

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

December 8, 2025

**PL-CON-2025-00050 235 CASWELL DRIVE HOLDING CORPORATION**

Ward: 10

PIN(s) 735950543, Part Lot 6, Concession 1, Part Lot 7, Plan M-140, designated as Parts 1-9, Plan 53R-21148, Township of McKim, 235 Caswell Drive, Sudbury, [By-law 2010-100Z, C2]

To sever and consolidate an approximate 3670.0 sq. m south portion with abutting PIN 73595-0248 (LT), municipally known as 1760-1788 Regent Street, Sudbury.

PREVIOUSLY SUBJECT TO CONSENT FILES B0011/2020 (MAR 23/20), B0025/2017 (JUN 12/17), B0259/1989 (JUL 31/89) AND MINOR VARIANCE APPLICATIONS A0068/2021 (JUN 24, 2021), A0024/2019 (MAY 29, 2019), A0026/2019 (APR 3/19), A0025/2019 (April 3/19), A0118/2009 (OCT 19/09), A0056/2003 (JUN 16/03), AND A0164/1995 (NOV 6/95)

**PL-CON-2025-00069 HEATHER HARE**

Ward: 1

PIN(s) 735970706, Part Lot 8, Concession 1, Parts 3 & 4, Plan 53R-18362, except Block 16, Plan 53M-1363, Township of McKim, 0 Moonrock Avenue, Sudbury, [By-law 2010-100Z, R1-5]

To sever and consolidate an approximate 683.0 sq. m northeast portion with abutting PIN 73597-0708, municipally known as 800 Arnold Street.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0296/2008 (JAN 8/09)

**PL-CON-2025-00070 MYRIAM BALS**

Ward: 5

PIN(s) 735000602, Part Lot 10, Concession 6, Parts 1 & 3, Plan 53R-21029, save and except Parts 1 & 2, Plan 53R-22006, Township of Blezard, 3070 Martin Road, Blezard Valley, [By-law 2010-100Z, RU(91)]

To sever and consolidate an approximate 18454.0 sq. m eastern portion with abutting PIN 73500-0009 (LT), municipally known as 3106 Martin Road.

CURRENTLY SUBJECT TO REZONING APPLICATION PL-RZN-2025-00017 AND PREVIOUSLY SUBJECT TO REZONING APPLICATION 751-7/23-10 AND 751-7/18-01, OPA 701-7/18-01 AND CONSENT APPLICATIONS B54/18 (6 SEP 18), B63/14 (10 JUL 14), B40/13 (10 MAY 13), B120/10 (3 MAR 11), B121/10 (3 MAR 11), B122/10 (3 MAR 11), B123/10 (16 SEP 10)

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**PL-CON-2025-00073 GREATER SUDBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 Charlotte Avenue, Chelmsford, 128 Charlotte Avenue, Chelmsford, [By-law 2010-100Z, R2-2]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 15.0m, a lot depth of approximately 36.0m and a lot area of approximately 778.0 sq. m.

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00059, PL-CON-2025-00060, PL-CON-2025-00074, PL-CON-2025-00075, PL-CON-2025-00076, PL-CON-2025-00077 AND PL-CON-2025-00078 AND MINOR VARIANCE APPLICATION PL-MV-2025-00158. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

**PL-CON-2025-00074 GREATER SUDBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 142 Gaudette Street, Chelmsford, 146 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 20.0m, a lot depth of approximately 32.0m and a lot area of approximately 672.0 sq. m.

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00059, PL-CON-2025-00060, PL-CON-2025-00073, PL-CON-2025-00075, PL-CON-2025-00076, PL-CON-2025-00077 AND PL-CON-2025-00078 AND MINOR VARIANCE APPLICATION PL-MV-2025-00159. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

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**PL-CON-2025-00075 GREATER SUDBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 158 Gaudette Street, Chelmsford, 162 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 33.0m and a lot area of approximately 617.0 sq. m.

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00059, PL-CON-2025-00060, PL-CON-2025-00073, PL-CON-2025-00074, PL-CON-2025-00076, PL-CON-2025-00077 AND PL-CON-2025-00078 AND MINOR VARIANCE APPLICATION PL-MV-2025-00160. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

**PL-CON-2025-00076 GREATER SUDBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 166 Gaudette Street, Chelmsford, 170 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 32.0m and a lot area of approximately 613.0 sq. m.

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00059, PL-CON-2025-00060, PL-CON-2025-00073, PL-CON-2025-00074, PL-CON-2025-00075, PL-CON-2025-00077 AND PL-CON-2025-00078 AND MINOR VARIANCE APPLICATION PL-MV-2025-00161. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

**PL-CON-2025-00077 GREATER SUDBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 174 Gaudette Street, Chelmsford, 178 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 31.0m and a lot area of approximately 580.0 sq. m.

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00059, PL-CON-2025-00060, PL-CON-2025-00073, PL-CON-2025-00074, PL-CON-2025-00075, PL-CON-2025-00076 AND PL-CON-2025-00078 AND MINOR VARIANCE APPLICATION PL-MV-2025-00162. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

**PL-CON-2025-00078 GREATER SUDBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 182 Gaudette Street, Chelmsford, 186 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 31.0m and a lot area of approximately 581.0 sq. m.

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00059, PL-CON-2025-00060, PL-CON-2025-00073, PL-CON-2025-00074, PL-CON-2025-00075, PL-CON-2025-00076 AND PL-CON-2025-00077 AND MINOR VARIANCE APPLICATION PL-MV-2025-00163. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

**Written submissions regarding these applications must be received no later than Wednesday, December 3, 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-2025-00050

**APPLICATION SUMMARY**

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**File Date:** July 29, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 235 Caswell Drive, Sudbury P3E 2P1

**Applicant(s):** TIMESTONE CORPORATION

**Owner(s):** 235 CASWELL DRIVE HOLDING CORPORATION

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

**Addition to Lot**

<b>Area</b> 3670	<b>Area (Second Additional Lot if Applicable)</b>
<b>Depth</b> 77.2	<b>Depth (Second Additional Lot if Applicable)</b>
<b>Frontage</b> 0	<b>Frontage (Second Additional Lot if Applicable)</b>

**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**

Adjacent commercial property owned by Timestone Corp to have lands attached to it.

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the date of acquisition of subject land?**

2022

**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?**

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**

The property at 235 Caswell Drive is located within the Greater Sudbury Source Protection Area, but is not situated within any designated Vulnerable Drinking Water Zone (such as WHPA-A/B or IPZ?1/2/3). As such, no restrictions under Section?57 (prohibition) or Section?58 (risk management plan) of the Clean Water Act are triggered. Normal residential land use, including the severance, is permitted without additional source protection requirements.

**CONSENT**

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

Zulich Enterprises Ltd

**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**

Holiday Inn

**Date of transfer**

Unknown

**Use of severed land**

Hospitality

**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?**

Secondary Community Node

**Explain how the application conforms with the Official Plan**

The proposed severance at 235 Caswell Drive in Greater Sudbury is consistent with the Provincial Policy Statement (2020) as it supports efficient land use and development patterns, promotes intensification, and contributes to the optimization of existing infrastructure.

Specifically:

Section 1.1.1 & 1.1.3– The severance represents a modest form of infill development that promotes efficient use of land within a settlement area. It aligns with the PPS goal of creating healthy, livable, and safe communities.

Section 1.4.3– The creation of a new lot supports the provision of an appropriate range and mix of housing types and densities, contributing to housing affordability and choice in the community.

Section 1.6.6– The proposed lot can be serviced by existing municipal infrastructure, including roads, water, and sewage services, reducing the need for uneconomical extensions of services.

Section 2.1 & 2.2– The lot is not within a provincially significant natural heritage feature or sensitive environmental area and does not negatively impact water resources.

Section 3.1– The severed and retained parcels are outside of identified natural hazards such as floodplains, unstable soils, or erosion-prone areas.

The proposal demonstrates good planning practice and aligns with the PPS objective of managing growth in a sustainable and coordinated manner.

**Explain how the application is consistent with the Provincial Policy Statements**

The proposed severance at 235 Caswell Drive conforms to the policies and intent of the Growth Plan for Northern Ontario by supporting efficient land use, economic development, and strong communities within the City of Greater Sudbury.

Specifically:

Supports Managed Growth – The severance contributes to intensification within an existing serviced area, which aligns with the Growth Plan’s direction to manage growth in a way that optimizes existing infrastructure and limits urban sprawl.

Strengthens Communities – By enabling potential new residential development, the application supports the Growth Plan’s goal of fostering strong, vibrant, and inclusive communities with a range of housing options.

Utilizes Existing Infrastructure – The severed lot will rely on existing municipal infrastructure (such as roads, water, and sewer), which supports cost-effective development and infrastructure optimization, key principles of the Growth Plan.

Promotes Local Economic Opportunity – The application supports modest housing growth that can contribute to construction activity, small-scale employment, and the overall economic vibrancy of the community.

Environmental Sustainability – The severance does not impact significant natural heritage features or sensitive environmental areas and maintains the integrity of the surrounding landscape, consistent with the Growth Plan’s sustainable development objectives.

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

The proposed severance at 235 Caswell Drive conforms with the policies and objectives of the City of Greater Sudbury Official Plan, particularly those relating to properties designated Living Area 1.

Permitted Use & Land Use Compatibility – Living Area 1 is intended to support low-density residential development. The proposed severance facilitates the creation of a new residential lot that is compatible with the surrounding neighborhood, which consists predominantly of single detached dwellings on similar-sized parcels.

Infill Development & Efficient Use of Land – The application supports the Plan's goal of promoting infill development within existing built-up areas. This approach maximizes the use of existing infrastructure and services, reducing the need for expansion and helping to limit urban sprawl.

Use of Existing Infrastructure – The severed lot will be serviced by existing municipal infrastructure, including water, sewer, and road access via Caswell Drive. This is consistent with the Official Plan's direction to encourage development where servicing is already in place.

Built Form and Character – The proposed lot configuration respects the established lot fabric of the neighborhood and maintains the existing residential character. The severance does not result in overdevelopment or any material change to the area's streetscape or density.

Support for Housing Supply – By enabling an additional residential dwelling, the proposal contributes modestly to housing supply and supports the City's objectives of providing a range of housing options within urban areas.

Transportation and Access – Both the severed and retained parcels will have adequate frontage and safe access to a municipally maintained road, in line with Official Plan transportation policies.

### 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
9280	131.2	34.1

#### Existing use of land

hotel

#### Proposed use of land

hotel

#### 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 area

Proposed use of land

parking area

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

PIN 73595-0248, 1760 - 1788 Regent Street

**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

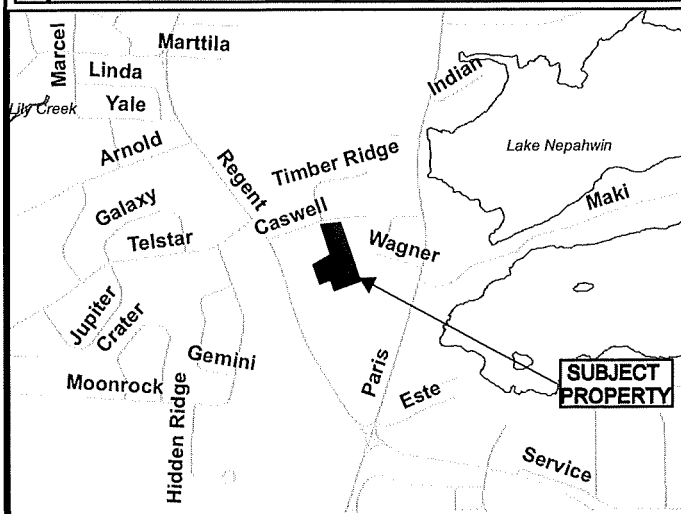
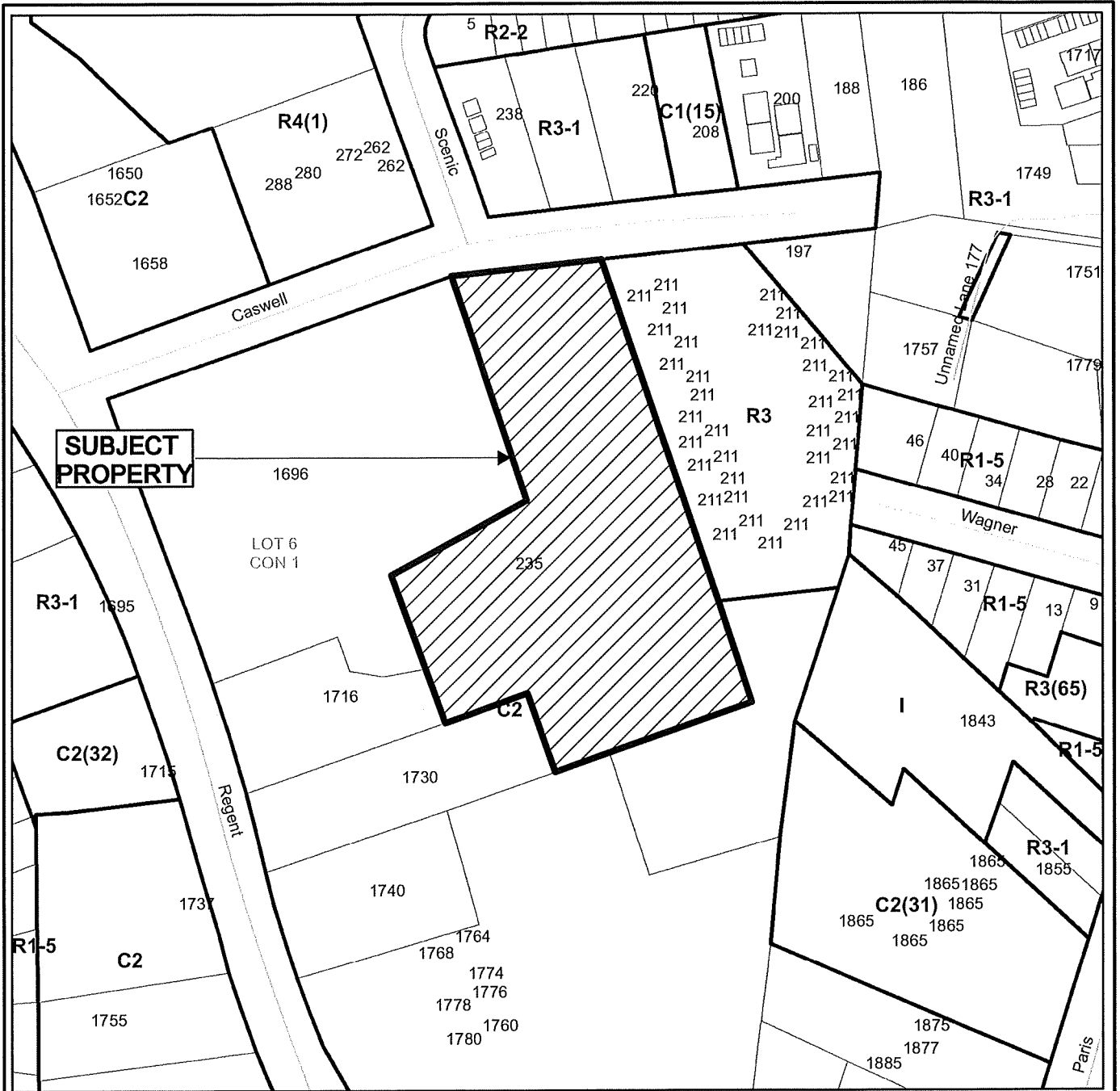
Estimate the distance of these facilities from the severed land and nearest public road by water


## 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)
3 storey hotel	Retained Land	No	1130	3390	3	65.0	18.0	9.14	106	32	32	6



<b>Application for Consent</b>		
<p>Subject Property being PIN 73595-0543,          Part Lot 6, Concession 1,          Part Lot 7, Plan M-140,          designated as Parts 1-9, Plan 53R-21148,          Township of McKim,          235 Caswell Drive, Sudbury,          City of Greater Sudbury</p>		
<p>NTS          Sketch 1</p>	<p>PL-CON-2025-00050          Date: 2025 11 18</p>	

**SKETCH FOR SEVERANCE APPLICATION**

235 CASWELL DRIVE  
 SUDBURY, ONTARIO  
 TULLOCH GEOMATICS INC.  
 PREPARED NOVEMBER 10, 2025  
 SCALE 1:500



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 814mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

**CAUTION:**

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

**METRIC:**

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

**DIMENSIONS:**

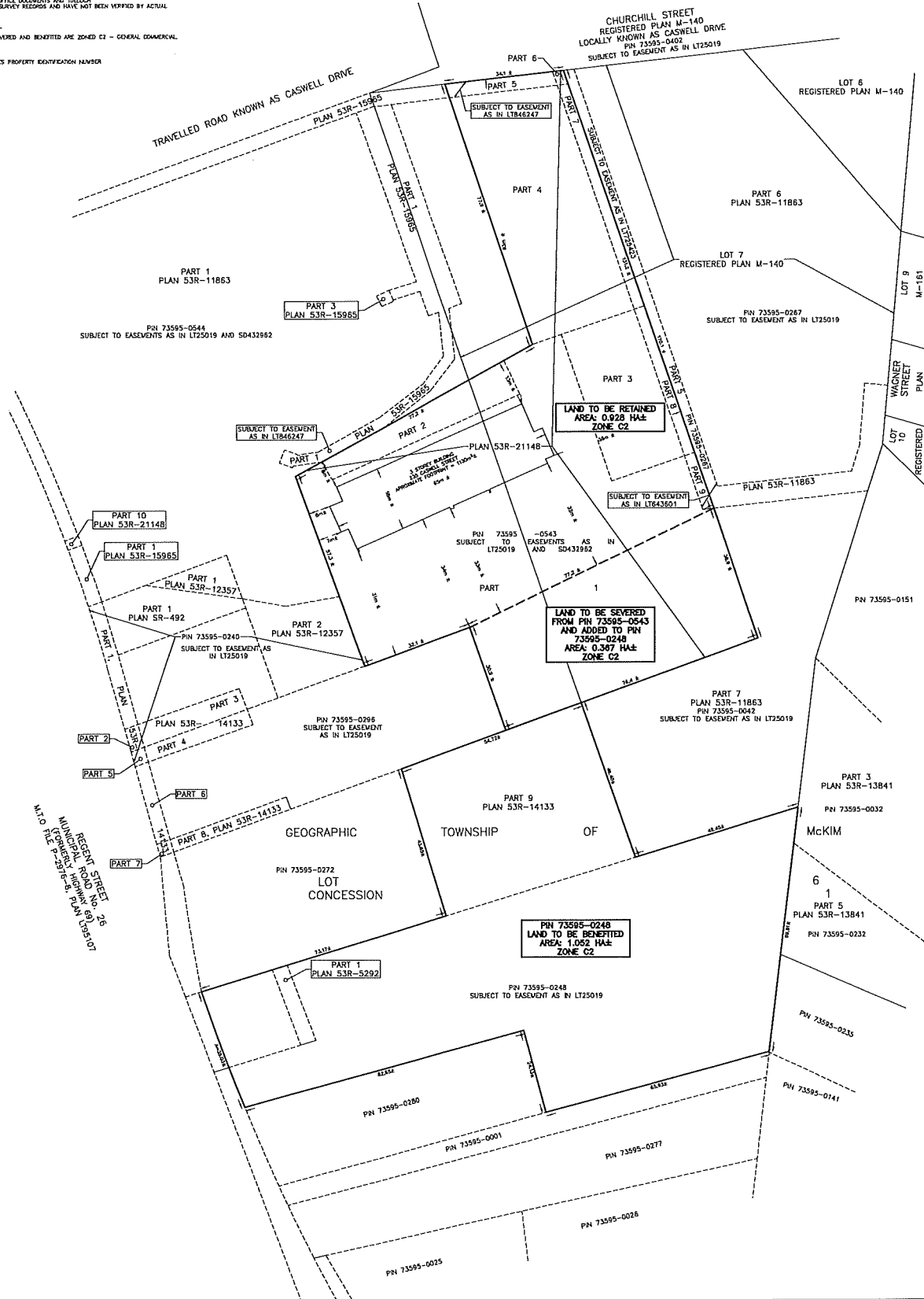
THE DIMENSIONS AND DISTANCES SHOWN HEREIN HAVE BEEN COMPILED FROM LAND REGISTRY OFFICE DOCUMENTS AND TULLOCH GEOMATICS INC. SURVEY RECORDS AND HAVE NOT BEEN VERIFIED BY ACTUAL SURVEY.

**ZONING NOTE:**

LANDS TO BE SEVERED AND BENEFITED ARE ZONED C2 - GENERAL COMMERCIAL.

**LEGEND:**

PN DOUBTS PROPERTY IDENTIFICATION NUMBER



	TULLOCH GEOMATICS INC.
	131 FIELDSIDE ROAD SUDBURY, ONTARIO P3B 1L7
TEL: 800 871-3295 TEL: 800 871-9477 TEL: 800 871-1337	EMAIL: info@tulloch.com WWW: www.tulloch.com
THE REPRODUCTION, ALTERATION OR USE OF THIS SKETCH IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF TULLOCH GEOMATICS INC. IS STRICTLY PROHIBITED. 2025	DRAWN BY: BS FILE: 252311



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-2025-00069

**APPLICATION SUMMARY**

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**File Date:** September 24, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 0 Moonrock Avenue  
**Applicant(s):** TULLOCH  
**Owner(s):** HEATHER HARE

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

**Addition to Lot**

<b>Area</b> 683.3	<b>Area (Second Additional Lot if Applicable)</b>
<b>Depth</b> 31.25	<b>Depth (Second Additional Lot if Applicable)</b>
<b>Frontage</b> 21.43	<b>Frontage (Second Additional Lot if Applicable)</b>

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**Creation of New Lot**

**Area**  
  
**Depth**  
  
**Frontage**

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**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**

800 Arnold St (Benefitting Lot)

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the date of acquisition of subject land?**

2016/07/20

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

0

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

**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**

D.J. & Heather Hare

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

No

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

LT955392 - Bell

LT955394 - Persona Communications (Cable TV/Internet)

LT955396 - 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?

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

See Cover Letter

Explain how the application is consistent with the Provincial Policy Statements

See Cover Letter

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

See Cover Letter

### 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
1019.7	31.21	36.44

Existing use of land

Vacant

Proposed use of land

Vacant

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

Extension to Benefitting Lands (Single-Detached Residential)

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

PIN 73597-0708(LT)  
800 Arnold St

**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



Planners | Surveyors | Biologists | Engineers

September 24, 2025  
Project 25-0707

**Attn: Nia Lewis, Consent Official**

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

Re: Lot Addition – 800 Arnold Street [CONSOLIDATION OF VARIOUS PROPERTIES: FIRSTLY: LT 16 PL 53M1307; S/T LT955392, LT955394, LT955396; SECONDLY: PT LT 8 CON 1 MCKIM PT 2 53R18362; GREATER SUDBURY. PIN 73597-0708] and 0 Moonrock Avenue [PT LT 8 CON 1 MCKIM BEING PT 3 & 4 53R18362 EXCEPT BLOCK 16, PLAN 53M1363; GREATER SUDBURY. PIN 73597-0706]

Dear Ms Lewis,

TULLOCH has been retained by the current owner of those lands known municipally as 800 Arnold Street in Sudbury (PIN 73597-0708) and the abutting vacant land to the southwest known as 0 Moonrock Avenue (PIN 73597-0706) to prepare a Consent application. The purpose of this application is to facilitate a lot addition where +/- 683.3m<sup>2</sup> of land from PIN 73597-0706 would be severed and added to PIN 73597-0708, and the remaining +/- 1,019.7m<sup>2</sup> of land with +/- 36.44m of frontage on a public road would be retained.

The subject lands and benefitting lands are both designated Living Area I as per Schedule 1b of the City of Greater Sudbury Official Plan and zoned R1-5 'Low Density Residential One' as per the City of Greater Sudbury Zoning By-law 2010-100Z.

This consent conforms to §19.4.1 of the Official Plan, which:

*"require that proposals which would create less than four new lots to be considered as Applications for Consent to be dealt with by the Consent Official."*

Because this application is for a lot addition, the only impact to land use would be the extension of the benefitting lot, which is already developed. No impacts to natural constraints, hazards, or infrastructure are expected. We have pre-consulted with the City's Road department and they do not have concerns with the application.

**Sudbury Office** 131 Fielding Rd., Lively, ON. P3Y 1L7  
T: [REDACTED] | TF: 800.797.2997



PL-CON-2025-00069

As such, this application is consistent with the Provincial Planning Statement, 2024 and does not conflict with the Growth Plan for Northern Ontario.

