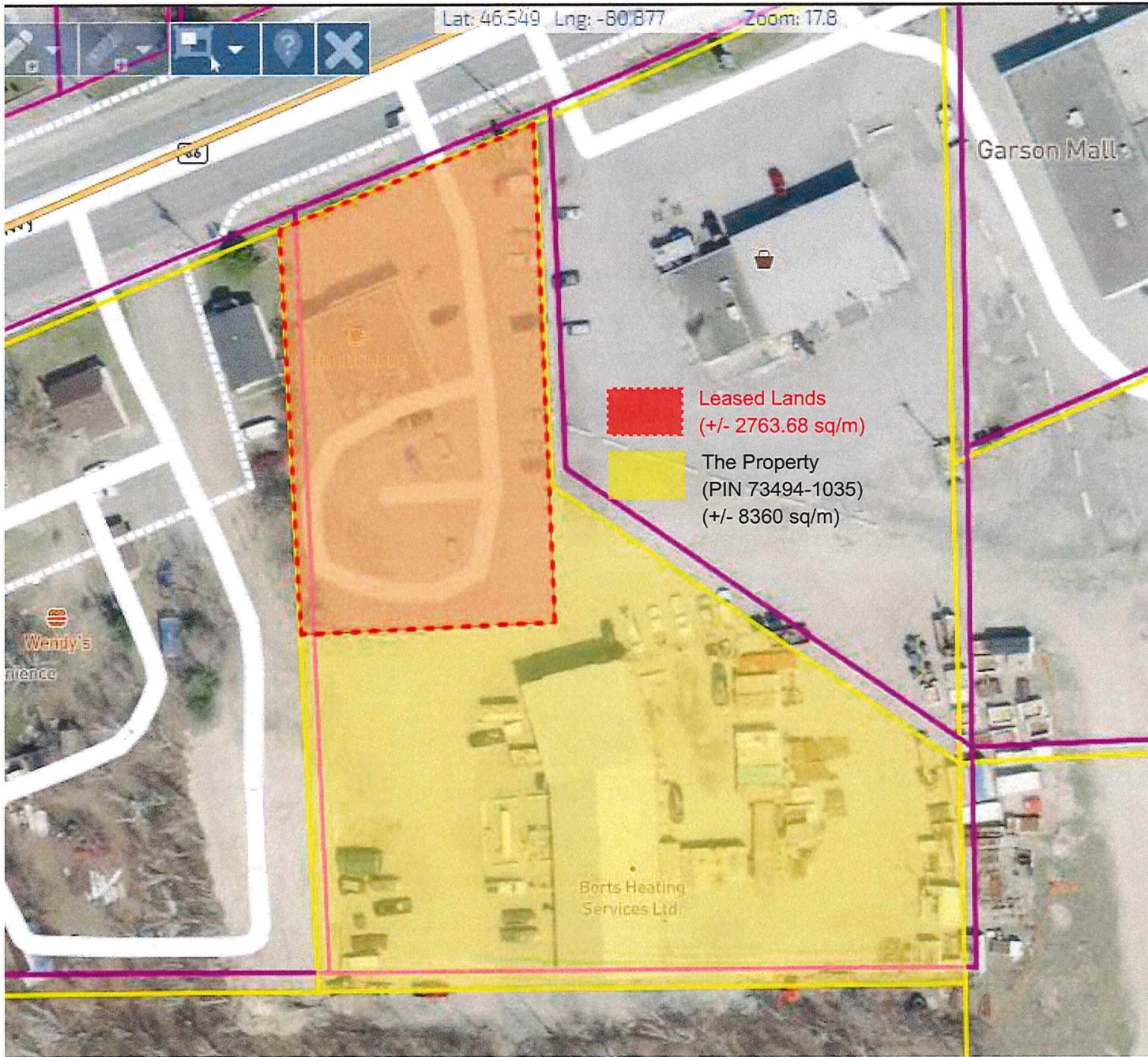
Signed by:

5D32722325D94F0
Robert Blunt, RPP
Land Use Planner

Encls.

cc. Tims
Darra Rentals Inc.





