



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00079

Monday, December 22, 2025

OWNER(S): CATHERINE THERESA NOLIN, 233 Brady Street, Suite 400, Sudbury, ON, Canada  
RICHARD ROBERT FERNAND NOLIN, 233 Brady Street, Suite 400, Sudbury, ON, Canada  
FELIX LOPES JR., 2750 Dube Road, Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: 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, Ontario P3B 1A1

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### SUMMARY

Zoning: The property is zoned R1-1 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To consolidate an approximate 626.0 sq. m lot area with abutting PIN 73359-0116.

Comments concerning this application were submitted as follows:

Corridor Management, December 18, 2025

No Comment Received

Development Approvals, December 18, 2025

The purpose and effect of the application is to convey 626 m<sup>2</sup> of land from 2570 Dube Road to PIN 73559-0116.

The subject lands are designated 'Living Area II' and 'Parks and Open Space' in the City's Official Plan, are zoned 'R1-1', Low Density Residential One in the City of Greater Sudbury Zoning By-law, are located in the Ramsey Lake Intake Protection Zone IV within the Source Water Protection Plan, and are regulated by Conservation Sudbury (NDCA).

The applicant has not indicated the intended use of the lands being conveyed. Staff therefore is unable to provide an evaluation or further comment at this time.

The applicant has indicated that the proposed land transaction will not impact legal access to 2570 Dube, as a new entrance permit has been obtained for direct access off Dube Road rather than through PIN 73559-0116. As an advisory comment, it is noted that there is an existing access

easement over the driveway on PIN 73559-0116 in favour of 2570 Dube Road that would need to be extended as a result of the lot addition in the event the owners wished to maintain legal access over the existing driveway.

Lot area and frontage standards will be maintained for both the subject lands and the lands receiving the conveyance as a result of the proposed lot addition.

It is recommended that the application be granted.

Development Engineering, December 18, 2025

It is our understanding that this is only for a lot consolidation at this location. As such, we have no concerns.

Hydro One, December 18, 2025

No Comment Received

Building Services, December 16, 2025

PIN 73559-0117, 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, 2750 Dube Road, Sudbury

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

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Building Services has reviewed your documents and sketches for the requested consent and have no concerns.

For the Benefitting Lot, the owner should be aware of the following comment:

We acknowledge a Site Alteration Permit Application (BP-SAP-2024-00016) for the changes to Shoreline to support a new boat launch and dock, inclusive of retaining wall(s). Should the retaining wall(s) exceed 1.0m in height an engineer's design will be required along with a Building Permit Application.

For the Retained Lot, the owner should be aware of the following comment:

We acknowledge an Official Plan Amendment Submission (PL-OPA-2025-00007) for proposed rezoning of the Parks and Open Space area of the Lot. Given future plans to sever portions of the Retained Lot into 4 additional residential lots, rezoning and consent applications will be required for each of the proposed new lots.

We acknowledge a Road Access Permit (TS-DWY-2025-00028) for a new driveway / road access benefitting the Retained Lot.

N.Boland Plans Examiner - on behalf of Carol Skanes

Source Water Protection, December 16, 2025

Section 59 review for consent application to convey a 626 sq.m piece of vacant land from PIN 73559-0117 to PIN 73559-0116. Parcels both located with the Ramsey Lake Intake Protection Zone "3" (IPZ-3). No significant drinking water threat identified at this time.

Strategic and Environmental Planning, December 16, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the federal Fisheries Act, 1985, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.

Sudbury Hydro, December 16, 2025

No objections.

Conservation Sudbury, December 12, 2025

No Concerns

Bell Canada, December 11, 2025

No Concerns

Drainage, December 9, 2025

No Concerns

Site Plan, December 9, 2025

No Concerns

Ministry of Transportation, December 8, 2025

I can confirm that the subject property is located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Revenue Services, December 5, 2025

No Concerns

Meeting Minutes:

12/22/2025 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:


CATHERINE THERESA NOLIN AND RICHARD ROBERT FERNAND NOLIN AND FELIX LOPES JR.

the owner(s) of 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, Ontario P3B 1A1

for consent to consolidate an approximate 626.0 sq. m lot area with abutting PIN 73559-0116, be approved, with the stipulation that subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner(s)/applicant(s) provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83 (CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 4) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the *Planning Act*. The proposal is in conformity with the Official Plan and is consistent with the Provincial Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.

  
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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00090

Monday, December 22, 2025

OWNER(S): DARRA RENTALS INC., 3000 Falconbridge Road, Sudbury, ON, Canada

AGENT(S): ROBERT BLUNT, 100 king street west suite 3400 m5x 1a4, Toronto, ON, Canada

LOCATION: 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 P3L 1J6

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### SUMMARY

Zoning: The property is zoned C2 according to the City of Greater Sudbury Zoning By-law 2010 -100Z, as amended.

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

Comments concerning this application were submitted as follows:

Development Approvals, December 19, 2025

The purpose and effect of the application is to facilitate a 2763 m2 land lease in favour of TDL Group Corp. for a period of greater than 21 years. The leased area would encompass the existing restaurant building, drive-through, and parking area.

The subject lands are designated 'Mixed Use Commercial' in the City's Official Plan and are zoned 'General Commercial (C2)' under in the City of Greater Sudbury Zoning By-law.

The lands are subject to a site plan control application.

Given that there is no proposed change in use of the lands staff have no concerns with the application.

It is recommended that the application be granted.

Corridor Management, December 18, 2025

No Comment Received

Development Engineering, December 18, 2025

It is our understanding that the application is in regards to leasing the property for an existing restaurant that is already under site plan control. We have no concerns.

Hydro One, December 18, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), December 18, 2025

No Comment Received

Strategic and Environmental Planning, December 18, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Building Services, December 16, 2025

PIN 73494-1035, 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

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

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Building Services has reviewed your documents and sketches for the requested consent and can advise that we have no concerns with the requested variance as listed.

Sudbury Hydro, December 16, 2025

Please note PL-CON-2025-00090 is outside of our service territory.

Conservation Sudbury, December 12, 2025

No Concerns

Bell Canada, December 11, 2025

No Concerns

Drainage, December 9, 2025

No Concerns

Ministry of Transportation, December 8, 2025

I can confirm that the subject property is located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Site Plan, December 8, 2025

No Concerns

Revenue Services, December 5, 2025

Please have the owner contact Revenue Services at ext 2601

Meeting Minutes:

12/22/2025 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:  
DARRA RENTALS INC.

the owner(s) of 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 P3L 1J6

for consent to lease an approximate 2763.0 sq. m north portion of the subject property for a period of more than 21 years, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 3) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the *Planning Act*. The proposal is in conformity with the Official Plan and is consistent with the Provincial Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.

  
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Consent Official