Please find attached the following documents and supporting information in support of a complete application.

- Legal Property Descriptions (2)
- Concept Plan

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly at [REDACTED] or [REDACTED].

Respectfully submitted,



**Matt Jay**  
Land Use Planner

**ATTACHMENT 1: PARTICULARS FOR BENEFITTING LOT**

Building: Single-Detached Dwelling

Existing: Yes

Ground FA: 208.8m<sup>2</sup>

Gross FA: 337m<sup>2</sup>±

Storeys: 1 + basement

Width: 16.4m

Length: 19.99m

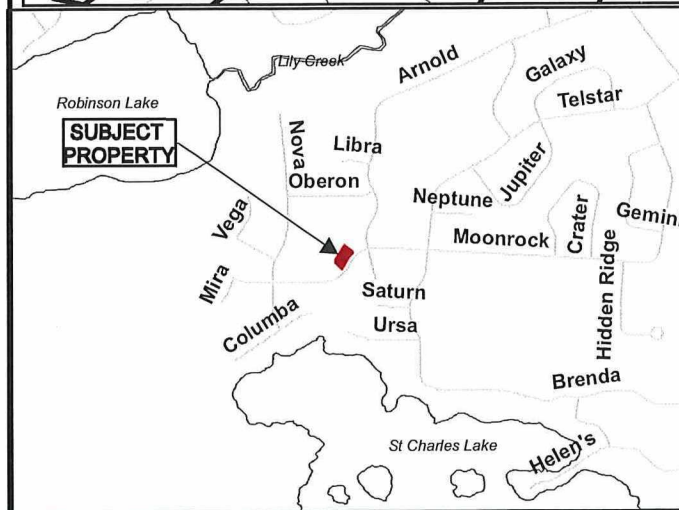
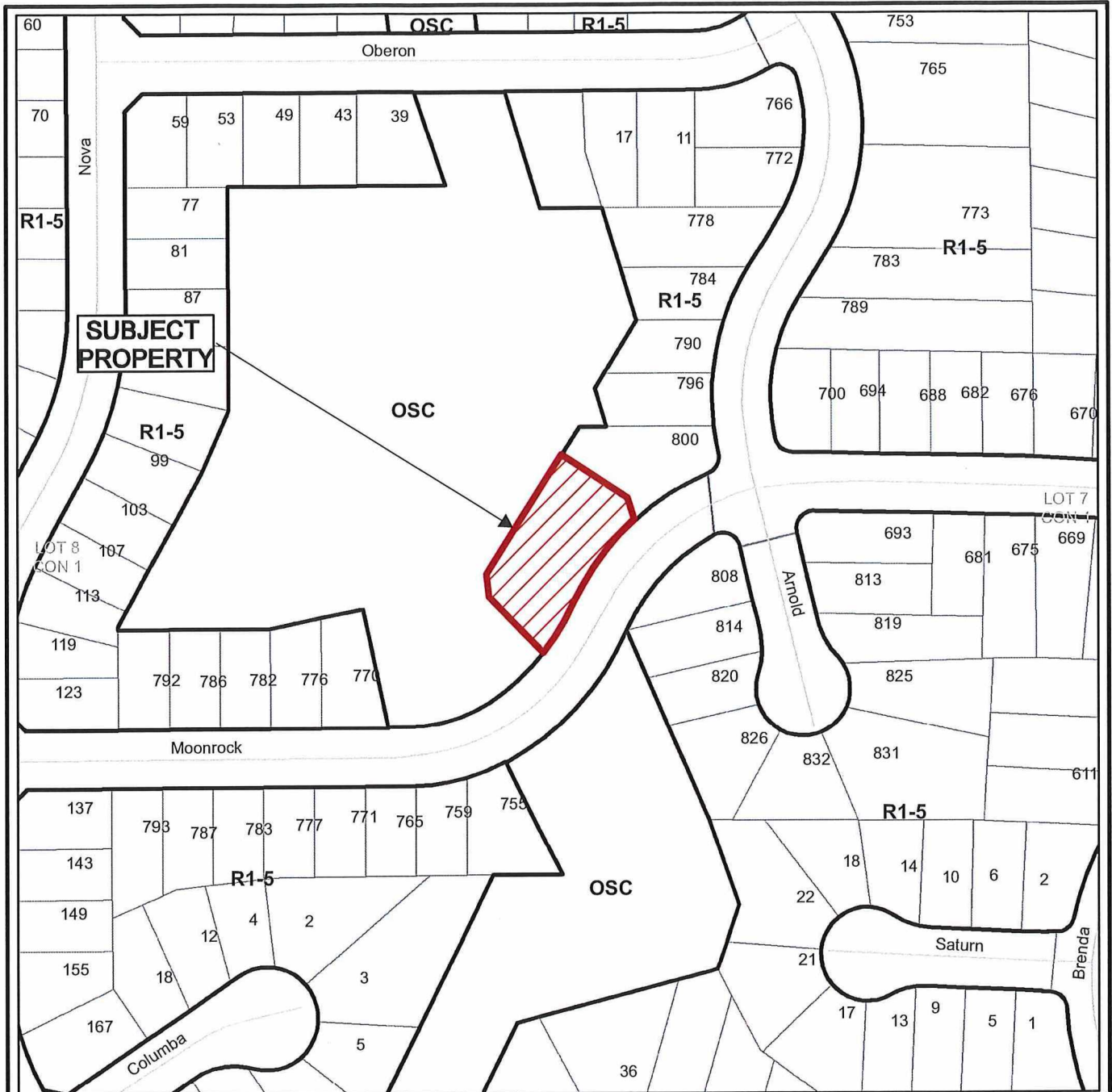
Height: =/<7.5m


Front S/B: 6.03m

Rear S/B: 9.71m (Pre-severance); 31.5m (Post-Severance)

Interior S/B: 1.27m

Corner S/B: 5.02m



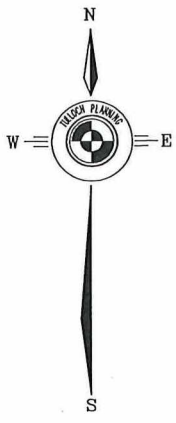
N  


**Application for Consent**

Subject Property being PIN 73597-0706,  
 Part Lot 8, Concession 1,  
 Parts 3 & 4, Plan 53R-18362,  
 except Block 16, Plan 53M-1363,  
 Township of McKim,  
 0 Moonrock Avenue, Sudbury,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00069  
 Date: 2025 10 16



0 7.5 15  
Meters  
1:500



**GENERAL NOTES:**

Lot Frontages are measured along lines parallel to, and 6m distant from, the front lot lines

Reserves shown shall be deemed to constitute part of the subject lands for zoning purposes, per CGS ZBL-2010-100z §1.13

Minimum setbacks shown represent proposed lot fabric after severed and benefitting lots have merged.

Building Outlines were determined based on a Surveyor's Real Property Report and Satellite Imagery. They have not been confirmed

**CAUTION**

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.

ZONING MATRIX	
CURRENT ZONING:	Low Density Residential One (R1-5)
<b>REQUIRED</b>	
LOT AREA:	MIN 465m <sup>2</sup>
LOT FRONTAGE:	MIN 17m
LOT DEPTH:	MIN 30m
LOT COVERAGE:	MAX 40%
BUILDING HEIGHT:	MAX 11m
<b>SETBACKS</b>	
FRONT YARD:	6m
INTERIOR YARD:	1.2m + 0.6/storey
EXTERIOR YARD:	4.5m
REAR YARD:	7.5m
<b>LANDSCAPING</b>	
LANDSCAPE BUFFER:	MIN 3m
WITHIN FRONT/CORNER YARDS:	MIN 50%

P:\2025\250707 DJ Here - Moonrock Ave Lot Addition\Planning\07 Drawings\250707-01-CAD 2025-07-23.dwg

T: 705-522-6303  
131 FIELDING ROAD  
LIVELY, ONTARIO  
P3Y 1L7

PROJECT:  
**800 Arnold St & 0 Moonrock Av  
Pt. Lot 8, Con 1, Geo Twp of McKim  
City of Greater Sudbury**

DRAWING:  
**Sketch for  
Consent to Sever**

DRAWN BY:  
MDJ

CHECKED BY:  
RT

PROJECT NUMBER:  
25-0707

SCALE:  
AS NOTED

PLOT SIZE:  
8.5x11

DATE:  
July 24, 2025

PL-CON-2025-00069  
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-2025-00070

**APPLICATION SUMMARY**

---

**File Date:** September 26, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 3070 Martin Road, Blezard Valley P0M 1E0  
**Applicant(s):** DAMISONA  
**Owner(s):** MYRIAM BALS

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

**Addition to Lot**

<b>Area</b> 18454	<b>Area (Second Additional Lot if Applicable)</b>
<b>Depth</b> 132	<b>Depth (Second Additional Lot if Applicable)</b>
<b>Frontage</b> 0	<b>Frontage (Second Additional Lot if Applicable)</b>

---

**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**

3106 Martin Rd, looking to purchase severed land from 3070 Martin Rd, as described in rezoning application PL-RZN-2025-00017

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the date of acquisition of subject land?**

October 26 2018

**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**

Luis & Lissa Borges, owners of 3106 Martin Rd.

**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**

Jean Charbonneau

**Date of transfer**

2024 12 10

**Use of severed land**

Rural

**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?

Rural

Explain how the application conforms with the Official Plan

Designation is maintained

Explain how the application is consistent with the Provincial Policy Statements

It is consistent as described in the PL-RZN-2025-00017 Report.

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

It is consistent as described in the PL-RZN-2025-00017 Report.

### CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

PL-RZN-2025-00017 Report.

Pending legal description.

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

### LAND RETAINED

Area	Depth	Frontage
4410	70	63

Existing use of land

Rural

Proposed use of land

Rural

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

Rural

Proposed use of land

Rural

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

3106 Martin Rd

**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
- None on severance

**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

### 9.3 ZONE STANDARDS

No person shall within any Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following zone standards in Table 9.3. A number(s) following the zone standard, zone heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed as Special Provisions at the end of Table 9.3 below: (By-law 2011-49Z)

**Table 9.3 – Standards for All Rural Zones** (By-law 2021-152Z)

	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Corner Side Yard	Maximum Lot Coverage	Maximum Height	Other
A	30.0 ha	90.0 m	10.0 m (1)	10.0 m (1)	10.0 m (3)	10.0 m (2)	10% (4)(8)	21.0 m (5)	(6) (9)
RU	2.0 ha	90.0 m	10.0 m (1)	10.0 m (1)	10.0 m (3)	10.0 m (2)	10% (4)(8)	21.0 m (5)	(6)
RS	8,000 m <sup>2</sup>	45.0 m	10.0 m (1)	7.5 m (1)	3.0 m	4.5 m (7)	10% (8)	11.0 m	
SLS	8,000 m <sup>2</sup>	45.0 m	10.0 m	10.0 m	3.0 m	10.0 m (2)	10% (8)	11.0 m	

3070 Martin Rd, will be permitted to have less than the minimum lot area of 2.0ha to maintain rural designation as per note in "Pre-Consultation Understanding" document

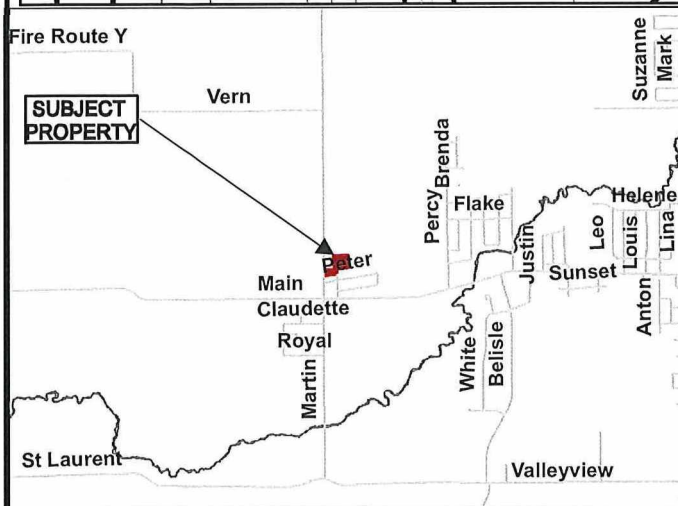
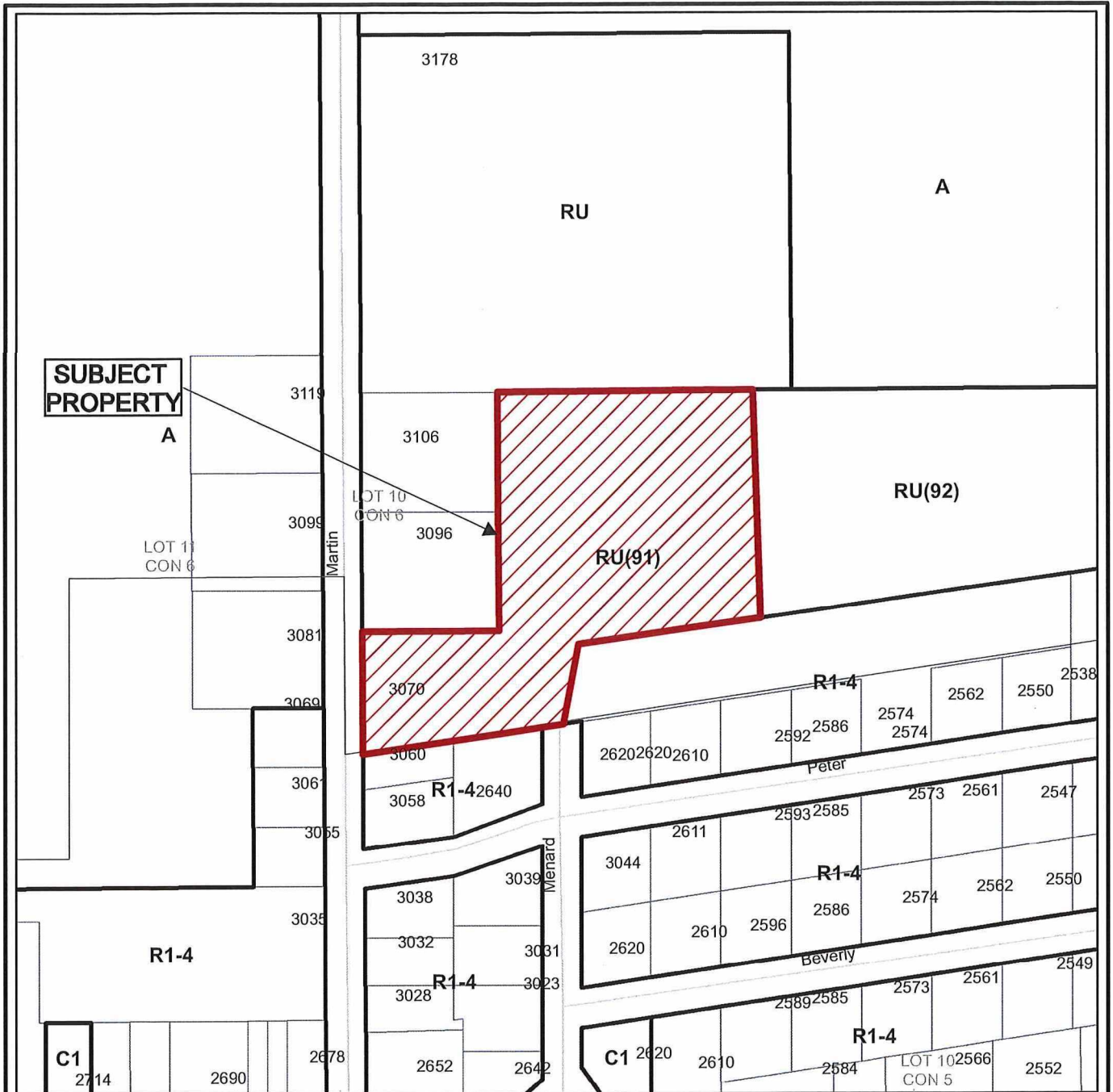
#### SPECIAL PROVISIONS FOR TABLE 9.3


1. *Abutting a primary arterial road* – 15.0 metres.
2. (i) *Legal existing lots* having an area of 0.8 ha or less:
  - a) For *lots abutting a primary arterial road* – 15.0 metres;
  - b) For *lots abutting a secondary or tertiary arterial road* – 7.5 metres;
  - c) For *lots abutting any other road* – 4.5 metres.
- (ii) All other *lots*:
  - a) For *lots abutting a primary arterial road* – 15.0 metres.
3. On a *legal existing lot* having an area of 0.8 ha or less – 3.0 metres
4. This provision shall not apply with respect to any greenhouse constructed primarily of translucent materials and uses solely for growing plants in conjunction with an *agricultural use* or a *garden nursery*.
5. *Residential uses* – 11.0 metres.
6. *Building separation* – 3.0 metres.
7. (i) For *lots abutting a primary arterial road* – 15.0 metres;
- (ii) For *lots abutting a secondary or tertiary arterial road* – 7.5 metres.
8. Maximum *lot coverage* for *legal existing lots* having an area of 0.42 hectares or less – 25 percent.

(mmmm) RU(91) (Reduced lot frontage on Martin Road)  
Bleazard Maps 1, 3 & 4

Notwithstanding any other provision hereof to the contrary, within any area designated RU(91) on the *Zone Maps*, all provisions of this by-law applicable to the "RU", Rural zone shall apply subject to the following modifications:

- (i) Martin Road shall be deemed to be the *front lot line*;
- (ii) The minimum *lot frontage* shall be 60 metres; and,
- (iii) The location of *existing buildings and structures* shall be permitted.



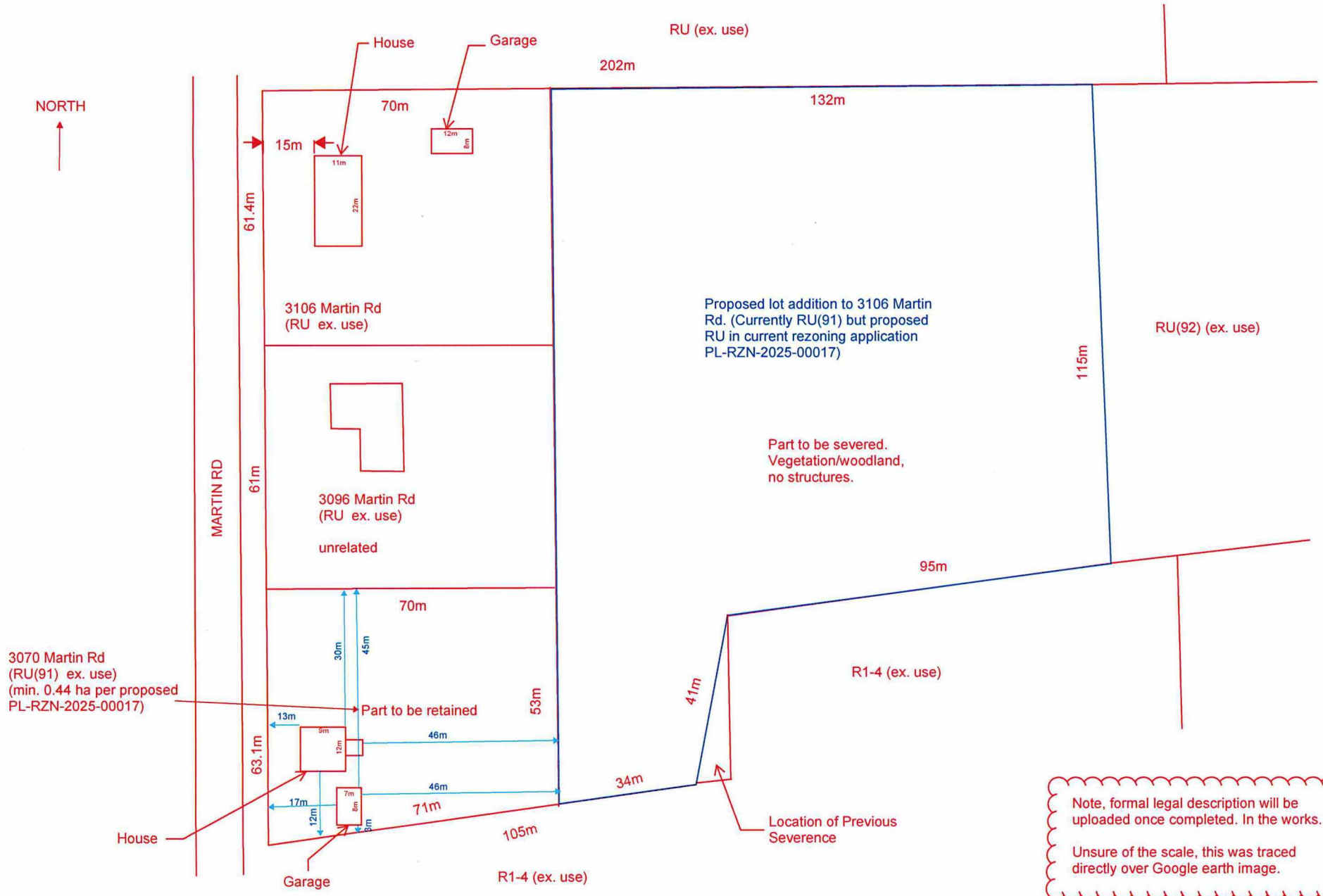
N  


**Application for Consent**

Subject Property being PIN 73500-0602,  
 Part Lot 10, Concession 6,  
 Parts 1 & 3, Plan 53R-21029,  
 save and except Parts 1 & 2, Plan 53R-22006,  
 3070 Martin Road, Blezard Valley,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00070  
 Date: 2025 10 17

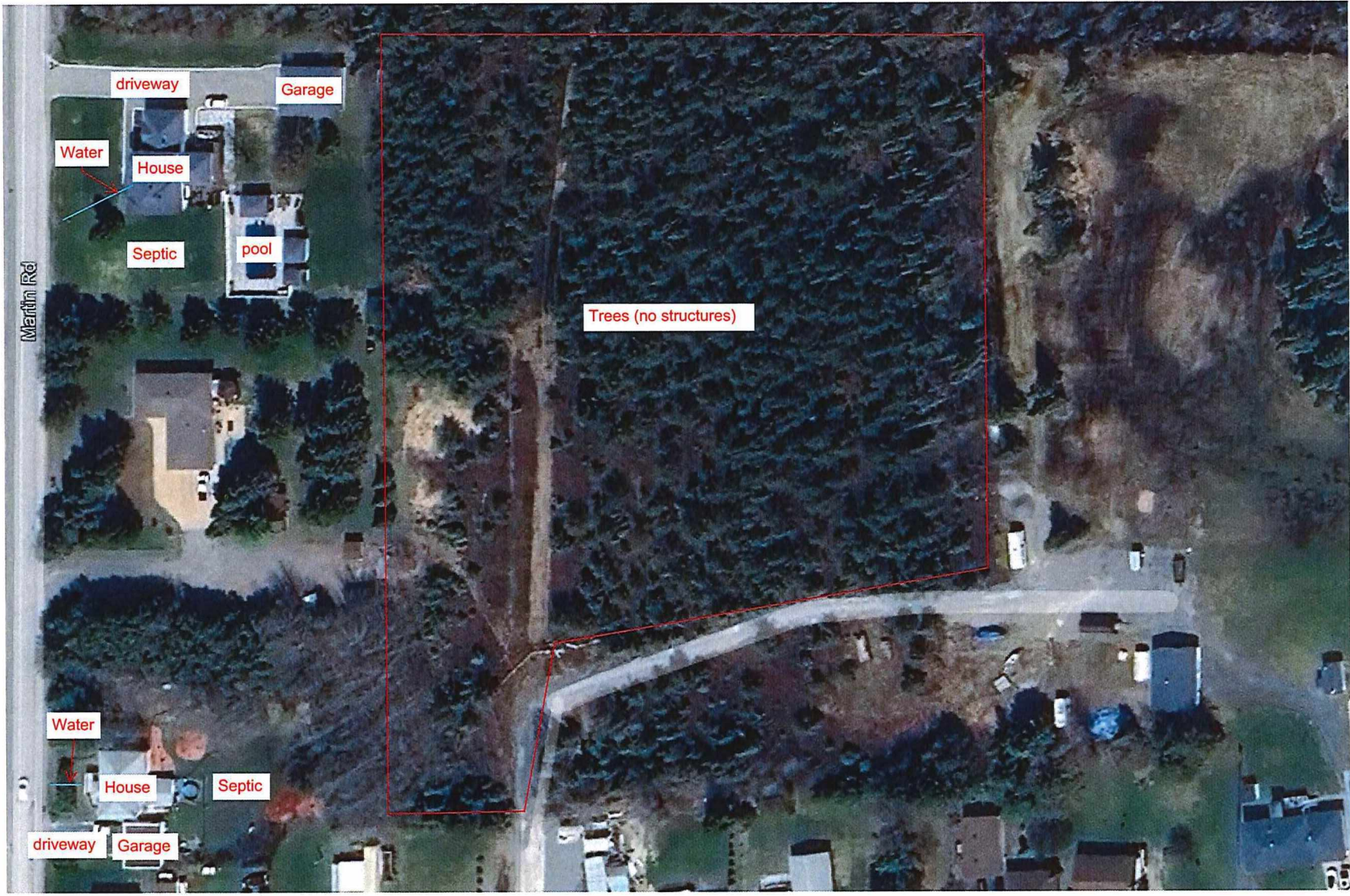


Note, formal legal description will be uploaded once completed. In the works.