PLAN 53R-5883

APPROVED: JUNE 26, 1975

R. Lane
ASSISTANT EXAMINER OF SURVEYS

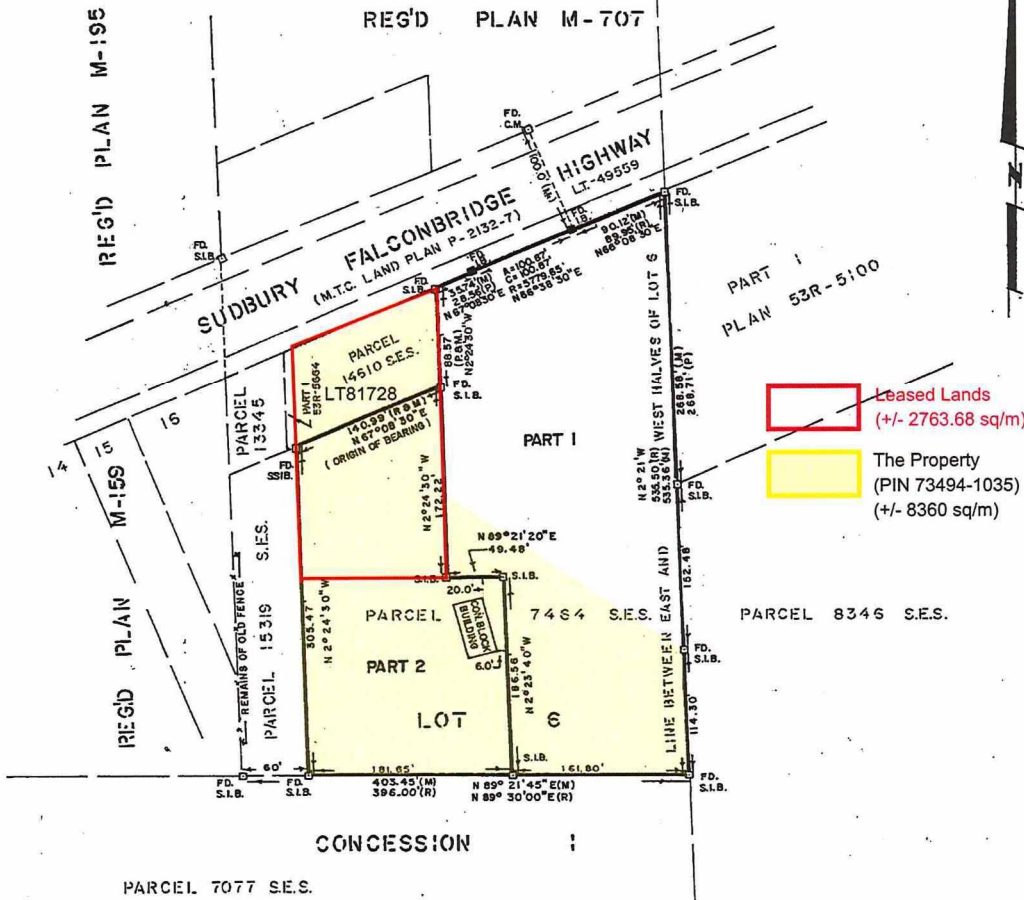
PLAN 53R- 5883

RECORDED UNDER No. 379667

REGISTERED JUNE 30, 1975

A. Lefebvre
LAND REGISTRAR

PART 1 AND 2 REMAINDER OF PARCEL 7464 S.E.S.



LEGEND:

- (R.) DENOTES REGISTER
- (P.) DENOTES PLAN
- (M.) DENOTES MEASURED
- S.I.B. DENOTES IRON BAR 1" SQUARE 48" LONG
- S.S.I.B. DENOTES IRON BAR 1" SQUARE 24" LONG
- R.B. DENOTES IRON BAR 1" SQUARE 8" LONG IN ROCK
- I.B. DENOTES IRON BAR 3/8" SQUARE 24" LONG
- X C.C. DENOTES CUT CROSS
- W.S. DENOTES WOOD STAKE

NOTE:

BEARINGS HEREON ARE DERIVED FROM THE BEARING N67°08'30"E SHOWN FOR THE SOUTHERLY LIMIT OF PARCEL 14610 S.E.S. OF PLAN 53R-5664 RECORDED IN THE LAND REGISTRY OFFICE AT SUDBURY.

I HEREBY CERTIFY:

1. THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;
2. THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;
3. THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;
4. THAT THE SURVEY WAS COMPLETED ON THE 22nd DAY OF APRIL 1975.

DATE: MAY 30th 1975

LANE AND LANE LIMITED
ONTARIO LAND SURVEYORS
127 PINE ST. - SUDBURY

R. Lane
R.T. LANE
ONTARIO LAND SURVEYOR

PLAN AND FIELD NOTES OF SURVEY OF
PART OF LOT 6, CONCESSION 1
TOWNSHIP OF GARSON
TOWN OF NICKEL CENTRE
REGIONAL MUNICIPALITY OF SUDBURY
DISTRICT OF SUDBURY

1975	SCALE: 1" = 100'	REF. No.(29) I-6 - GARSON
------	---------------------	------------------------------

PL-CAN-2025-00090
Sketch 4

9-87