Unsure of the scale, this was traced directly over Google earth image.

PL-CON-2025-00070  
Sketch 2

REVISED CONCEPT PLAN - REV 1



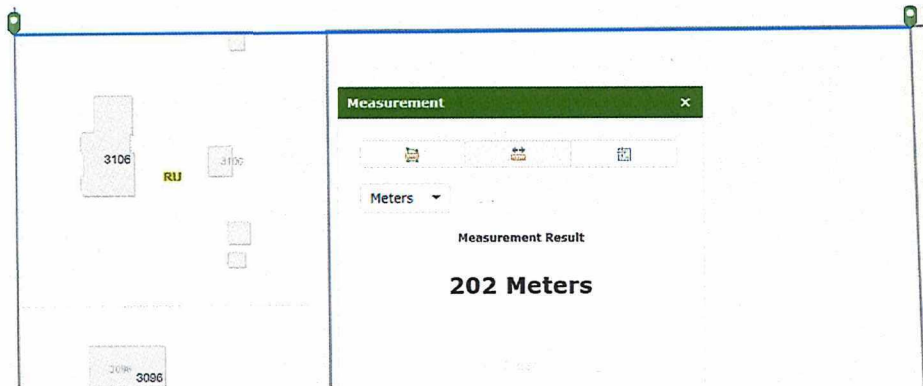
3106 Martin Rd - area with lot addition



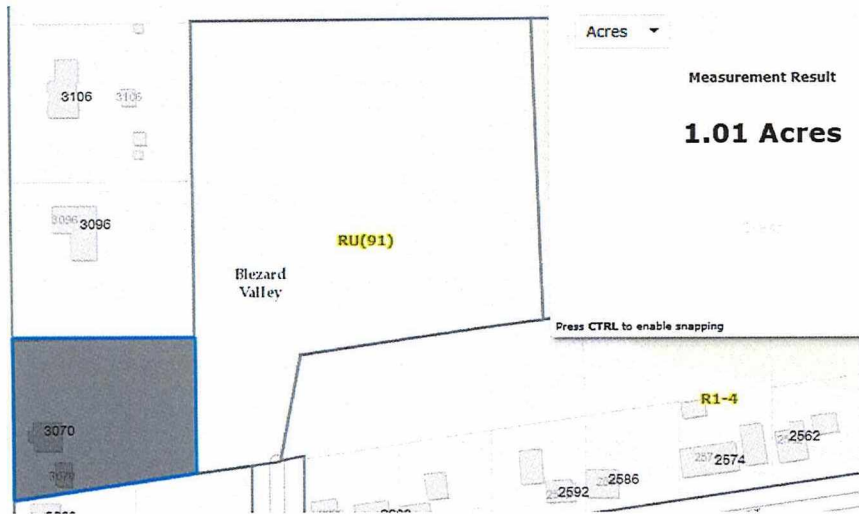
3106 Martin Rd - frontage



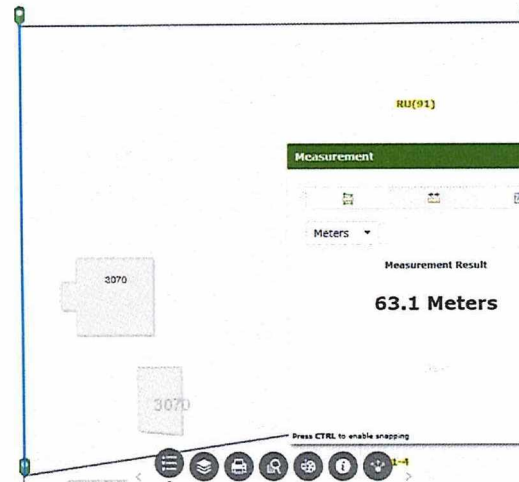
3106 Martin Rd - depth



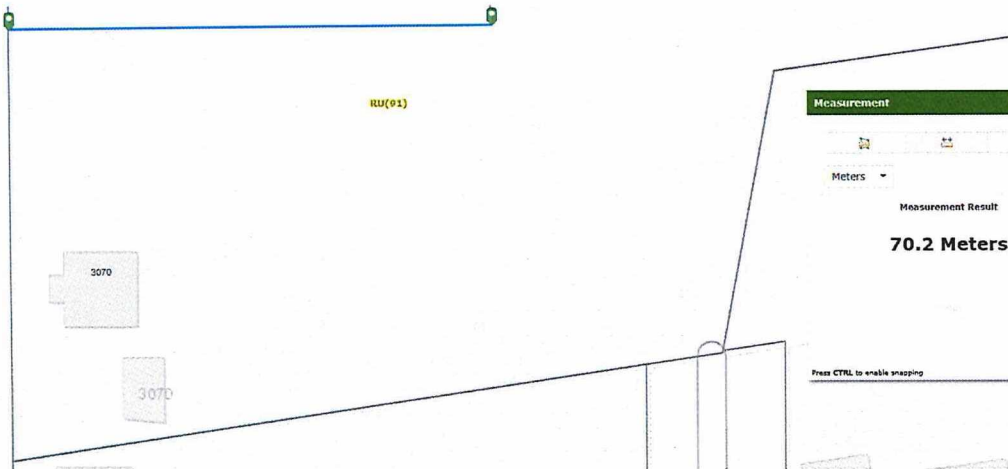
3070 Martin Rd - area with lot reduction



3070 Martin Rd - frontage



3070 Martin Rd -depth





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-2025-00073

**APPLICATION SUMMARY**

---

**File Date:** October 27, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 124 Charlotte Avenue, Chelmsford P0M 1L0

**Applicant(s):** GREATER SUDBURY HOUSING CORPORATION

**Owner(s):** GREATER SUDBURY HOUSING CORPORATION

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

<b>Area</b>	<b>Area (Second Additional Lot if Applicable)</b>
<b>Depth</b>	<b>Depth (Second Additional Lot if Applicable)</b>
<b>Frontage</b>	<b>Frontage (Second Additional Lot if Applicable)</b>

Creation of New Lot

**Area**  
778.26

**Depth**  
36.59

**Frontage**  
15.314

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**

128 Charlotte Ave

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the date of acquisition of subject land?**

1970

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

18

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

0

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

12

**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**

Greater Sudbury Housing Corporation

**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 registered as an instrument LT129353. Being Part 29 on Plan 53R-21987

**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**

No Conflicts

**Explain how the application is consistent with the Provincial Policy Statements**

No Conflicts

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

No Conflicts

**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
5045.26	69.415	162.16

**Existing use of land**

Residential

**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 yearly
- Water

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

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

**LAND SEVERED**

Existing use of land

Residential

Proposed use of land

Residential

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

**WATER/SEWAGE - SEVERED**

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

**PROPERTY ACCESS - SEVERED**

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

Indicate the parking and docking facilities to be used via water

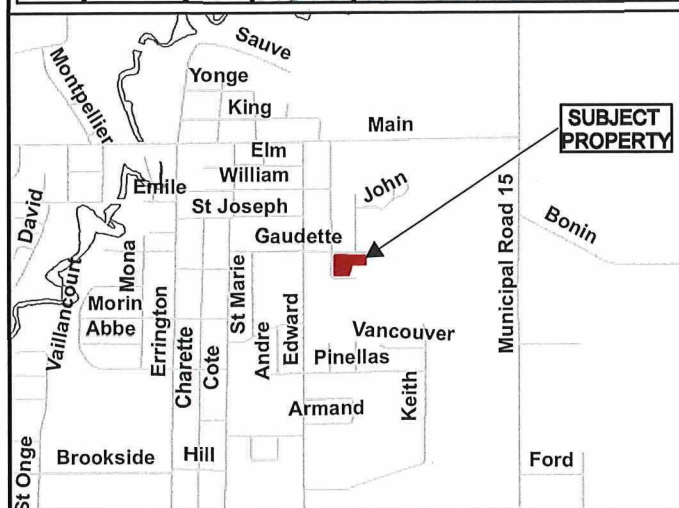
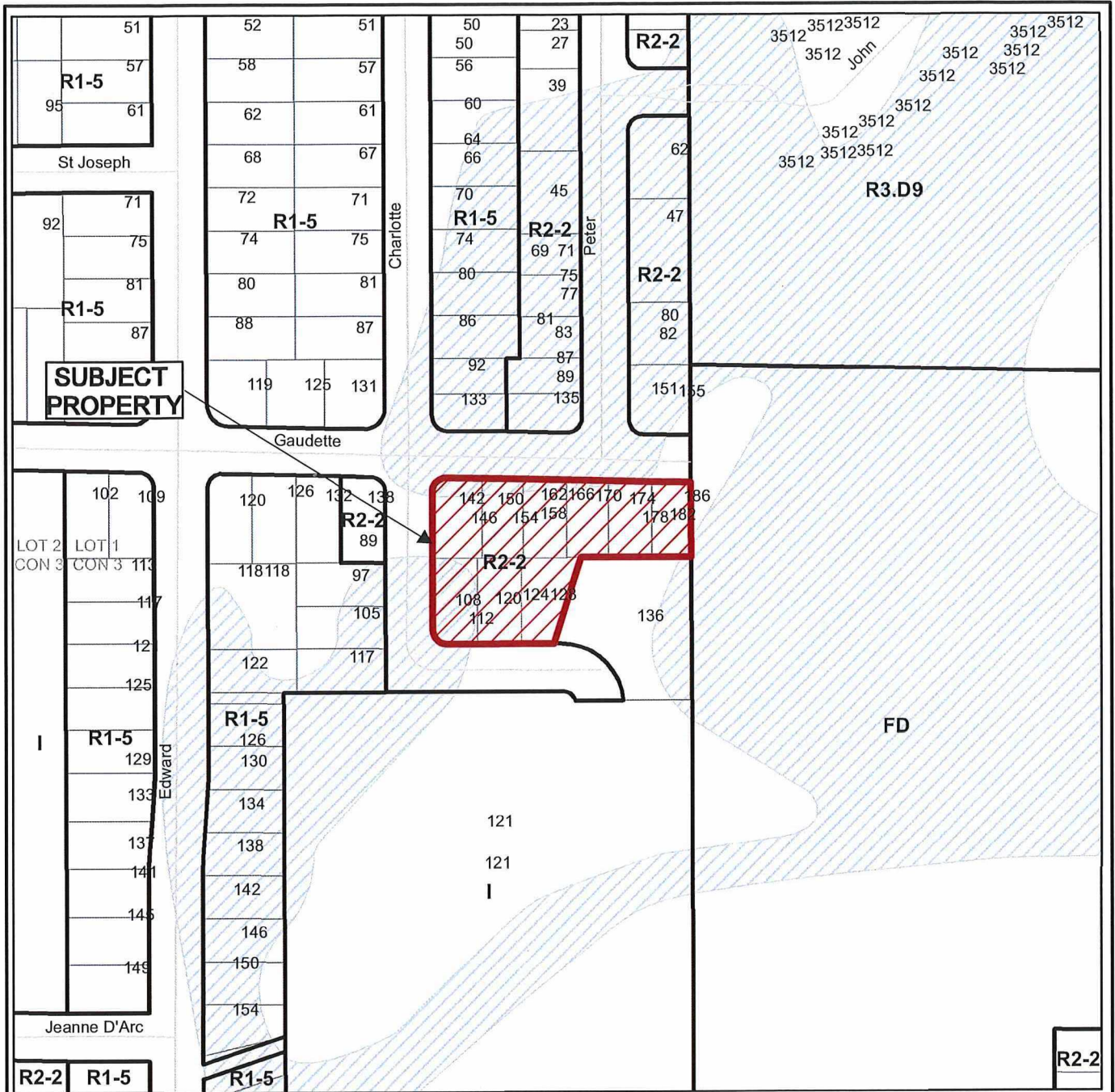
Estimate the distance of these facilities from the severed land and nearest public road by water

## 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)
----------------------	----------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

## 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)
124 - 128 Charlotte Ave - DUPLEX	Severed Land	No	109.26	218.52	2	8.83	9.4	8.54	9.01	18.03	3.841	5.06
SHED	Severed Land	No	4.26	4.26	1	2	2.13	2.13	22.3	11.83	11.6	9.28



### Application for Consent

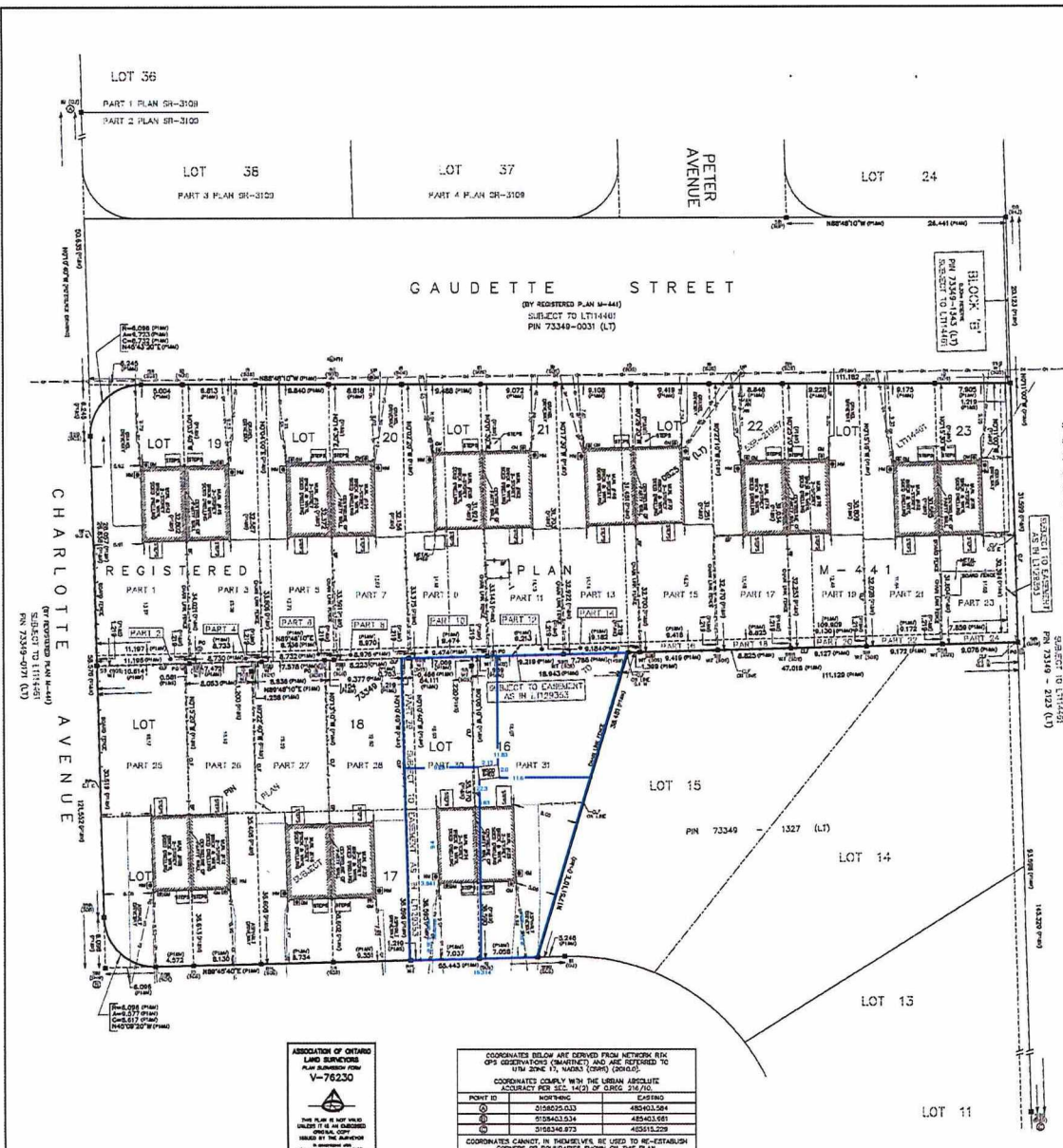


Subject Property being PIN 73349-0825,  
 Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441,  
 Part Lot 1, Concession 3, Township of Balfour,  
 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street,  
 158 and 162 Gaudette Street, 166 and 170 Gaudette Street,  
 174 and 178 Gaudette Street, and  
 182 and 186 Gaudette Street, Chelmsford,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00073, PL-CON-2025-00074,  
 PL-CON-2025-00075, PL-CON-2025-00076,  
 PL-CON-2025-00077 and PL-CON-2025-00078

Date: 2025 10 31



SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC. © 2024

**PART 2**  
 THIS PLAN MUST BE READ IN CONNECTION WITH A SURVEY REPORT DATED APRIL 9, 2024.  
 THIS REPORT WAS PREPARED FOR GREAT18 SUBSIDIARY HOLDING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

- LEGEND**
- MONUMENT PLANTED
  - MONUMENT FOUND
  - ▨ STANDARD IRON BAR
  - ▧ SHORT STANDARD IRON BAR
  - ▩ IRON BAR
  - ▨ ROCK FLAG
  - ▩ MEASURED
  - SET
  - WITNESS
  - PLAN 528-21887
  - D.L. DONLAN LTD.
  - DONLAN, HODGES & WALLACE SURVEYING LTD.
  - S.R. PANTING, O.L.S.
  - SURVEYORS ON SITE INC.
  - D.W. KIRKLAND, O.L.S.
  - J.C. KIRKLAND, O.L.S.
  - CROWN LAMINAR
  - BOARD FENCE
  - CHAIN LINK FENCE
  - ANCHOR POINT
  - FIRE HYDRANT
  - GAS METER
  - FLOOD METER
  - POLE
  - HOLE
  - OVERHEAD UTILITY WIRES

**NOTES**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO CURVED DISTANCES BY MULTIPLYING BY THE ARITHMETIC COMBINED SCALE FACTOR OF 0.99966.  
 SEARCHES ARE LTM GRID DERIVED FROM NETWORK RTM GPS OBSERVATIONS (QUANTIFIED OR NONQUANTIFIED) AND GAS BOUND METER, HAVING A GRID SEARCHING OF NORTH 40° W, MAGNETIC CORRECTION (2020) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (Q) W (LONGITUDINAL).  
 ALL BUILDING FEES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF FEBRUARY, 2024.  
 APRIL 8, 2024  
 RYAN W. SCHEIN  
 ONTARIO LAND SURVEYOR



COORDINATES BELOW ARE DERIVED FROM NETWORK RTM GPS OBSERVATIONS (QUANTIFIED) AND ARE REFERRED TO UTM ZONE 17, MAGNETIC CORRECTION (2020).  
 COORDINATES COMPLY WITH THE UTM ABSOLUTE ACCURACY PER SEC. 14(2) OF OREG. 216/20.

POINT ID	NORTHING	EASTING
1	5184025.033	485403.584
2	518403.534	485403.681
3	5183940.873	485414.208

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

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**SOS SURVEYORS ON SITE INC.**  
 50 WHITWOOD AVENUE  
 NEW LONDON, ONTARIO  
 POL 110  
 705-822-0872  
 www.surveyorsiteinc.com

DRAWN BY: SS CHECKED BY: PMS DTD: APRIL 4, 2024 FILE: 62024-00073

PL-CON-2025-00073  
 Sketch 2

SCHEDULE				SCHEDULE				SCHEDULE							
PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )	
22				11.18	12	PART OF LOT 21			11.31	1				301.55	
23	PART OF LOT 23			240.23	13	PART OF LOTS 21 & 22			235.20	2	PART OF LOT 19			13.85	
24				48.10	14				11.20	3				286.71	
25				381.53	15				203.28	4				10.64	
26				296.22	18	PART OF LOT 22	REGISTERED PLAN M-441	PIN 73349-0825 (L1)	11.48	5	PART OF LOTS 19 & 20	REGISTERED PLAN M-441	PIN 73349-0825 (L1)	285.34	
27	ALL OF LOTS 17 & 18	REGISTERED PLAN M-441	ALL OF PIN 73349-0825 (L1)	321.56	17				275.08	6				10.65	
28				342.73	18				12.76	7	PART OF LOT 20			287.00	
29				44.61	19				283.73	8				10.04	
30				257.99	20	PART OF LOTS 22 & 23			11.13	9	PART OF LOTS 20 & 21			303.66	
31	ALL OF LOT 16			476.86	21				281.50	10				11.55	
				GEOGRAPHIC TOWNSHIP OF BALFOUR								GEOGRAPHIC TOWNSHIP OF BALFOUR			

**PLAN 53R-21987**  
 Received and deposited  
 March 14<sup>th</sup>, 2024  
 Allison Turner  
 Representative for the  
 Land Registrar for the  
 Land Titles Division of  
 Sudbury (No.53)

PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY  
 810mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250 METRES.

- LEGEND**
- MONUMENT PLANTED
  - MONUMENT FOUND
  - SB SHORT STANDARD IRON BAR
  - IB IRON BAR
  - RPL RICK PLUG
  - M MEASURED
  - S SET
  - PN PROPORTIONED
  - WT WITNESS
  - P2 REGISTERED PLAN M-441
  - P1 PLAN 53R-19940
  - P3 PLAN SR-3109
  - IN INSTRUMENT L129353
  - FI FIELD NOTES OF JAMES C. KIRKLAND LTD., PROJECT #3188 DATED AUGUST 8, 2003
  - DND D.S. DORLAND LTD.
  - ENH ENDELMAN, HOLDER & WALLACE SURVEYING LTD.
  - SEP SEP PATENT, O.L.S.
  - PA3 D.W. ENDELMAN, O.L.S.
  - 1428 J.C. KIRKLAND, O.L.S.
  - OU ORIGIN UNKNOWN

**NOTES**

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999266.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTP CS OBSERVATIONS (MARKED IN) ON MONUMENTS (M) AND (S) SHOWN HEREON, HAVING A GRID BEARING OF N07°40'W, MAGN. SCRS (2011.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
 P1, P2 & P3 - 0°00'50" CLOCKWISE.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

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MARCH 8, 2024

*Allison Turner*  
 ALLISON TURNER  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-70435.

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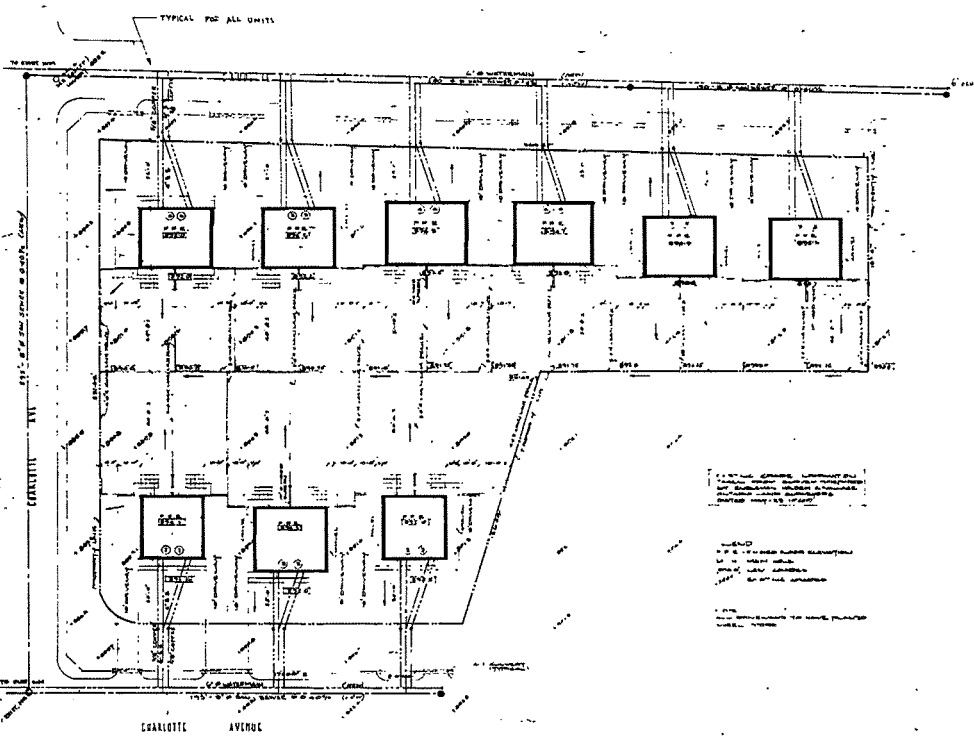
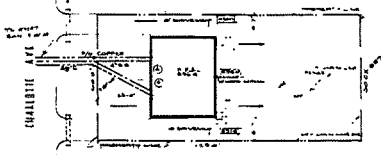
COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF S.R.E.G. 216/01.

POINT ID	NORTHING	EASTING
(A)	5158525.033	485403.584
(B)	5158403.534	485403.981
(C)	5158346.873	485515.220

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PL-CON-2025-00073 Sketch 3



SITE PLAN SCALE 1"=50'

LIST OF DRAWING

- A-1 SITE PLAN
- A-2 SANITARY PLAN
- A-3 WATERMAIN PLAN
- A-4 ELECTRICAL PLAN
- A-5 MECHANICAL PLAN
- A-6 STRUCTURAL PLAN
- A-7 LANDSCAPE PLAN

LEGEND

- Sewer
- Watermain
- Gas
- Storm
- Electric
- Telephone
- Cable
- Fire
- Gas
- Electric
- Telephone
- Cable
- Fire

ABBREVIATION

- PL - PLUMBING
- ME - MECHANICAL
- EL - ELECTRICAL
- ST - STRUCTURAL
- LA - LANDSCAPE
- SI - SANITARY
- WM - WATERMAIN
- GS - GAS
- FI - FIRE
- TE - TELEPHONE
- CA - CABLE

CONSULTANT

**H. H. WARDROP & ASSOCIATES LTD.**  
ENGINEERS AND ARCHITECTS

NO.	REVISIONS

ALL DIMENSIONS MUST BE CHECKED ON THE WORK BY THE CONTRACTOR

INSPECTOR DESIGN DIVISION

20

DRAWN	L K F
CHECKED	K P

PROJECT No.

PROJECT

**CHELMSFORD**

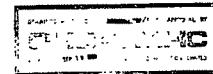
20 FAMILY UNITS

SHEET TITLE

**SITE PLAN**

SANITARY SEWER AND WATERMAIN SERVICES

SCALE	AS SHOWN	SHEET No.	G-1
DATE	10/1/64		



**H. H. WARDROP & ASSOCIATES LTD.**  
ENGINEERS AND ARCHITECTS

PORT ARTHUR - TORONTO

SEE DRAWINGS IN CONNECTION WITH THIS DRAWING FOR ORIGINAL DIMENSIONS

PL-CON-2025-00073  
Sketch 4

SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUBBURY  
 DISTRICT OF SUBBURY

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC. © 2024

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.  
 THIS REPORT WAS PREPARED FOR GREATER SUBBURY HOUSING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

- LEGEND**
- MONUMENT PLANTED
  - MONUMENT FOUND
  - SRB STANDARD IRON BAR
  - SRB SHORT STANDARD IRON BAR
  - IB IRON BAR
  - RFL ROCK FLAG
  - M MEASURED
  - S SET
  - WT WITNESS
  - 2ND PLAN 538-21067
  - DND D.S. DORLAND LTD.
  - CHW ENDELMAN, HOLDER & WALLACE SURVEYING LTD.
  - SEP S.E. PRATTING, O.L.S.
  - SOS SURVEYORS ON SITE INC.
  - 943 B.W. ENDELMAN, O.L.S.
  - 1428 J.E. KIRKLAND, O.L.S.
  - OU ORIGIN UNKNOWN
  - BF BOARD FENCE
  - CHL CHAIN LINK FENCE
  - AF ANCHOR POINT
  - FI FIRE HYDRANT
  - CM CAS METER
  - HM HYDRO METER
  - PO POLE
  - UP UTILITY POLE
  - OH OVERHEAD UTILITY WRES

**NOTES**

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APRIL 9, 2024

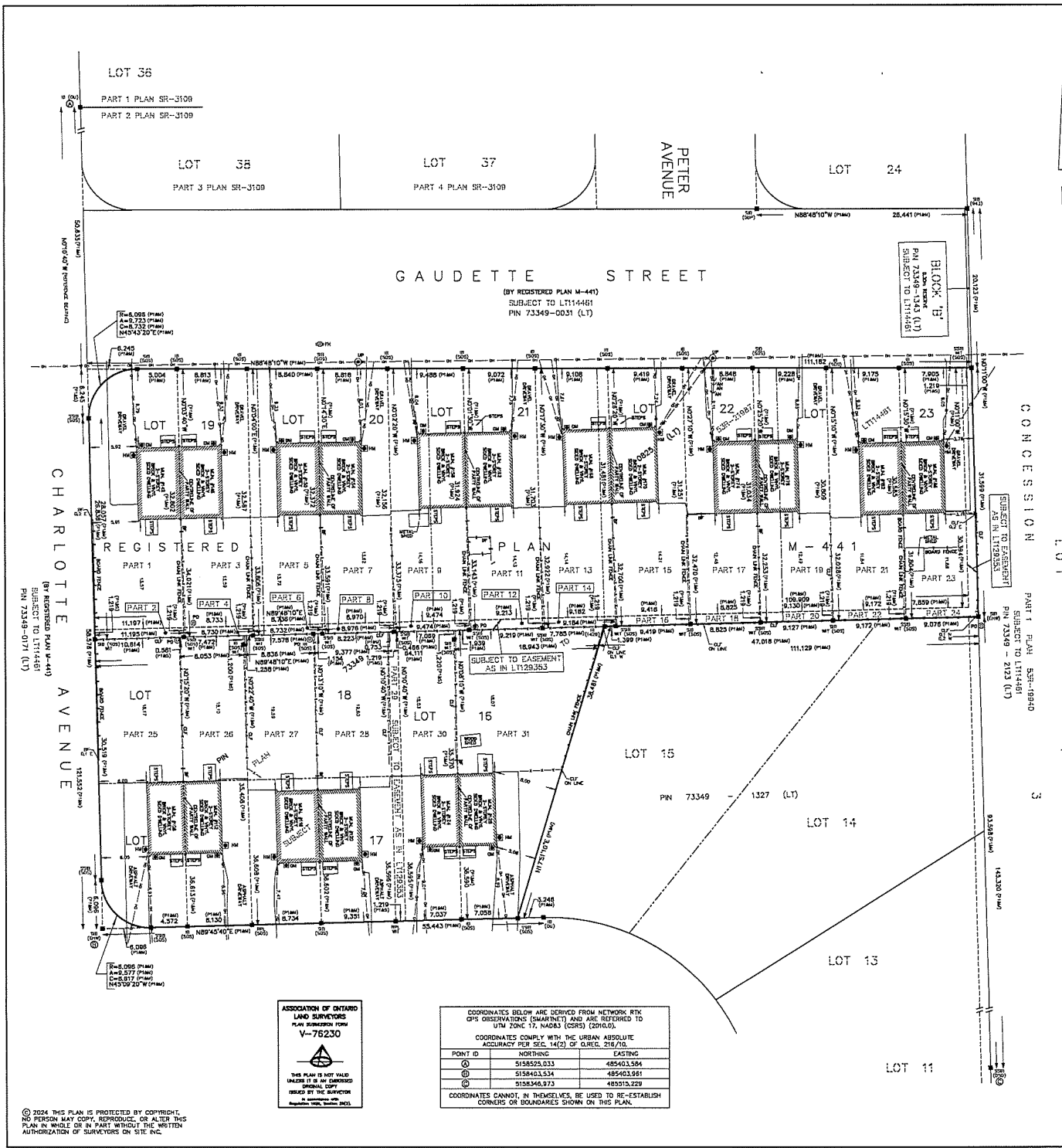
*FRAN W. SEGUN*  
 FRANK W. SEGUN  
 ONTARIO LAND SURVEYOR



50 WHITEWOOD AVENUE  
 NEW LISKARD, ONTARIO  
 P0J 1P0  
 705-822-0872  
 www.surveyorsonsite.com

DRAWN BY: DS CHECKED BY: RWS DATE: APRIL 9, 2024 FILE: S:\202024-003\_SDRP\_17

PLCON-2025-00073 Sketch 5



ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBSCRIPTION FORM  
 V-76230

THIS PLAN IS NOT VALID UNLESS IT IS AN UNREVISED ORIGINAL COPY ISSUED BY THE SURVEYOR

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POINT ID	NORTHING	EASTING
①	5158525.033	485403.584
②	5158403.534	485403.981
③	5158546.973	485515.229

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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-2025-00074

### APPLICATION SUMMARY

---

**File Date:** October 27, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 142 Gaudette Street, Chelmsford P0M 1L0

**Applicant(s):** GREATER SUDBURY HOUSING CORPORATION

**Owner(s):** GREATER SUDBURY HOUSING 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  
672.55

Depth  
32.587

Frontage  
20.062

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**

146 Gaudette Street

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the date of acquisition of subject land?**

1970

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

18

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

0

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

12

**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**

Greater Sudbury Housing Corporation

**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 registered as LT129353 over Parts 2 & 4 on Plan 53R-21987

**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**

No Conflicts

**Explain how the application is consistent with the Provincial Policy Statements**

No Conflicts

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

No Conflicts

### **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**

<b>Area</b>	<b>Depth</b>	<b>Frontage</b>
5106.36	69.415	142.098

**Existing use of land**

Residential

**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 yearly
- Water

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

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

**LAND SEVERED**

Existing use of land

Residential

Proposed use of land

Residential

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

**WATER/SEWAGE - SEVERED**

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

**PROPERTY ACCESS - SEVERED**

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

Indicate the parking and docking facilities to be used via water

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

## PROPOSED BUILDING/STRUCTURE

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

## 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)
142 -146 Gaudette St	Severed Land	No	109.26	195.84	2	8.83	9.4	8.54	9.79	14.809	5.91	4.398





SCHEDULE				SCHEDULE				SCHEDULE				
PART	LOT/BLOCK	PLAN	PIN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	AREA (m <sup>2</sup> )
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- ▬ SHORT STANDARD IRON BAR
- ▬ IRON BAR
- ▬ ROCK PLUG
- ▬ MEASURED
- ▬ SET
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- ▬ PLAN SR-19940
- ▬ PLAN SR-3109
- ▬ INSTRUMENT LT29333
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- ▬ D.S. DORLAND LTD.
- ▬ ENDELMAN, HELDER & WALLACE SURVEYING LTD.
- ▬ S.R. PANTING, O.L.S.
- ▬ D.W. ENDELMAN, O.L.S.
- ▬ J.E. KIRKLAND, O.L.S.
- ▬ BRITON UNKNOWN

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MARCH 8, 2024

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 ALLISON TURNER  
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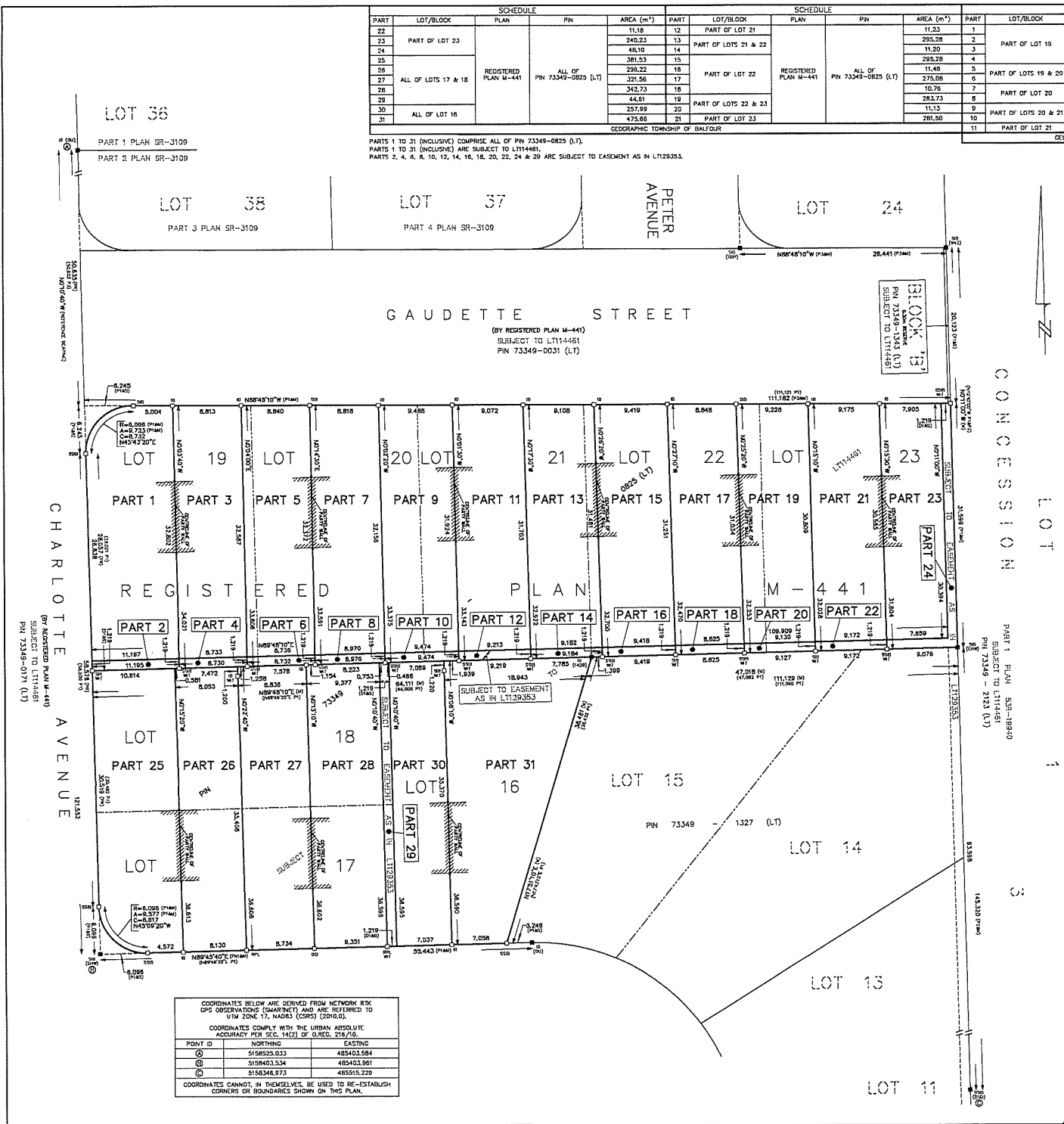
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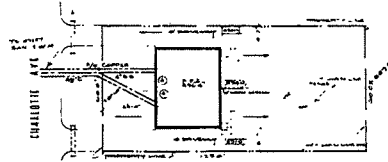
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 NEW LISKEARD, ONTARIO  
 P0J 1P0  
 705-822-0872  
 www.surveyorsonsite.com

PL-CON-2025-00074 sketch 3



**LIST OF DRAWING**

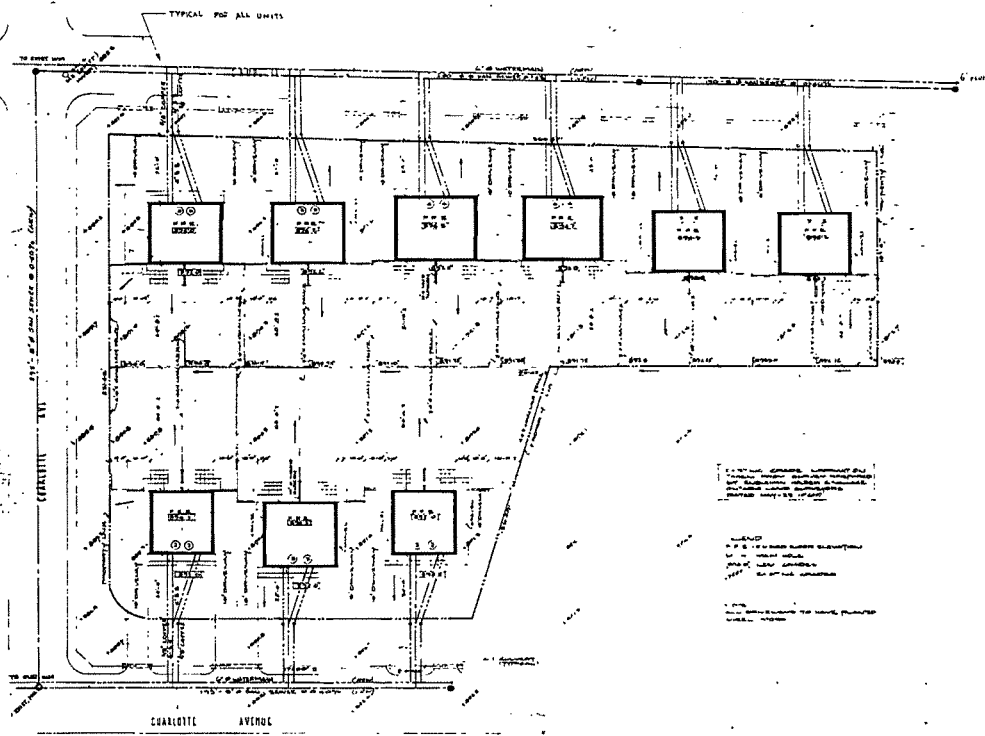
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- A.2 SANITARY SEWER
- A.3 WATERMAIN
- A.4 ELECTRICAL
- A.5 MECHANICAL
- A.6 PLUMBING
- A.7 FINISH SCHEDULES

**LEGEND**

- Sewer
- Watermain
- Electric
- Mechanical
- Plumbing
- Finish Schedule
- Other

**ABBREVIATION**

- MS - METERS
- MM - MILLIMETERS
- FT - FEET
- IN - INCHES
- CM - CENTIMETERS
- MM - MILLIMETERS



**SITE PLAN** SCALE: 1/8" = 1'-0"

NOTES:  
1. SEE GENERAL NOTES AND SPECIFICATIONS FOR DETAILS OF CONSTRUCTION.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

NOTES:  
1. SEE GENERAL NOTES AND SPECIFICATIONS FOR DETAILS OF CONSTRUCTION.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

- 1. SEE GENERAL NOTES AND SPECIFICATIONS FOR DETAILS OF CONSTRUCTION.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

CONSULTANT	
H. C. PALMER ENGINEERS 100 BAYVIEW AVENUE, TORONTO, ONT. M2N 6L2	
REVISIONS	
ALL DIMENSIONS MUST BE CHECKED ON THE WORK BY THE CONTRACTOR	
DIRECTOR DESIGN DIVISION <span style="float: right;">20</span>	
DRAWN <u>L.H.F.</u>	CHECKED <u>K.P.</u>
PROJECT NO. <b>CHELMSPFORD</b> 20 FAMILY UNITS	
SHEET TITLE <b>SITE PLAN</b> <b>SANITARY SEWER AND</b> <b>WATERMAIN SERVICES</b>	
SCALE AS SHOWN	SHEET NO. <b>G-1</b>
H. C. PALMER ENGINEERING LTD. PORT ARTHUR • TORONTO	

SOME OBJECTS IN SKETCH ARE  
BY PERMISSION OF ORIGINAL DEVELOPER

PL-CON-2023-00074  
Sketch 4

SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC. © 2024

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.  
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY HOUSING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**LEGEND**

- MONUMENT PLANTED
- MONUMENT FOUND
- ▣ STANDARD IRON BAR
- ▤ SHORT STANDARD IRON BAR
- ▥ IRON BAR
- ▧ ROCK PLUG
- ▨ MEASURED
- ▩ SET
- WIT WITNESS
- PI PLAN 538-21887
- IND D.S. DORLAND LTD.
- DHW ENDLEMAN, HOLDER & WALLACE SURVEYING LTD.
- SPB S.B. PARKING, O.L.S.
- 5025 SURVEYORS ON SITE INC.
- 948 B.M. ENDLEMAN, O.L.S.
- 1429 J.L. KIRKLAND, O.L.S.
- OLU ORIGIN UNKNOWN
- IF BOARD FENCE
- IF CHAIN LINK FENCE
- IF ANCHOR POINT
- IF FIRE HYDRANT
- IF GAS METER
- IF HYDRA METER
- IF POLE
- IF UTILITY POLE
- IF OVERHEAD UTILITY WIRES

**NOTES**

- DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999266.
- BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNETS) OR MONUMENTS (Q) AND (Q) AS SHOWN HEREIN, HAVING A GRID BEARING OF N07°40'W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).
- ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

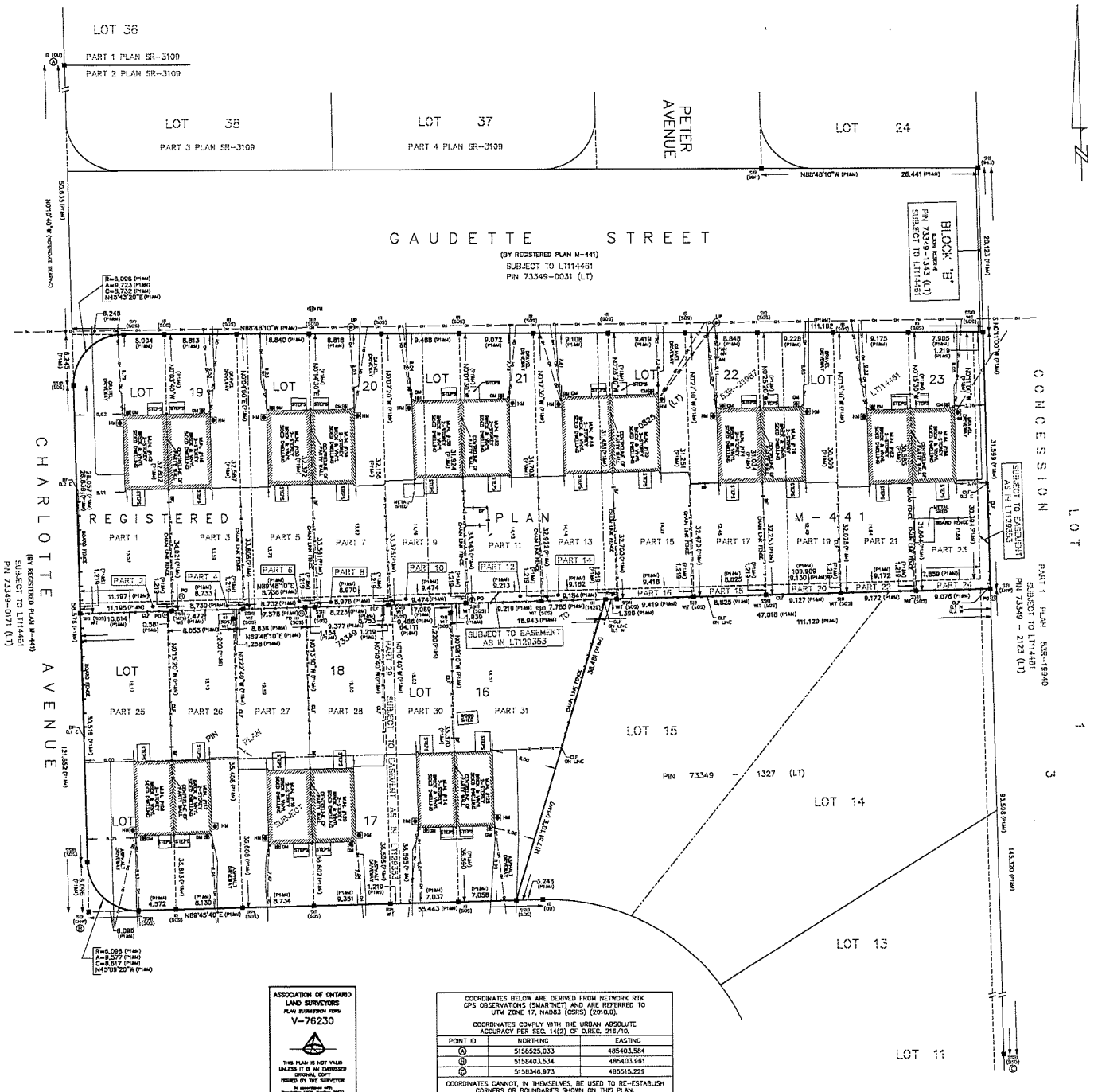
- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.

APRIL 9, 2024

*[Signature]*  
 FIAN N. SEGAN  
 ONTARIO LAND SURVEYOR



50 WHITWOOD AVENUE  
 NEW LISKARD, ONTARIO  
 PO BOX 170  
 705-822-0872  
 www.surveyorsonsite.com



ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBSCRIBED FORM  
 V-76230

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).  
 COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF OREG. 216/76.

POINT ID	NORTHING	EASTING
①	5158525.033	485403.584
②	5158403.534	485403.981
③	5158346.973	485515.229

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

© 2024 THIS PLAN IS PROTECTED BY COPYRIGHT. NO PERSON MAY COPY, REPRODUCE, OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF SURVEYORS ON SITE INC.

PL-CON-2025-00074 Sketch 5



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-2025-00075

**APPLICATION SUMMARY**

---

**File Date:** October 27, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 158 Gaudette Street, Chelmsford P0M 1L0

**Applicant(s):** GREATER SUDBURY HOUSING CORPORATION

**Owner(s):** GREATER SUDBURY HOUSING 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  
617.18

Depth  
33.143

Frontage  
18.56

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**

162 Gaudette street

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the date of acquisition of subject land?**

1970

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

18

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

0

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

12

**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**

Greater Sudbury Housing Corporation

**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 registered as LT129353 over Parts 10 & 12 on Plan 53R-21987

**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**

No Conflicts

**Explain how the application is consistent with the Provincial Policy Statements**

No Conflicts

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

No Conflicts

### **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**

<b>Area</b>	<b>Depth</b>	<b>Frontage</b>
5161.73	69.415	142.6

**Existing use of land**

Residential

**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 yearly
- Water

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

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

**LAND SEVERED**

Existing use of land

Residential

Proposed use of land

Residential

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

**WATER/SEWAGE - SEVERED**

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

**PROPERTY ACCESS - SEVERED**

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

Indicate the parking and docking facilities to be used via water

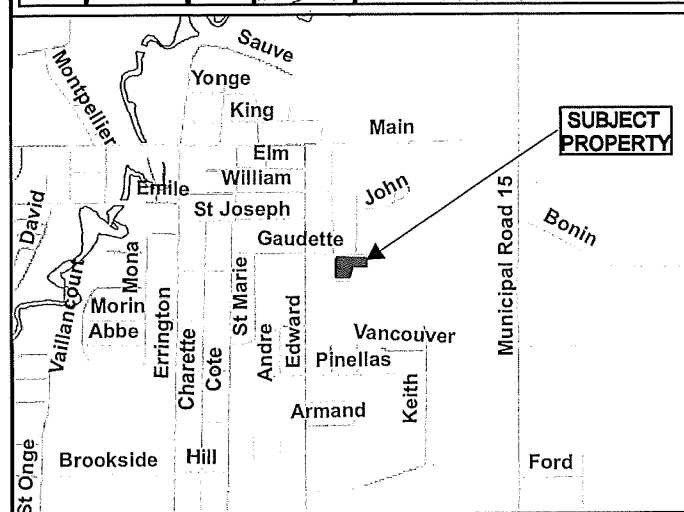
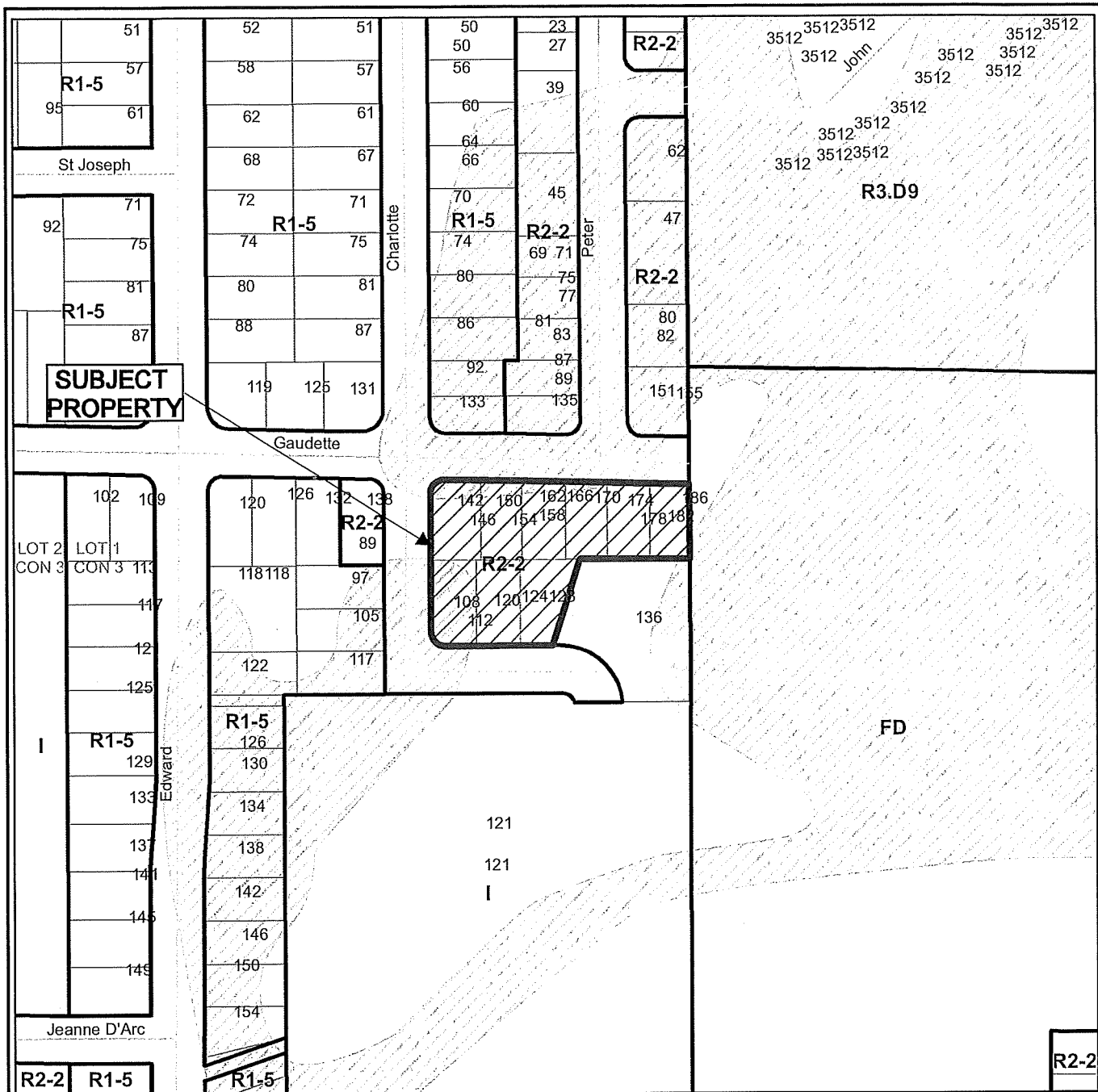
Estimate the distance of these facilities from the severed land and nearest public road by water

## 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)
----------------------	----------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

## 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)
158 -162 Gaudette Street	Severed Land	No	109.26	218.52	2	8.83	9.4	8.54	7.78	15.379	5.073	4.657
Metal Shed	Severed Land	No	4.26	4.26	1	2.0	2.13	1.94	19.94	8.83	3.86	12.57



## Application for Consent

N

Subject Property being PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford, City of Greater Sudbury

NTS  
Sketch 1

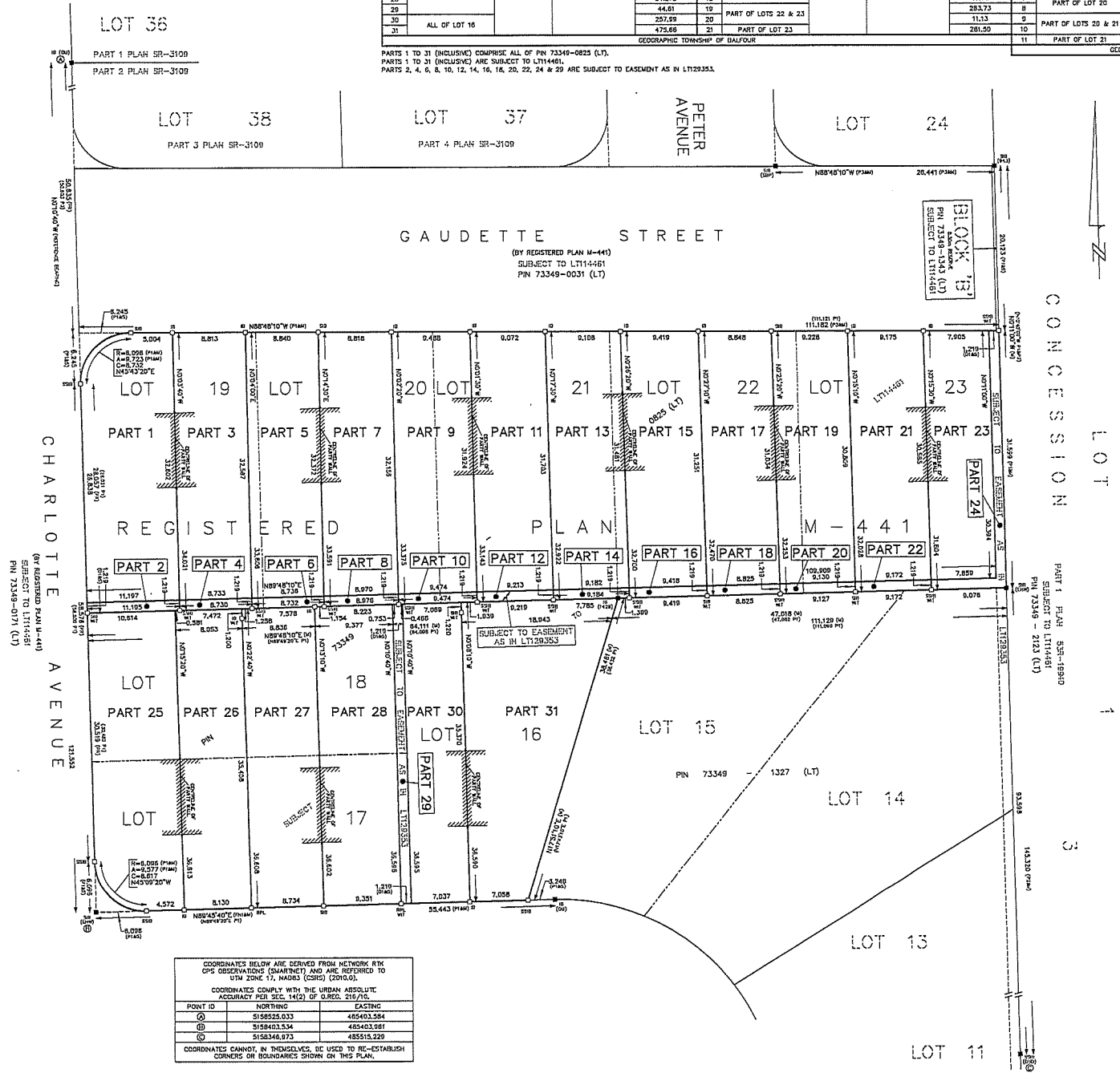
PL-CON-2025-00073, PL-CON-2025-00074,  
PL-CON-2025-00075, PL-CON-2025-00076,  
PL-CON-2025-00077 and PL-CON-2025-00078  
Date: 2025 10 31



SCHEDULE				SCHEDULE				SCHEDULE				
PART	LOT/BLOCK	PLAN	PIN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	AREA (m <sup>2</sup> )
22				11.18	12	PART OF LOT 21		11.23	1			361.55
23	PART OF LOT 23			242.23	13	PART OF LOTS 21 & 22		205.28	2	PART OF LOT 19		13.65
24				48.10	14			11.20	3			286.71
25				381.53	15			205.28	4			10.84
26				296.22	16	PART OF LOT 22	REGISTERED PLAN M-441	11.45	5	PART OF LOTS 19 & 20		285.34
27	ALL OF LOTS 17 & 18	REGISTERED PLAN M-441	ALL OF PIN 73349-0825 (LT)	321.30	17			275.08	6	PART OF LOT 20		10.85
28				342.73	18			16.76	7			287.00
29				44.81	19	PART OF LOTS 22 & 23		283.73	8			10.94
30				257.99	20			11.13	9	PART OF LOTS 20 & 21		303.66
31	ALL OF LOT 16			475.66	21	PART OF LOT 23		281.50	10			11.55
									11	PART OF LOT 21		290.74

PARTS 1 TO 31 (INCLUSIVE) COMPRISE ALL OF PIN 73349-0825 (LT).  
 PARTS 1 TO 31 (INCLUSIVE) ARE SUBJECT TO LTT14461.  
 PARTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 & 26 ARE SUBJECT TO EASEMENT AS IN LTT29353.

**PLAN 53R-21987**  
 Received and deposited  
 March 14, 2024  
 Allison Turner  
 Representative for the  
 Land Registrar for the  
 Land Titles Division of  
 Sudbury (No.53)



PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY  
 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250 METRES.

- LEGEND**
- MONUMENT PLANTED
  - MONUMENT FOUND
  - ▬ STANDARD IRON BAR
  - ▬ SHORT STANDARD IRON BAR
  - ▬ IRON DAW
  - ▬ RODD PLUG
  - ▬ MEASURED
  - ▬ SET
  - ▬ PROPOSITIONED
  - ▬ WITNESS
  - ▬ REGISTERED PLAN M-441
  - ▬ PLAN 53R-19940
  - ▬ PLAN SR-3109
  - ▬ INSTRUMENT LTT29353
  - ▬ FIELD NOTES OF JAMES E. KIRKLAND LTD.
  - ▬ PROJECT PATROL, DATED AUGUST 6, 2023
  - ▬ DND
  - ▬ D.S. DORLAND LTD.
  - ▬ ENLEMAN, HELDER & WALLACE SURVEYING LTD.
  - ▬ S.P.
  - ▬ S.B. PANTING, O.L.S.
  - ▬ D.W. ENLEMAN, D.L.S.
  - ▬ J.E. KIRKLAND, O.L.S.
  - ▬ O.U.
  - ▬ ORIGIN UNKNOWN

**NOTES**

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE CORRECTED SCALE FACTOR OF 0.999566.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (MARKETS) ON MONUMENTS (1) AND (2) AS SHOWN HEREON. HAVING A GRID BEARING OF N07°40'00" W, NAD83 CSRS (2011.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
 P1, P2 & P3 - 0°09'50" CLOCKWISE.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.

MARCH 6, 2024

*Ryan W. Cessio*  
 RYAN W. CESSIO  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-70435.

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (MARKETS) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2011.0).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 11(1) OF OREG. 216/01.

POINT ID	NORTHING	EASTING
(1)	5156525.033	485402.584
(2)	5156403.534	485403.081
(3)	5156346.373	485515.229

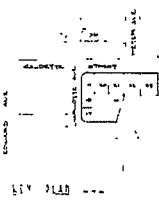
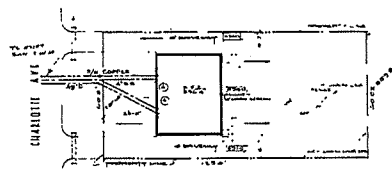
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**SOS**  
 SURVEYORS ON SITE INC.

80 WHITEWOOD AVENUE  
 NEW LISKEARD, ONTARIO  
 PO BOX 190  
 705-822-0872  
 www.surveyorsite.com

FORM 971-02 CHECKED BY: ANG DATED: MARCH 6, 2024 FILE: 53R2024-003\_RPLAN-1

PL-CON-2025-00075 Sketch 3



**LIST OF DRAWING**

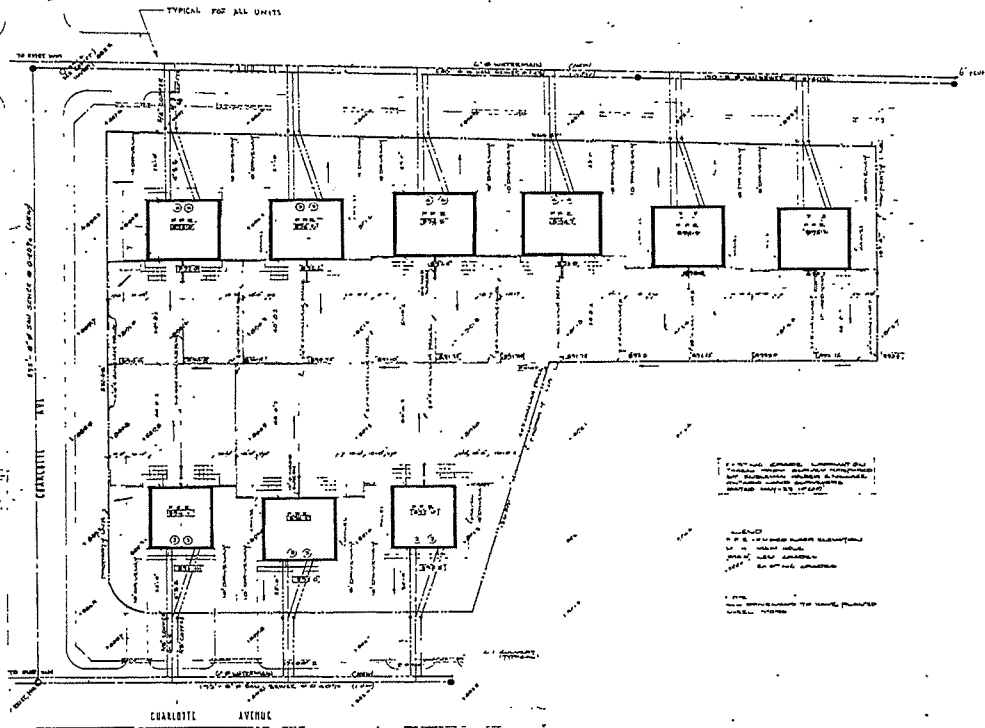
- A.1 SITE PLAN
- A.2 SANITARY SEWER PLAN
- A.3 WATERMAIN PLAN
- A.4 SANITARY SEWER UNIT
- A.5 WATERMAIN UNIT
- A.6 SANITARY SEWER UNIT
- A.7 SANITARY SEWER UNIT
- A.8 SANITARY SEWER UNIT
- A.9 SANITARY SEWER UNIT
- A.10 SANITARY SEWER UNIT
- A.11 SANITARY SEWER UNIT
- A.12 SANITARY SEWER UNIT
- A.13 SANITARY SEWER UNIT
- A.14 SANITARY SEWER UNIT
- A.15 SANITARY SEWER UNIT
- A.16 SANITARY SEWER UNIT
- A.17 SANITARY SEWER UNIT

**LEGEND**

- Sanitary Sewer
- Watermain
- Sanitary Sewer Unit
- Watermain Unit
- Sanitary Sewer Manhole
- Watermain Manhole
- Sanitary Sewer Valve
- Watermain Valve
- Sanitary Sewer Catch Basin
- Watermain Catch Basin
- Sanitary Sewer Inlet
- Watermain Inlet
- Sanitary Sewer Outlet
- Watermain Outlet
- Sanitary Sewer Connection
- Watermain Connection
- Sanitary Sewer Junction
- Watermain Junction
- Sanitary Sewer Tee
- Watermain Tee
- Sanitary Sewer Cross
- Watermain Cross
- Sanitary Sewer Elbow
- Watermain Elbow
- Sanitary Sewer Tee Tee
- Watermain Tee Tee
- Sanitary Sewer Tee Tee Tee
- Watermain Tee Tee Tee
- Sanitary Sewer Tee Tee Tee Tee
- Watermain Tee Tee Tee Tee
- Sanitary Sewer Tee Tee Tee Tee Tee
- Watermain Tee Tee Tee Tee Tee

**ABBREVIATION**

- SS - SANITARY SEWER
- WM - WATERMAIN
- SM - SANITARY MANHOLE
- WM - WATERMAIN MANHOLE
- SV - SANITARY VALVE
- WM - WATERMAIN VALVE
- CB - SANITARY CATCH BASIN
- WM - WATERMAIN CATCH BASIN
- SI - SANITARY INLET
- WM - WATERMAIN INLET
- SO - SANITARY OUTLET
- WM - WATERMAIN OUTLET
- SC - SANITARY CONNECTION
- WM - WATERMAIN CONNECTION
- SJ - SANITARY JUNCTION
- WM - WATERMAIN JUNCTION
- ST - SANITARY TEE
- WM - WATERMAIN TEE
- SC - SANITARY CROSS
- WM - WATERMAIN CROSS
- SE - SANITARY ELBOW
- WM - WATERMAIN ELBOW
- STT - SANITARY TEE TEE
- WMT - WATERMAIN TEE TEE
- STTT - SANITARY TEE TEE TEE
- WMTT - WATERMAIN TEE TEE TEE
- STTTT - SANITARY TEE TEE TEE TEE
- WMTTT - WATERMAIN TEE TEE TEE TEE
- STTTTT - SANITARY TEE TEE TEE TEE TEE
- WMTTTT - WATERMAIN TEE TEE TEE TEE TEE



1. ALL SANITARY SEWER LINES SHALL BE 150mm (6") DIA. UNLESS OTHERWISE SPECIFIED.  
 2. ALL WATERMAIN LINES SHALL BE 150mm (6") DIA. UNLESS OTHERWISE SPECIFIED.  
 3. ALL SANITARY SEWER LINES SHALL BE 1.8m (6') DEEP UNLESS OTHERWISE SPECIFIED.  
 4. ALL WATERMAIN LINES SHALL BE 1.2m (4') DEEP UNLESS OTHERWISE SPECIFIED.  
 5. ALL SANITARY SEWER LINES SHALL BE 1.8m (6') DEEP AT MANHOLES.  
 6. ALL WATERMAIN LINES SHALL BE 1.2m (4') DEEP AT MANHOLES.  
 7. ALL SANITARY SEWER LINES SHALL BE 1.8m (6') DEEP AT VALVES.  
 8. ALL WATERMAIN LINES SHALL BE 1.2m (4') DEEP AT VALVES.  
 9. ALL SANITARY SEWER LINES SHALL BE 1.8m (6') DEEP AT CONNECTIONS.  
 10. ALL WATERMAIN LINES SHALL BE 1.2m (4') DEEP AT CONNECTIONS.  
 11. ALL SANITARY SEWER LINES SHALL BE 1.8m (6') DEEP AT JUNCTIONS.  
 12. ALL WATERMAIN LINES SHALL BE 1.2m (4') DEEP AT JUNCTIONS.  
 13. ALL SANITARY SEWER LINES SHALL BE 1.8m (6') DEEP AT TEES.  
 14. ALL WATERMAIN LINES SHALL BE 1.2m (4') DEEP AT TEES.  
 15. ALL SANITARY SEWER LINES SHALL BE 1.8m (6') DEEP AT CROSSES.  
 16. ALL WATERMAIN LINES SHALL BE 1.2m (4') DEEP AT CROSSES.  
 17. ALL SANITARY SEWER LINES SHALL BE 1.8m (6') DEEP AT ELBOWS.  
 18. ALL WATERMAIN LINES SHALL BE 1.2m (4') DEEP AT ELBOWS.  
 19. ALL SANITARY SEWER LINES SHALL BE 1.8m (6') DEEP AT TEE TEES.  
 20. ALL WATERMAIN LINES SHALL BE 1.2m (4') DEEP AT TEE TEES.

LEGEND  
 1. 150mm (6") DIA. SANITARY SEWER  
 2. 150mm (6") DIA. WATERMAIN  
 3. 150mm (6") DIA. SANITARY SEWER MANHOLE  
 4. 150mm (6") DIA. WATERMAIN MANHOLE  
 5. 150mm (6") DIA. SANITARY SEWER VALVE  
 6. 150mm (6") DIA. WATERMAIN VALVE  
 7. 150mm (6") DIA. SANITARY SEWER CATCH BASIN  
 8. 150mm (6") DIA. WATERMAIN CATCH BASIN  
 9. 150mm (6") DIA. SANITARY SEWER INLET  
 10. 150mm (6") DIA. WATERMAIN INLET  
 11. 150mm (6") DIA. SANITARY SEWER OUTLET  
 12. 150mm (6") DIA. WATERMAIN OUTLET  
 13. 150mm (6") DIA. SANITARY SEWER CONNECTION  
 14. 150mm (6") DIA. WATERMAIN CONNECTION  
 15. 150mm (6") DIA. SANITARY SEWER JUNCTION  
 16. 150mm (6") DIA. WATERMAIN JUNCTION  
 17. 150mm (6") DIA. SANITARY SEWER TEE  
 18. 150mm (6") DIA. WATERMAIN TEE  
 19. 150mm (6") DIA. SANITARY SEWER CROSS  
 20. 150mm (6") DIA. WATERMAIN CROSS  
 21. 150mm (6") DIA. SANITARY SEWER ELBOW  
 22. 150mm (6") DIA. WATERMAIN ELBOW  
 23. 150mm (6") DIA. SANITARY SEWER TEE TEE  
 24. 150mm (6") DIA. WATERMAIN TEE TEE  
 25. 150mm (6") DIA. SANITARY SEWER TEE TEE TEE  
 26. 150mm (6") DIA. WATERMAIN TEE TEE TEE  
 27. 150mm (6") DIA. SANITARY SEWER TEE TEE TEE TEE  
 28. 150mm (6") DIA. WATERMAIN TEE TEE TEE TEE

**SITE PLAN** SCALE: 1" = 30.0'

CONSULTANT

**H. H. HEDDERLEY & ASSOCIATES LTD.**  
 ENGINEERS, ARCHITECTS, PLANNERS AND DESIGNERS

1100 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.HHHA.COM

REVISIONS

1	
2	
3	
4	
5	

DIRECTOR DESIGN DIVISION

9.0

DRAWN	L.H.F.
CHECKED	K.P.
DATE	

PROJECT NO.

PROJECT

**CHELMSFORD**  
 20 FAMILY UNITS

SHEET TITLE

**SITE PLAN**  
 SANITARY SEWER AND  
 WATERMAIN SERVICES

SCALE	AS SHOWN	SHEET NO.	G-1
DATE	10/1/04		



**H. H. HEDDERLEY & ASSOCIATES LTD.**  
 ENGINEERS, ARCHITECTS, PLANNERS AND DESIGNERS

1100 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.HHHA.COM

SOME OBJECTS IN PERSPECTIVE VIEW  
 TO MAINTAIN ORIGINAL DIMENSIONS

PL-CON-2028-00075  
 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-2025-00076

**APPLICATION SUMMARY**

---

**File Date:** October 27, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 166 Gaudette Street, Chelmsford P0M 1L0

**Applicant(s):** GREATER SUDBURY HOUSING CORPORATION

**Owner(s):** GREATER SUDBURY HOUSING CORPORATION

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

<b>Area</b>	<b>Area (Second Additional Lot if Applicable)</b>
<b>Depth</b>	<b>Depth (Second Additional Lot if Applicable)</b>
<b>Frontage</b>	<b>Frontage (Second Additional Lot if Applicable)</b>

Creation of New Lot

**Area**  
613.24

**Depth**  
32.7

**Frontage**  
18.527

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**

170 Gaudette Street

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the date of acquisition of subject land?**

1970

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

18

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

0

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

12

**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**

Greater Sudbury Housing Corporation

**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 registered as LT129353 over Parts 14 & 16 on Plan 53R-21987

**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**

No Conflicts

**Explain how the application is consistent with the Provincial Policy Statements**

No Conflicts

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

No Conflicts

### **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**

<b>Area</b>	<b>Depth</b>	<b>Frontage</b>
5186.31	69.415	142.633

**Existing use of land**

Residential

**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 yearly
- Water

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

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

**LAND SEVERED**

Existing use of land

Residential

Proposed use of land

Residential

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

**WATER/SEWAGE - SEVERED**

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

**PROPERTY ACCESS - SEVERED**

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

Indicate the parking and docking facilities to be used via water

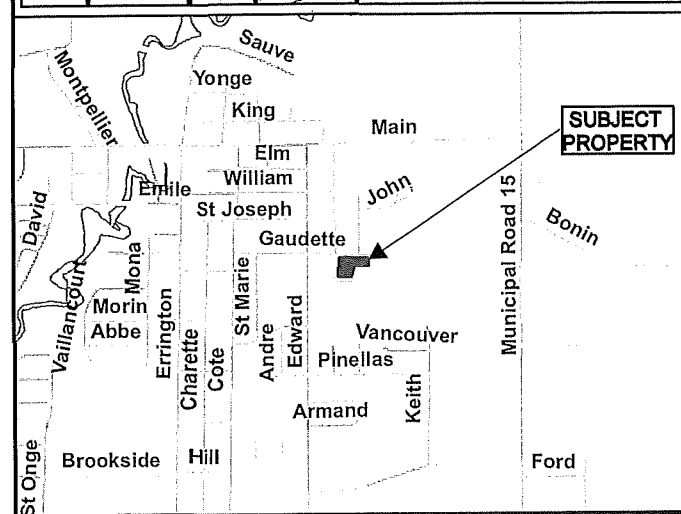
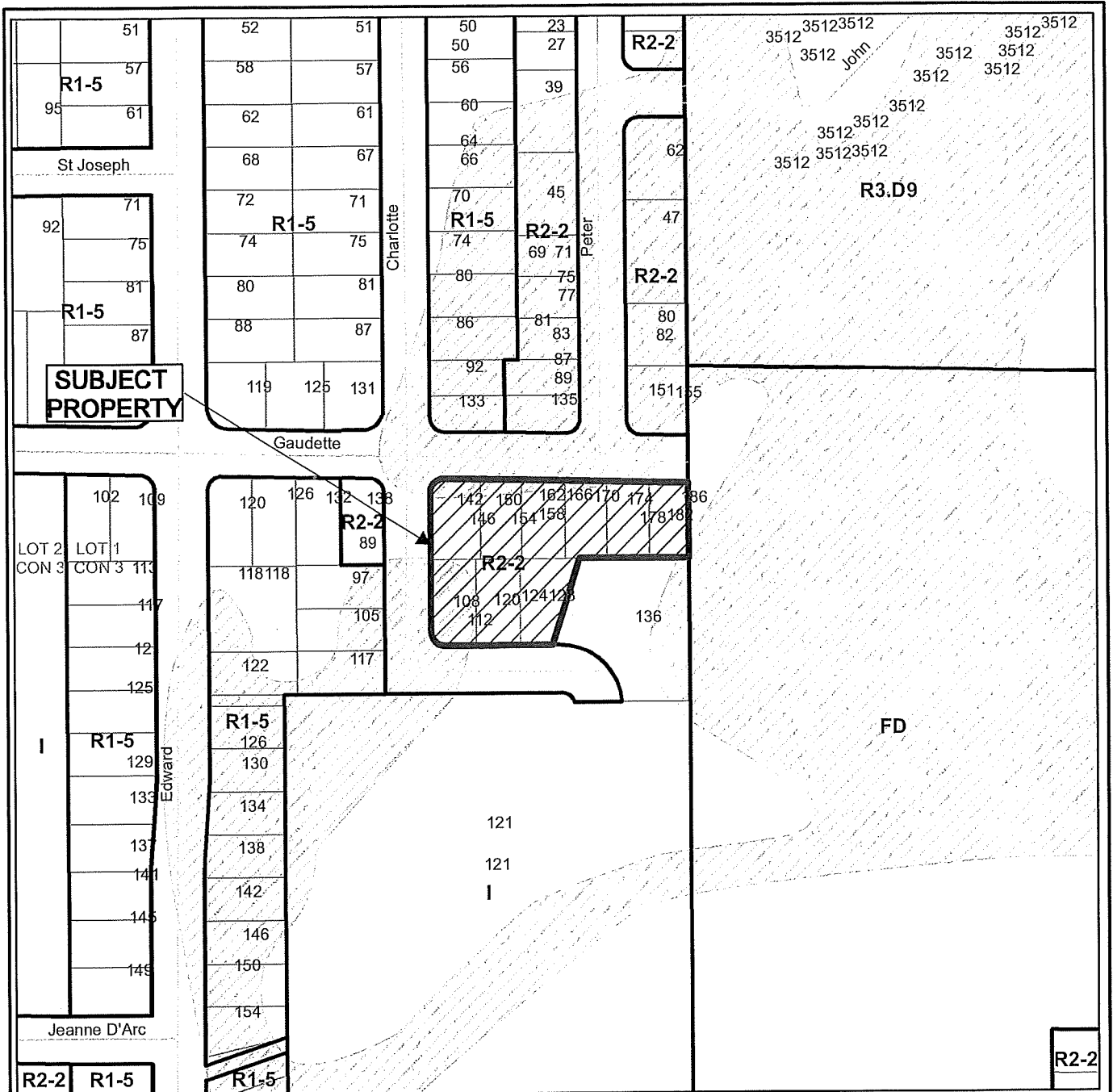
Estimate the distance of these facilities from the severed land and nearest public road by water

## 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)
166-170 Gaudette Street	Severed Land	No	109.26	218.56	2	8.83	9.4	8.54	7.24	15.429	4.693	5.004



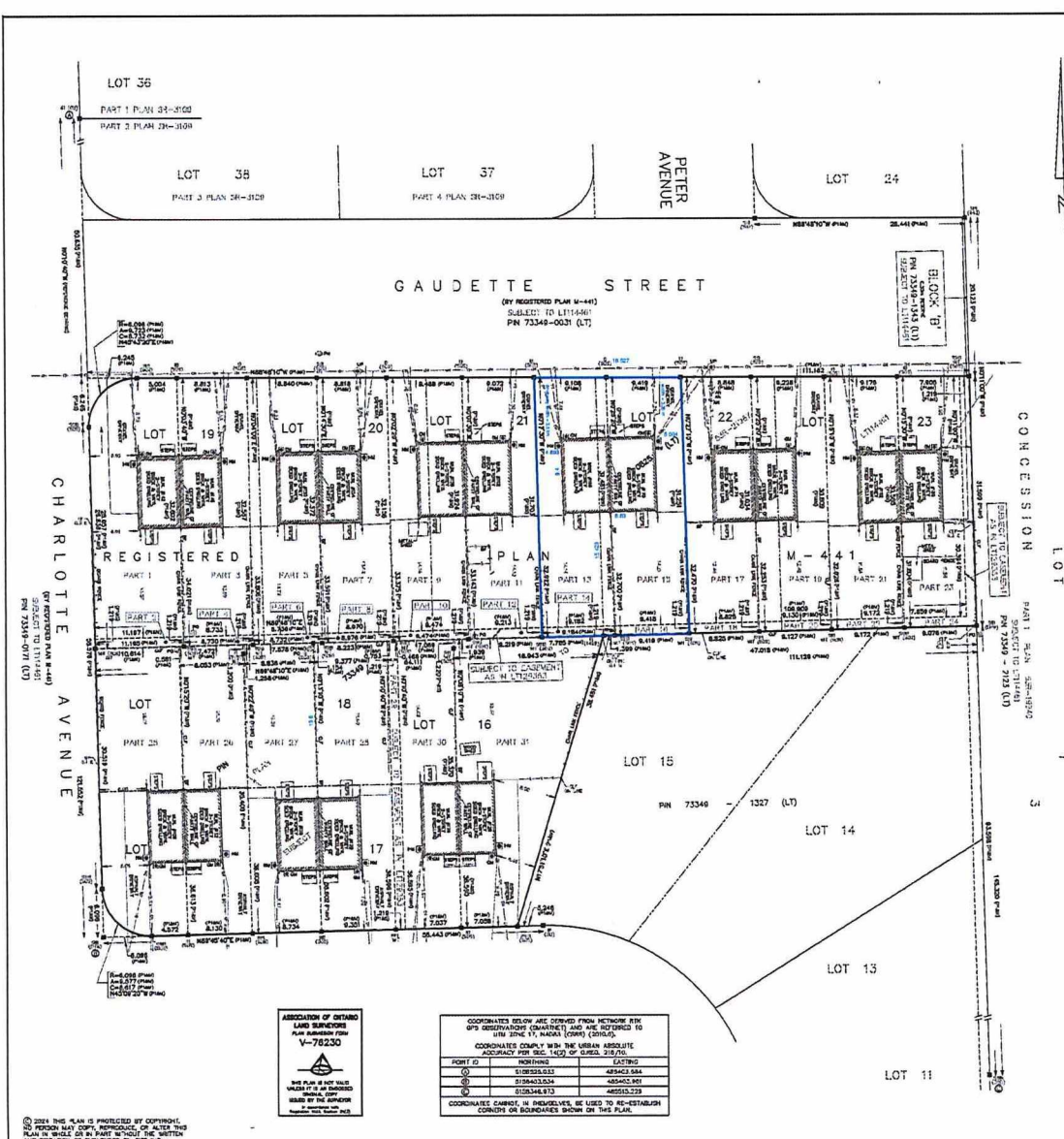
N

**Application for Consent**

Subject Property being PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford, City of Greater Sudbury

NTS  
Sketch 1

PL-CON-2025-00073, PL-CON-2025-00074,  
PL-CON-2025-00075, PL-CON-2025-00076,  
PL-CON-2025-00077 and PL-CON-2025-00078  
Date: 2025 10 31



**SURVEYOR'S REAL PROPERTY REPORT - PART 1**  
**PLAN OF SURVEY OF**  
**ALL OF LOTS 16 TO 23 (INCLUSIVE)**  
**REGISTERED PLAN M-441**  
**GEOGRAPHIC TOWNSHIP OF BALFOUR**  
**CITY OF GREATER SUDBURY**  
**DISTRICT OF SUDBURY**

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC. © 2024

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.  
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY INCLUDING CONVEYANCE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**LEGEND**

- M ..... MONUMENT PLANTED
- F ..... MONUMENT FOUND
- S ..... STAKE/STAKE WITH BAR
- SH ..... SHORT STAKE/SHORT HIGH END
- SB ..... SHORT BAR
- RP ..... ROAD PILL
- ME ..... MEASURED
- BT ..... BENT
- W ..... WINDING
- NS ..... NORTH-SOUTH
- DN ..... D.S. DONALD LTD.
- HL ..... H.S. HALL, HALLER & WALLACE SURVEYING LTD.
- SP ..... S.E. PANTING, O.L.S.
- SR ..... SURVEYORS ON SITE INC.
- SL ..... S.W. DUNBAR, O.L.S.
- IC ..... I.C. FERRARO, O.L.S.
- CU ..... CURVED UNIFORM
- BF ..... BOARD FENCE
- OLF ..... CHAIN LINK FENCE
- AP ..... ANCHOR POINT
- PI ..... PIPE (STAKE)
- MS ..... GAS METER
- HE ..... HEAVY IRON
- PO ..... POLE
- UR ..... UTILITY POLE
- UW ..... OVERHEAD UTILITY WIRE

**NOTES**

1. DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
2. DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO ONE DISTANCES BY MULTIPLYING BY THE AVERAGE QUADRAPE SCALE FACTOR OF 0.99996.
3. SEARCHES ARE WITH OLD COPIES FROM NETWORK RINEX OBSERVATIONS (MARKETS) OR NETWORKS (GAGE) AS SHOWN HEREON, HAVING A GRID BEARING OF 101°40'N, MAGNETIC CORRECTION(S) ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (UTM HORIZONTAL).
4. ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND SURVEY ACT AND THE REGULATION MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF FEBRUARY, 2024.

APRIL 9, 2024  
 [Signature]  
 FRANK W. WILSON  
 ONTARIO LAND SURVEYOR



COORDINATES BELOW ARE DERIVED FROM NETWORK RINEX GPS OBSERVATION (MARKETS) AND ARE REFERRED TO UTM ZONE 17 (MAGNETIC CORRECTION).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY FOR SECTION 170 OF S.O. 19/95.

POINT ID	NONING	EASTING
1	518583.623	484342.884
2	518643.624	485463.885
3	518703.625	486584.886

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

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**SOS**  
 SURVEYORS ON SITE INC.  
 50 WHITEWOOD AVENUE  
 NEW LONDON, ONTARIO  
 CANADA N1Y 2R1  
 705-822-0272  
 www.surveyorsonsite.com

PL-CON-2025-00076  
 Sketch 2

SCHEDULE				SCHEDULE				SCHEDULE							
PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )	
22				11.18	12	PART OF LOT 21			11.33	1				381.55	
23	PART OF LOT 23			240.23	13	PART OF LOTS 21 & 22			295.20	2				13.65	
24				48.10	14				11.20	3	PART OF LOT 19			286.71	
25				381.53	15				295.28	4				10.64	
26				290.22	16	PART OF LOT 22	REGISTERED PLAN M-441	ALL OF PIN 73349-0825 (LT)	11.48	5	PART OF LOTS 19 & 20	REGISTERED PLAN M-441	ALL OF PIN 73349-0825 (LT)	285.34	
27	ALL OF LOTS 17 & 18	REGISTERED PLAN M-441	ALL OF PIN 73349-0825 (LT)	321.56	17				275.08	6				10.65	
28				342.73	18				10.76	7	PART OF LOT 20			287.00	
29				44.61	19				283.73	8				10.94	
30				257.99	20	PART OF LOTS 22 & 23			11.13	9	PART OF LOTS 20 & 21			302.66	
31	ALL OF LOT 16			475.66	21	PART OF LOT 23			281.50	10				11.35	
				GEOGRAPHIC TOWNSHIP OF BALFOUR								GEOGRAPHIC TOWNSHIP OF BALFOUR			

PARTS 1 TO 31 (INCLUSIVE) COMPRISE ALL OF PIN 73349-0825 (LT).  
 PARTS 1 TO 31 (INCLUSIVE) ARE SUBJECT TO LT114461.  
 PARTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 & 28 ARE SUBJECT TO EASEMENT AS IN LT129353.

**PLAN 53R-21987**  
 Received and deposited  
 March 14<sup>th</sup>, 2024  
 Allison Turner  
 Representative for the  
 Land Registrar for the  
 Land Titles Division of  
 Sudbury (No.53)

PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 810mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250 METRES.

**LEGEND**

- MONUMENT PLANTED
- MONUMENT FOUND
- ▬ STANDARD IRON BAR
- ▬ SHORT STANDARD IRON BAR
- ▬ IRON BAR
- ▬ ROCK PLUG
- ▬ MEASURED
- ▬ SET
- ▬ PROPORTIONED
- ▬ WITNESS
- ▬ REGISTERED PLAN M-441
- ▬ PLAN SR-19540
- ▬ PLAN SR-3100
- ▬ INSTRUMENT LT129353
- ▬ FIELD NOTES OF JAMES E. KIRKLAND LTD. PROJECT #2768, DATED AUGUST 8, 2003
- ▬ D.S. DORLAND LTD.
- ▬ ENDLEMAN, HOLDEN & WALLACE SURVEYING LTD.
- ▬ S.B. PANTING, O.L.S.
- ▬ D.W. ENDLEMAN, O.L.S.
- ▬ J.E. KIRKLAND, O.L.S.
- ▬ ORIGIN UNKNOWN

**NOTES**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999956.  
 BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (MARKED WITH MONUMENTS (M) AND (F)) AS SHOWN HEREIN, HAVING A GRID BEARING OF N0°40'40"W, NAD83 CSRS (2011.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).  
 FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
 P1, P2 & P3 - 0°05'56" CLOCKWISE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.  
 MARCH 8, 2024  
 RYAN W. SEGUN  
 ONTARIO LAND SURVEYOR  
 THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-70435.

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (MARKET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2011.0).			
COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF S.R.S.O. 216/10.			
POINT ID	NORTHING	EASTING	
(1)	5156525.033	485403.564	
(2)	5156402.534	485403.981	
(3)	5156348.973	485515.229	

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



50 WHITEWOOD AVENUE  
 NEW LISKEARD, ONTARIO  
 P0J 1P0  
 705-822-0872  
 www.surveyorsonsite.com

PL-CON-2025-00076 Sketch 3



SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC. © 2024

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.  
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY HOUSING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**LEGEND**

- MONUMENT PLANTED
- MONUMENT FOUND
- STD STANDARD IRON BAR
- SSB SHORT STANDARD IRON BAR
- IRB IRON BAR
- RFP ROCK PLUG
- MEASURED
- SET
- WITNESS
- PLAN 538-21007
- S.C. DORLAND LTD.
- ENGLEMAN, HOLLER & WALLACE SURVEYING LTD.
- S.B. PARKING O.L.S.
- SURVEYORS ON SITE INC.
- S.W. ENGLEMAN, O.L.S.
- S.A. 1429
- I.E. KIRKLAND, O.L.S.
- IRON UNKNOWN
- IR
- CHAIN LINK FENCE
- ANCHOR POINT
- FIRE HYDRANT
- GAS METER
- HYDRO METER
- POLE
- UP
- UTILITY POLE
- OVERHEAD UTILITY WIRES

**NOTES**

- DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.99998.
- BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (MARKED ON MONUMENTS ① AND ② AS SHOWN HEREIN, HAVING A GRID BEARING OF N010°40'W, MAGN3 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).
- ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.

APRIL 9, 2024

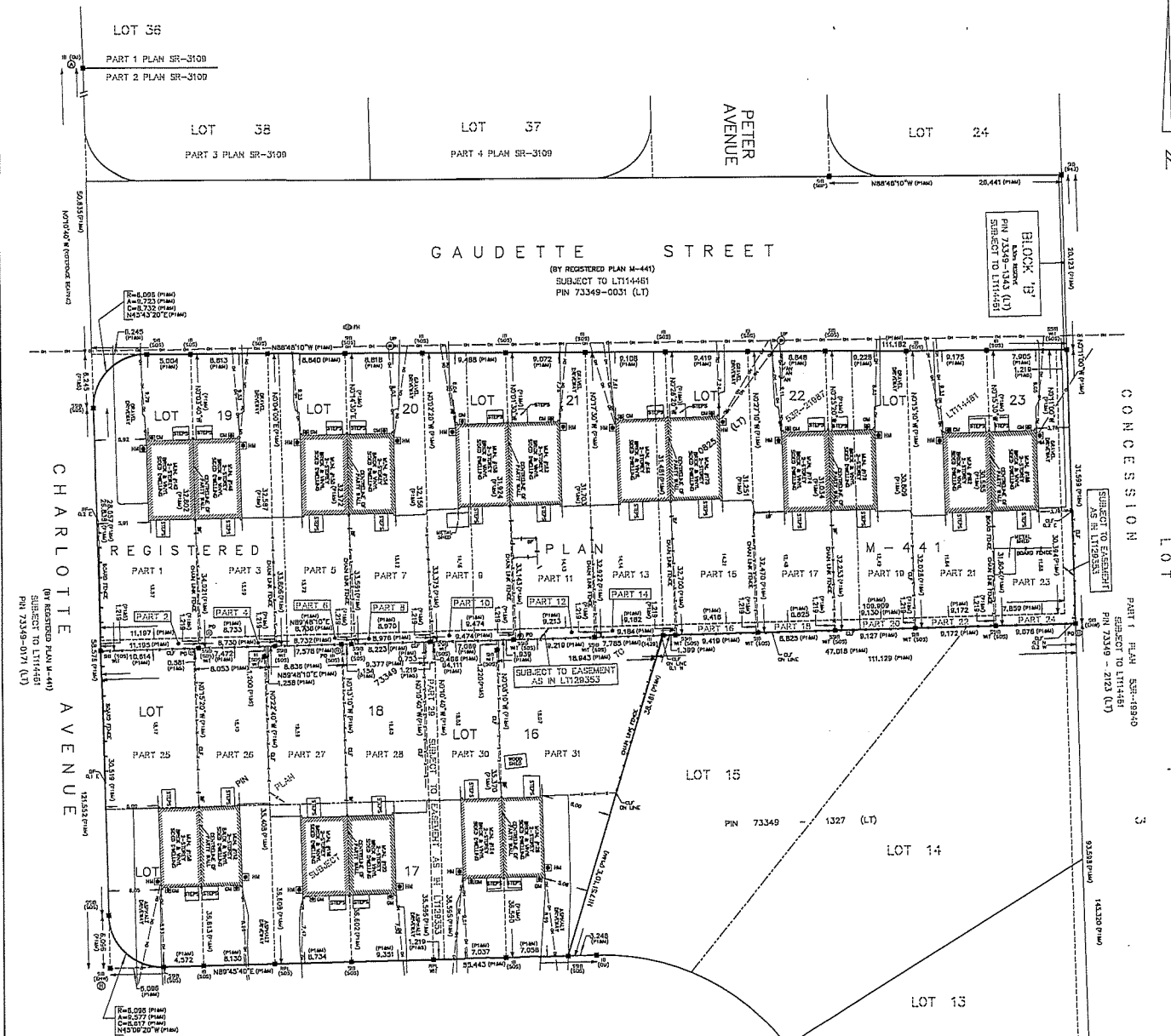
*Ryan W. Sesin*  
 RYAN W. SESIN  
 ONTARIO LAND SURVEYOR



50 WHITEWOOD AVENUE  
 NEW LISKEARD, ONTARIO  
 R1P 1P0  
 705-622-0872  
 www.surveyorsonsite.com

DRAWN BY: DS CHECKED BY: RWS DATED: APRIL 9, 2024 FILE: 240224-003\_SMPR-11

PLCON-2025-00076 Sketch 15



ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SURVEYOR FORM  
 V-76230

THIS PLAN IS NOT VALID UNLESS IT IS AN ENLARGED ORIGINAL COPY ISSUED BY THE SURVEYOR

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (MARKET) AND ARE REFERRED TO UTM ZONE 17, MAGN3 (CSRS) (2010.0).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2), CP. OREG. 216(70)

POINT ID	NORTHING	EASTING
①	5158525.033	485403.584
②	5158403.534	485403.981
③	5158348.973	485515.229

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

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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-2025-00077

**APPLICATION SUMMARY**

---

**File Date:** October 27, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 174 Gaudette Street, Chelmsford P0M 1L0  
**Applicant(s):** GREATER SUDBURY HOUSING CORPORATION  
**Owner(s):** GREATER SUDBURY HOUSING 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  
580.7  
  
Depth  
31.034  
  
Frontage  
18.076

---

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**

178 Gaudette Ave.

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the date of acquisition of subject land?**

1970

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

18

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

0

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

12

**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**

Greater Sudbury Housing Corporation

**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 registered as LT129353 over Parts 18 & 20 on Plan 53R-21987

**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**

No Conflicts

**Explain how the application is consistent with the Provincial Policy Statements**

No Conflicts

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

No Conflicts

### **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**

<b>Area</b>	<b>Depth</b>	<b>Frontage</b>
5189.21	69.415	143.084

**Existing use of land**

Residential

**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 yearly
- Water

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

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

**LAND SEVERED**

Existing use of land

Residential

Proposed use of land

Residential

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

**WATER/SEWAGE - SEVERED**

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

**PROPERTY ACCESS - SEVERED**

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

Indicate the parking and docking facilities to be used via water

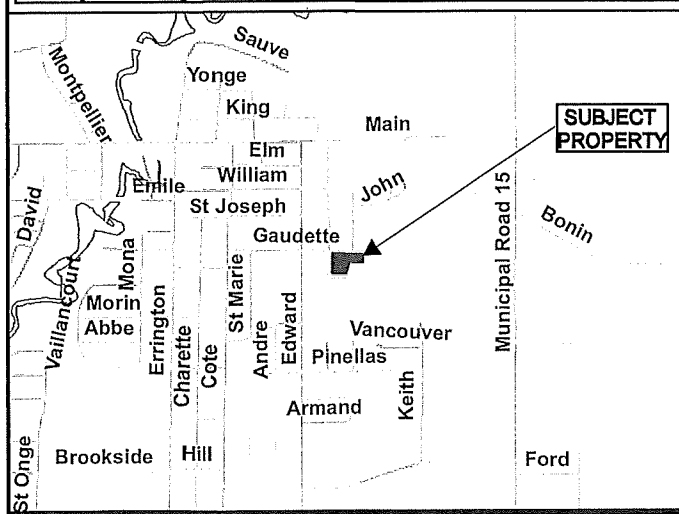
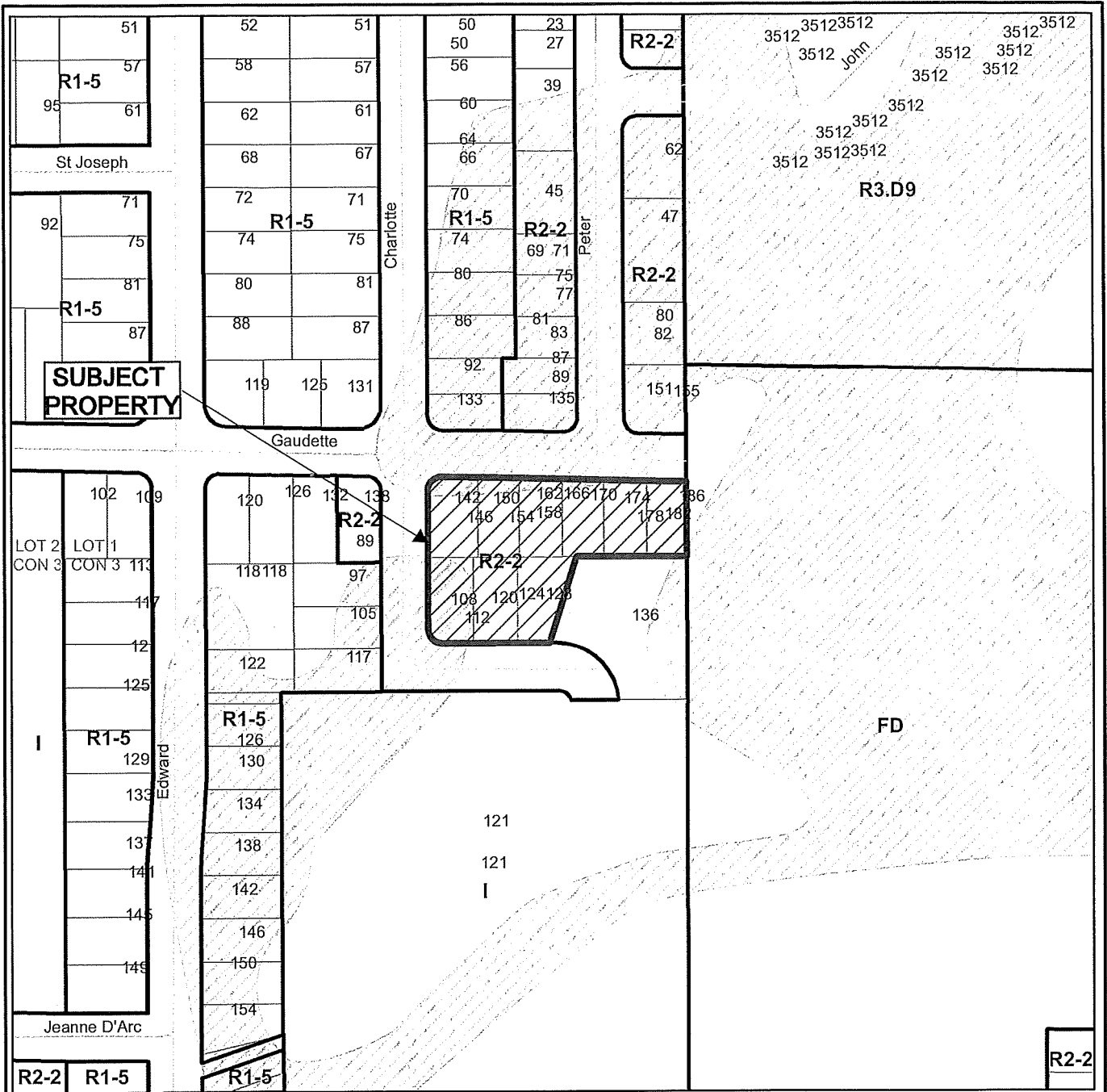
Estimate the distance of these facilities from the severed land and nearest public road by water

## 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)
174 - 178 Gaudette Street	Severed Land	No	109.26	218.52	2	8.83	9.4	8.54	8.85	13.709	4.433	4.813



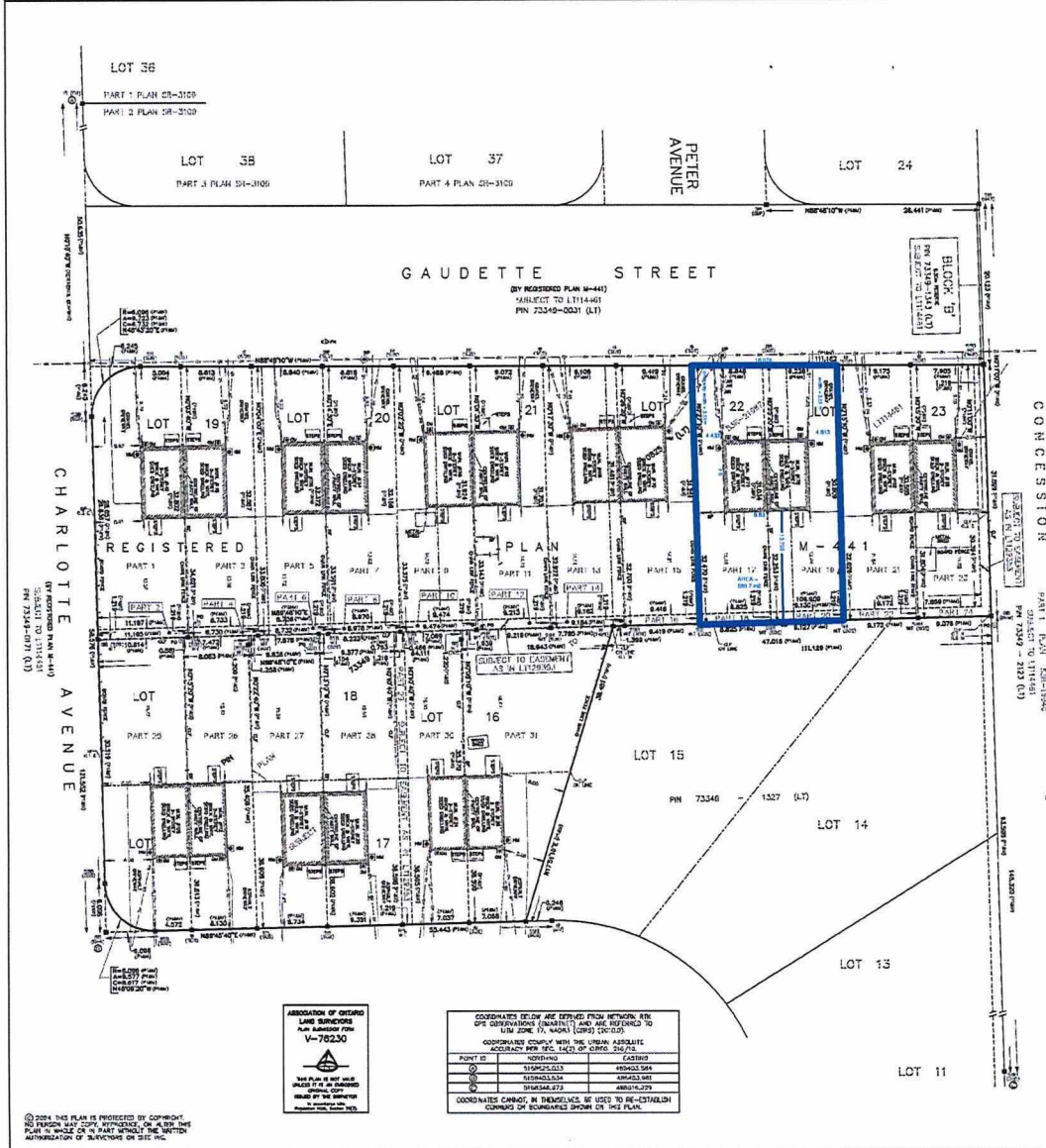
N

## Application for Consent

Subject Property being PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford, City of Greater Sudbury

NTS  
Sketch 1

PL-CON-2025-00073, PL-CON-2025-00074,  
PL-CON-2025-00075, PL-CON-2025-00076,  
PL-CON-2025-00077 and PL-CON-2025-00078  
Date: 2025 10 31



SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUBURBY  
 DISTRICT OF SUBURBY

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC. © 2024

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.  
 THIS REPORT WAS PREPARED FOR GREATER SUBURBY. SURVEYOR'S OPINION HAS NOT BEEN ACCEPTED. NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**LEGEND**

- 10 ..... MONUMENT PLANTED
- 11 ..... MONUMENT COPIED
- 12 ..... EVIDENCE FOR BARR
- 13 ..... SHIRT STANDARD SIGN BARR
- 14 ..... SIGN BARR
- 15 ..... MOUND PILE
- 16 ..... SET
- 17 ..... SET
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- 100 ..... SET

**NOTES**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 DISTANCES ON THIS PLAN ARE HORIZONTAL. CURVED DISTANCES ARE CAN BE CONVERTED TO AND INCREASED BY MULTIPLYING BY THE AVERAGE CURVED SCALE FACTOR OF 0.999996.  
 BEARINGS ARE GIVEN ORIGINATED FROM NETWORK RTK GPS OBSERVATIONS (CORRECTED TO NAD83) OR AS SHOWN HEREIN. BEARING A BIRD BEARING OF NON-COMMON HANDS (SOUTH COAST) ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (UTM 17N/17E).  
 ALL BUILDING FEES SHOWN HEREIN ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

1. I, SURVEYOR
2. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE EVIDENCE ACT, THE LAND TILES ACT AND THE REGULATIONS MADE THEREIN.
3. THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.

APRIL 9, 2024  
 [Signature]  
 SURVEYOR  
 ONTARIO LAND SURVEYOR



COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (UNADJUSTED) AND ARE REFERRED TO UTM ZONE 17, NAD83 (UTM 17N/17E).  
 COORDINATES COMPLY WITH THE URBAN ADJUSTED HORIZONTAL BENCH MARK (UABM) OF ONTARIO, 2011/2012.

POINT ID	NORTHING	EASTING
1	5598262.03	888433.549
2	5598262.03	888433.549
3	5598262.03	888433.549
4	5598262.03	888433.549
5	5598262.03	888433.549
6	5598262.03	888433.549
7	5598262.03	888433.549
8	5598262.03	888433.549
9	5598262.03	888433.549
10	5598262.03	888433.549

COORDINATES SHOWN IN THIS PLAN ARE USED TO RE-ESTABLISH CORNER OR BENCHMARK POSITION ON THE PLAN.



50 WHITWOOD AVENUE  
 NEW LONDON, ONTARIO  
 POLY 190  
 705-625-0872  
 www.surveyorsonsite.com

DRAWN BY: [Name] CHECKED BY: [Name] DATE: APRIL 9, 2024 FILE: 2024-00077-001

PL-CO-N-2025-00077  
 sketch 2

SCHEDULE				SCHEDULE				SCHEDULE						
PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )
22				11.18	12	PART OF LOT 21			11.23	1				361.55
23	PART OF LOT 23			240.23	13	PART OF LOTS 21 & 22			282.28	2	PART OF LOT 19			13.65
24				45.10	14				11.20	3				286.71
25				381.53	15				295.28	4				10.84
26				294.22	16				11.48	5	PART OF LOTS 19 & 20			285.34
27	ALL OF LOTS 17 & 18	REGISTERED PLAN M-441	ALL OF PIN 73349-0825 (LT)	321.56	17	PART OF LOT 22	REGISTERED PLAN M-441	ALL OF PIN 73349-0825 (LT)	275.08	6				10.65
28				342.73	18				16.78	7	PART OF LOT 20			287.03
29				44.61	19				283.73	8				10.94
30				257.99	20	PART OF LOTS 22 & 23			11.13	9	PART OF LOTS 20 & 21			303.66
31	ALL OF LOT 16			475.66	21	PART OF LOT 23			281.50	10				11.55
										11	PART OF LOT 21			280.74

**PLAN 53R-21987**  
 Received and deposited  
 March 14<sup>th</sup>, 2024  
 Allison Turner  
 Representative for the  
 Land Registrar for the  
 Land Titles Division of  
 Sudbury (No.53)

PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 782mm IN WIDTH BY  
 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250 METRES.

- LEGEND**
- MONUMENT PLANTED
  - MONUMENT FOUND
  - ▬ STANDARD IRON BAR
  - ▬ SHORT STANDARD IRON BAR
  - ▬ IRON BAR
  - ▬ ROCK PILE
  - ▬ MEASURED
  - ▬ SET
  - ▬ PROPORTIONED
  - ▬ WITNESS
  - ▬ REGISTERED PLAN M-441
  - ▬ PLAN 53R-18940
  - ▬ PLAN 53R-3109
  - ▬ INSTRUMENT LT29353
  - ▬ FIELD NOTES OF JAMES E. KIRKLAND LTD.
  - ▬ PROJECT 87508 DATED ABOUT 8, 2003
  - ▬ D.S. DORLAND LTD.
  - ▬ ENGLEMAN, HODDER & WALLACE SURVEYING LTD.
  - ▬ S.B. PANTING, O.L.S.
  - ▬ I.W. DODDLEMAN, O.L.S.
  - ▬ J.E. KIRKLAND, O.L.S.
  - ▬ ORIGIN UNKNOWN

- NOTES**
- DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999356.
- BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS CORRECTED ON MONUMENTS (O) AND (X) AS SHOWN HEREON, HAVING A GRID BEARING OF N0°10'40"W NAD83 CSRS (2011.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).
- FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
 P1, P2 & P3 - 0°00'50" CLOCKWISE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.

MARCH 8, 2024

*Ryan M. Seigh*  
 RYAN M. SEIGH  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-70435.

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SHAFTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2011.0).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

POINT ID	NORTHING	EASTING
(O)	5156525.033	485403.584
(X)	5156403.554	485403.981
(O)	5156346.973	485593.229

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



50 WHITEWOOD AVENUE  
 NEW LISKEARD, ONTARIO  
 P0J 1P0  
 705-622-0872  
 www.surveyorsonsite.com

PL-CON-2025-00077 sketch 3



**SURVEYOR'S REAL PROPERTY REPORT - PART 1**  
**PLAN OF SURVEY OF**  
**ALL OF LOTS 16 TO 23 (INCLUSIVE)**  
**REGISTERED PLAN M-441**  
**GEOGRAPHIC TOWNSHIP OF BALFOUR**  
**CITY OF GREATER SUDBURY**  
**DISTRICT OF SUDBURY**

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC. © 2024

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.  
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY HOUSING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

- LEGEND**
- MONUMENT PLANTED
  - MONUMENT FOUND
  - STANDARD IRON BAR
  - SHORT STANDARD IRON BAR
  - IRON BAR
  - ROCK PLUG
  - MEASURED
  - SET
  - WITNESS
  - PLAN SR-2107
  - O.S. DORLAND LTD.
  - HOLEMAN, HOLDER & WALLACE SURVEYING LTD.
  - S.S. PAINTING, O.L.C.
  - SURVEYORS ON SITE INC.
  - D.W. DUNDAS, O.L.C.
  - KIRKLAND, O.L.C.
  - ORION UNKNOWN
  - ANCHOR FENCE
  - CHAIN LINK FENCE
  - IRON PILE
  - FIRE HYDRANT
  - GAS METER
  - HYDRO METER
  - P.O.L.T.
  - UTILITY POLE
  - OVERHEAD UTILITY WIRES

**NOTES**

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE CORNERED SCALE FACTOR OF 0.999956.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (GARMIN) ON MONUMENTS ① AND ② AS SHOWN HEREIN, HAVING A GRID BEARING OF N01°40'W, NAD83 CSRS (2010.0) AND ARC REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.

APRIL 9, 2024

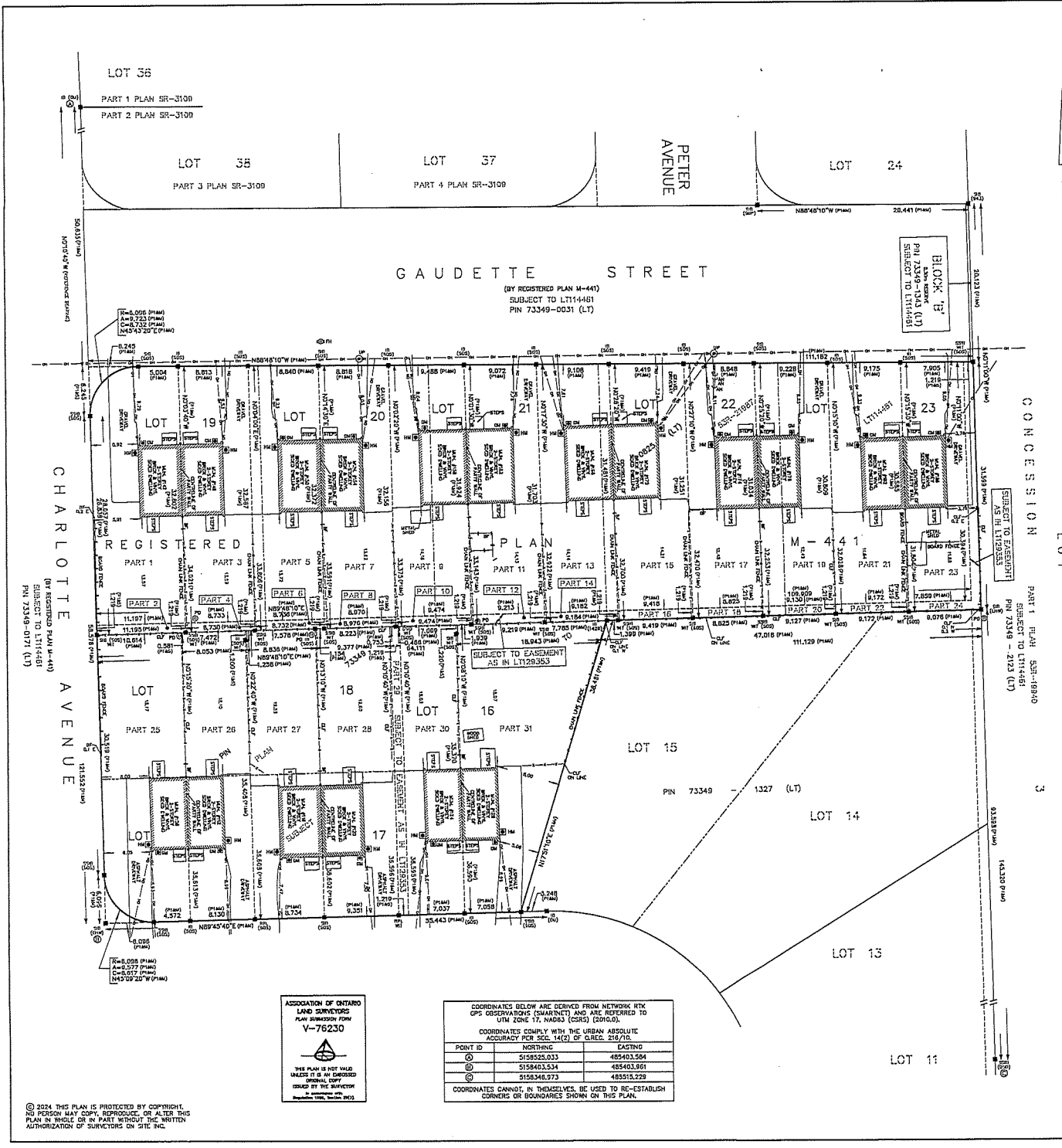
*Ryan M. Seulin*  
 RYAN M. SEULIN  
 ONTARIO LAND SURVEYOR



50 WHITEWOOD AVENUE  
 NEW LISKEARD, ONTARIO  
 P0J 1P0  
 705-522-0872  
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DRAWN BY: BS CHECKED BY: RNS DATED: APRIL 9, 2024 FILE: 200204-003\_SRPPL\_1

PLCON-2025-00077 Sketch 15



ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-76230

THIS PLAN IS NOT VALID UNLESS IT IS AN ENCLOSED ORIGINAL COPY ISSUED BY THE SURVEYOR

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (GARMIN) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(3) OF S.O. REG. 216/03.

POINT ID	NORTHING	EASTING
①	5158525.033	485403.504
②	5158403.534	485403.861
③	5158340.273	485351.228

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

© 2024 THIS PLAN IS PROTECTED BY COPYRIGHT. NO PERSON MAY COPY, REPRODUCE, OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF SURVEYORS ON SITE INC.



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-2025-00078

**APPLICATION SUMMARY**

---

**File Date:** October 28, 2025

**Application Type:** Consent (Land Severance)

**Address(es):** 182 Gaudette Street, Chelmsford P0M 1L0

**Applicant(s):** GREATER SUDBURY HOUSING CORPORATION

**Owner(s):** GREATER SUDBURY HOUSING CORPORATION

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

<b>Area</b>	<b>Area (Second Additional Lot if Applicable)</b>
<b>Depth</b>	<b>Depth (Second Additional Lot if Applicable)</b>
<b>Frontage</b>	<b>Frontage (Second Additional Lot if Applicable)</b>

Creation of New Lot

**Area**  
581.01

**Depth**  
31.804

**Frontage**  
17.08

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**

186 Gaudette Street

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the date of acquisition of subject land?**

1970

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

18

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

0

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

12

**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**

Greater Sudbury Housing Corporation

**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 registered as LT129353 over Parts 22 & 24 on Plan 53R-21987

**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**

No Conflicts

**Explain how the application is consistent with the Provincial Policy Statements**

No Conflicts

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

No Conflicts

### **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**

<b>Area</b>	<b>Depth</b>	<b>Frontage</b>
5197.9	69.415	144.08

**Existing use of land**

Residential

**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 yearly
- Water

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

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

**LAND SEVERED**

Existing use of land

Residential

Proposed use of land

Residential

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

**WATER/SEWAGE - SEVERED**

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

**PROPERTY ACCESS - SEVERED**

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water
- Indicate the parking and docking facilities to be used via water

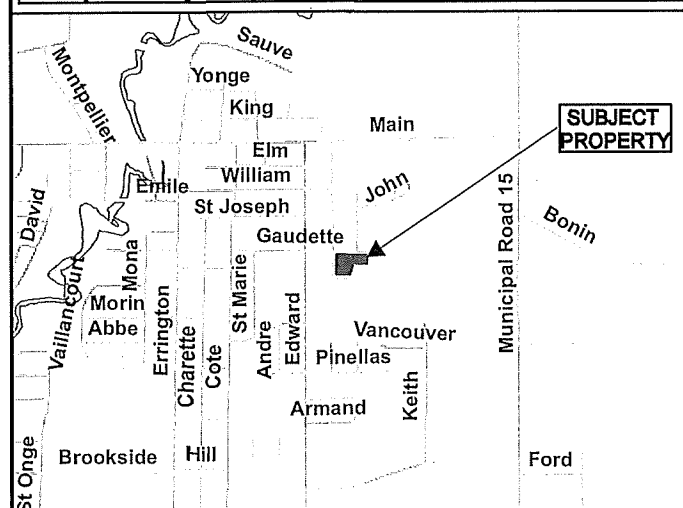
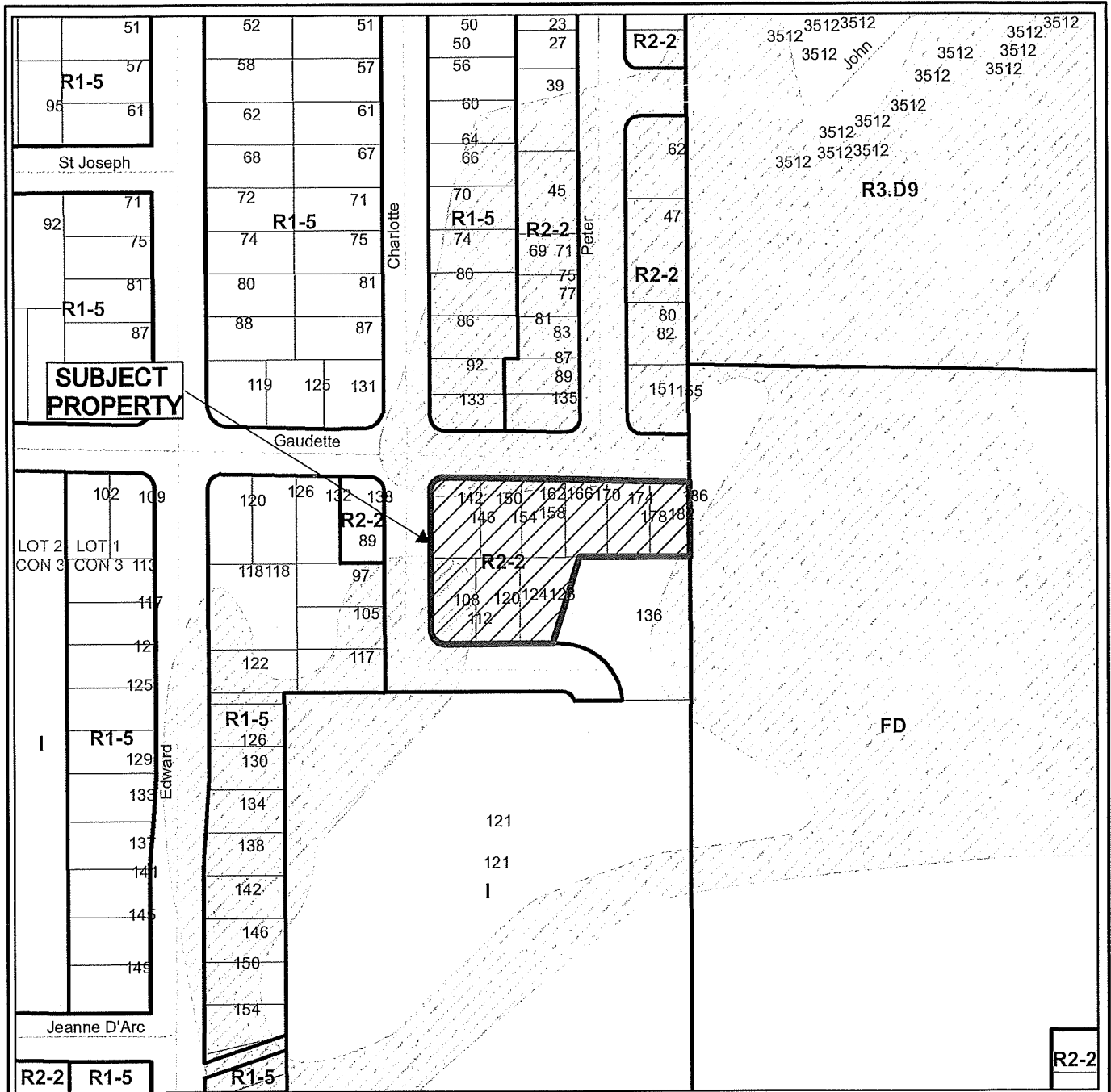
Estimate the distance of these facilities from the severed land and nearest public road by water

## 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)
182 - 186 Gaudette Street	Severed Land	No	109.26	218.52	2	8.83	9.4	8.54	9.05	13.099	4.449	3.76
Metal Shed	Severed Land	No	7.44	7.44	1	2.44	3.05	1.94	00000000 000021.8	6.69	9.18	6.62



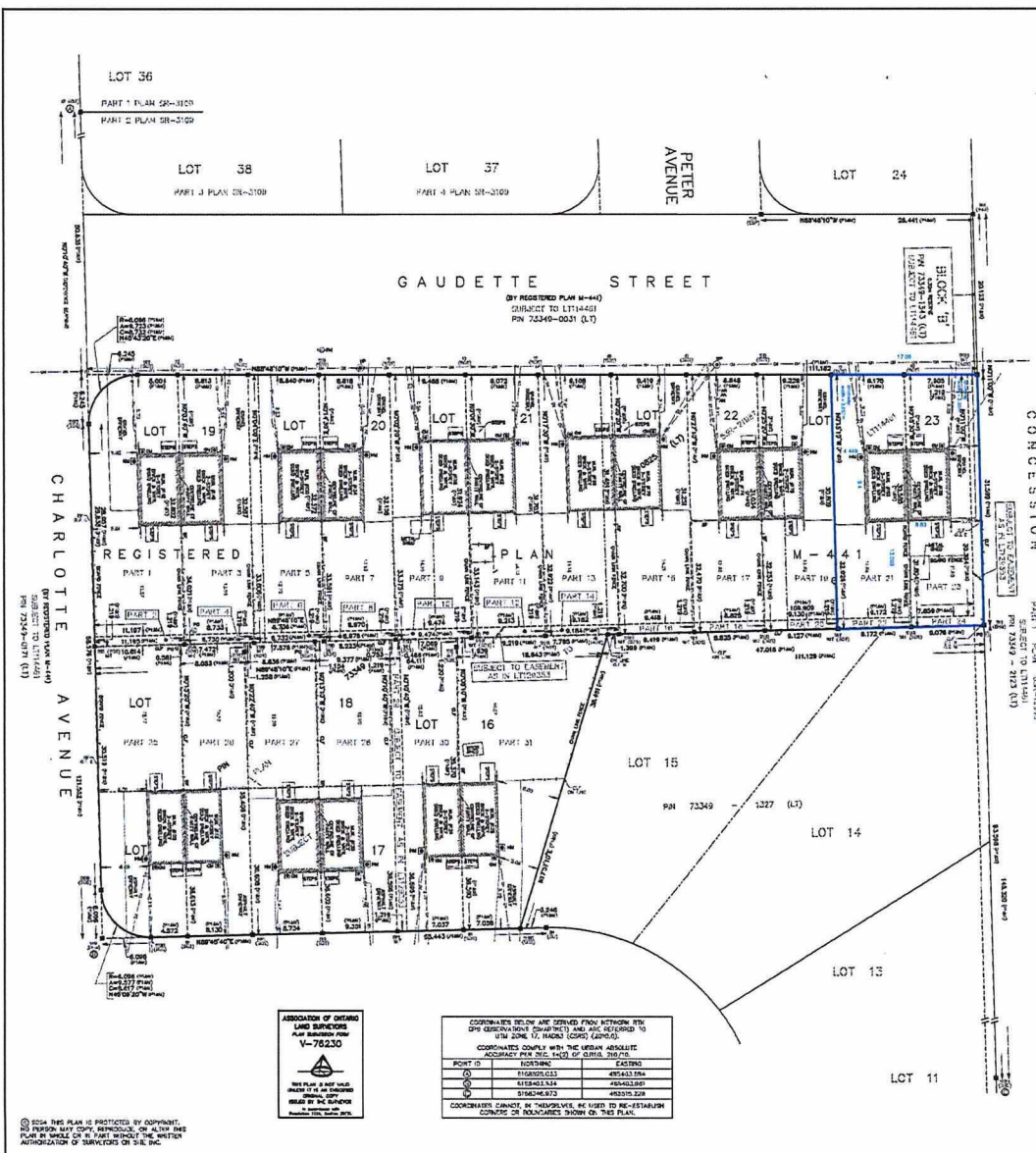
## Application for Consent

Subject Property being PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford, City of Greater Sudbury

---

NTS  
Sketch 1

PL-CON-2025-00073, PL-CON-2025-00074,  
PL-CON-2025-00075, PL-CON-2025-00076,  
PL-CON-2025-00077 and PL-CON-2025-00078  
Date: 2025 10 31



SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF SURVEY OF  
**ALL OF LOTS 16 TO 23 (INCLUSIVE)**  
 REGISTERED PLAN M-44  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES  
 0 10 20 30  
 SURVEYORS ON SITE INC. © 2024

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.  
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY. ENGINEERS CONSULTANTS AND THE UNDERSIGNED ACCEPT NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

- LEGEND**
- IMPLICIT PLANNED
  - MORTGAGE FLOOR
  - STAIRWAY WITH BAL
  - SHORT STAIRWAY WITH BAL
  - ROOM BAL
  - ROOM FLOOR
  - MECHANICAL
  - S/L
  - FINISH
  - PLAN 024-0242
  - S.S. DOWN SLOPE A WALLACE SURVEYING LTD.
  - S.S. PAINTING, O.L.S.
  - SCHEDULED BY THE INC.
  - D.W. BRICKMAN, O.L.S.
  - J.C. KRUMHOLTZ, O.L.S.
  - OROON UNKNOWN
  - ROAD FINISH
  - CLEAN LINK FINISH
  - ANDON POINT
  - FIRE HYDRANT
  - SCHEDULE
  - FLOOR FINISH
  - POLE
  - UTILITY POLE
  - OVERHEAD UTILITY WIRES

**NOTES**

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

DISTANCES ON THIS PLAN ARE HORIZONTAL OR SLANT DISTANCES AND CAN BE CONVERTED TO VERT DISTANCES BY MULTIPLYING BY THE HORIZONTAL CORRECTED SCALE FACTOR OF 0.99994.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RIN GPS OBSERVATIONS (UNADJUSTED OR UNADJUSTED RIN) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 UTM 18N.

ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

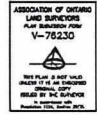
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT, THE LAND EVIDENCE ACT AND THE REGULATING BY-LAW.
- THIS SURVEY WAS COMPLETED ON THE 16th DAY OF FEBRUARY, 2024.

APRIL 9, 2024

*[Signature]*  
 PETER H. GOSSEL  
 ONTARIO LAND SURVEYOR



COORDINATES BELOW ARE DERIVED FROM NETWORK RIN GPS OBSERVATIONS (UNADJUSTED) AND ARE REFERRED TO UTM ZONE 17, HEDSBURG COORDINATES.

COORDINATES COMPLY WITH THE URBAN ANTI-ALLIANCE PROTOCOL FOR THE FACE OF THE PLAN.

POINT ID	BENCHMARK	EASTING	NORTHING
1	TRIMBLE 0233	485433.876	4784233.876
2	TRIMBLE 0234	485433.876	4784233.876
3	TRIMBLE 0235	485433.876	4784233.876

COORDINATES SHOWN IN THIS PLAN ARE USED TO RE-ESTABLISH CONTROL ON THIS PLAN.

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**SOS SURVEYORS ON SITE INC.**

50 WINTERWOOD AVENUE  
 NEW LINDSEY, ONTARIO  
 P.O. BOX 100  
 705-622-0872  
 www.sosurveyors.com

PL-CON-2025-00078  
 sketch 2

SCHEDULE					SCHEDULE					SCHEDULE				
PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )	PART	LOT/BLOCK	PLAN	PN	AREA (m <sup>2</sup> )
22				11.16	12	PART OF LOT 21			11.23	1				361.55
23	PART OF LOT 23			240.33	13	PART OF LOTS 21 & 22			295.28	2	PART OF LOT 19			13.55
24				45.10	14				11.20	3				286.71
25				381.53	15				295.28	4				10.64
26				290.22	16	PART OF LOT 22	REGISTERED PLAN M-441	ALL OF PN 73349-0825 (LT)	11.48	5	PART OF LOTS 19 & 20	REGISTERED PLAN M-441	ALL OF PN 73349-0825 (LT)	283.34
27	ALL OF LOTS 17 & 18			321.50	17				275.08	6				16.65
28				342.73	18				10.78	7	PART OF LOT 20			281.00
29				44.61	19				283.73	8				10.94
30	ALL OF LOT 16			257.99	20	PART OF LOTS 22 & 23			11.13	9	PART OF LOTS 20 & 21			303.66
31				475.86	21	PART OF LOT 23			281.50	10				11.55
										11	PART OF LOT 21			280.74

**PLAN 53R-21987**  
 Received and deposited  
 March 14, 2024  
 Allison Turner  
 Representative for the  
 Land Registrar for the  
 Land Titles Division of  
 Sudbury (No.53)

PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES  
  
 SURVEYORS ON SITE INC.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY  
 910mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250 METRES.

- LEGEND**
- MONUMENT PLANTED
  - MONUMENT FOUND
  - STANDARD IRON BAR
  - ▨ SHORT STANDARD IRON BAR
  - ▧ IRON BAR
  - ▩ ROCK PLUG
  - MEASURED
  - S SET
  - PR REPRODUCTION
  - WT WITNESS
  - REGISTERED PLAN M-441
  - P2 PLAN 53R-10240
  - P3 PLAN SR-3100
  - D1 INSTRUMENT LT129353
  - FN1 FIELD NOTES OF JAMES E. KIRKLAND LTD., PROJECT 87816, DATED AUGUST 8, 2023
  - DND G.S. DORLAND LTD.
  - EDW ENDELMAN, HOLDER & WALLACE SURVEYING LTD.
  - SFP S.B. PRATTING, O.L.S.
  - 943 D.W. ENDELMAN, O.L.S.
  - 1429 J.E. KIRKLAND, O.L.S.
  - CU ORIGIN UNKNOWN

**NOTES**

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE CORRECTED SCALE FACTOR OF 0.999566.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (CHARACTER) ON MONUMENTS (□) AND (○) AS SHOWN HEREON. HAVING A GRID BEARING OF N07°40'W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
 P1, P2 & P3 - 0°00'00" CLOCKWISE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 8th DAY OF FEBRUARY, 2024.

MARCH 8, 2024  
 Ryan W. Seaman  
 ONTARIO LAND SURVEYOR

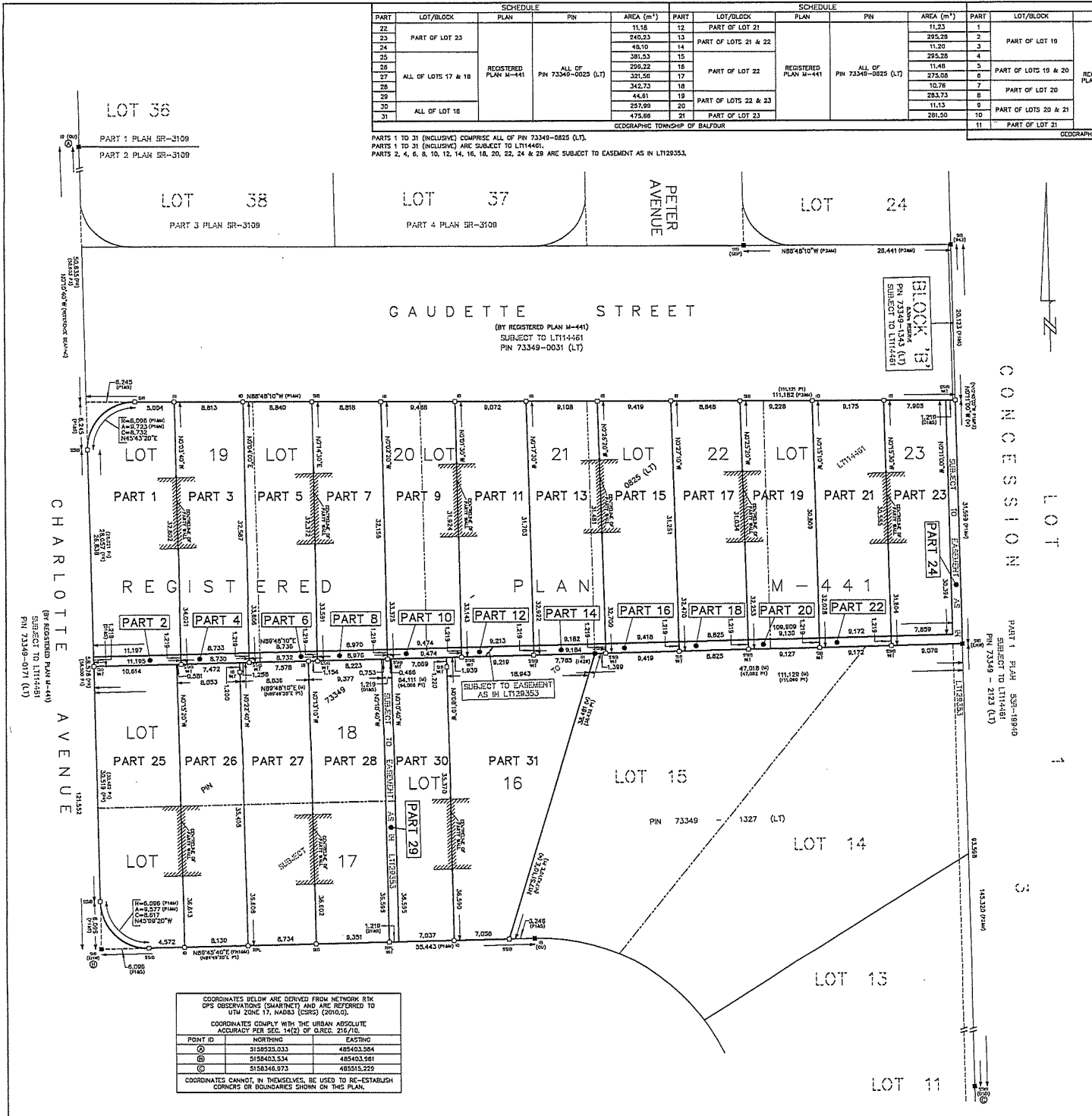
THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION FORM NUMBER V-70435.

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (CHARACTER) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).

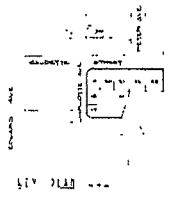
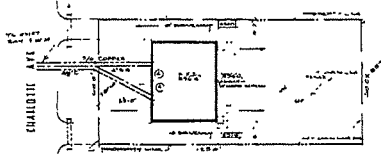
COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O. REG. 216/15.

POINT ID	NORTHING	EASTING
①	5158525.033	485403.564
②	5158425.534	485403.061
③	5158345.973	485551.229

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



50 WHITEWOOD AVENUE  
 NEW LISKEARD, ONTARIO  
 P0J 1P0  
 705-622-0872  
 www.surveyorsonsite.com



**LIST OF DRAWING**

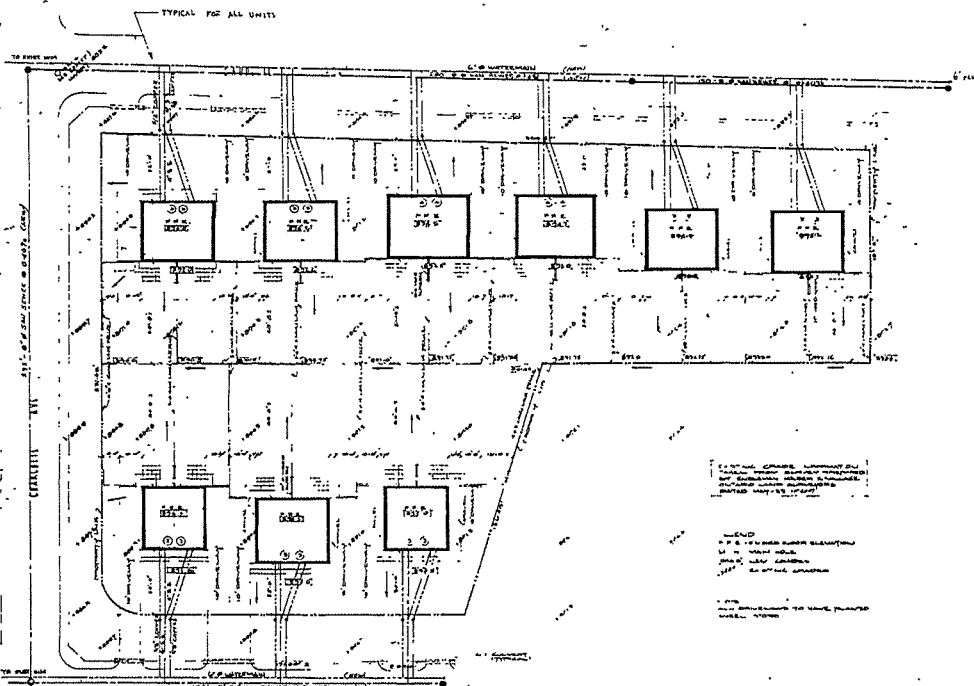
- A-1 SITE PLAN
- A-2 SANITARIUM PLAN
- A-3 SANITARIUM UNIT
- A-4 SANITARIUM UNIT
- A-5 SANITARIUM UNIT
- A-6 SANITARIUM UNIT
- A-7 SANITARIUM UNIT

**LEGEND**

- PIPE - WATER
- PIPE - SEWER
- CONCRETE SLAB
- CONCRETE
- BRICK
- ASPH/FLT ROOFING
- WOOD
- GLASS
- PAINT
- MECHANICAL EQUIPMENT
- PLUMBING
- ELECTRICAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- MECHANICAL

**ABBREVIATION**

- PL - PLUMBING
- ME - MECHANICAL
- EL - ELECTRICAL
- W - WATER
- S - SEWER
- CON - CONCRETE
- BR - BRICK
- AS - ASPHALT
- GL - GLASS
- PA - PAINT

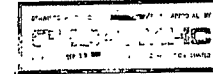


**SITE PLAN** SCALE: 1" = 30'0"

1. ALL SANITARIUM UNITS SHALL BE INSTALLED BY OTHERS.  
2. SANITARIUM UNITS SHALL BE INSTALLED BY OTHERS.  
3. SANITARIUM UNITS SHALL BE INSTALLED BY OTHERS.

- NOTES:
- 1. SANITARIUM UNITS SHALL BE INSTALLED BY OTHERS.
- 2. SANITARIUM UNITS SHALL BE INSTALLED BY OTHERS.
- 3. SANITARIUM UNITS SHALL BE INSTALLED BY OTHERS.

CONSULTANT	
<p>REVISIONS</p> <p>ALL MEASUREMENTS MUST BE CHECKED BY THE WORK OF THE CONTRACTOR</p>	
<p>DIRECTOR DESIGN DIVISION</p>	
<p>DESIGNER</p> <p>CHEM</p>	<p>CHECKED</p> <p>K.P.</p>
<p>PROJECT</p> <p>CHELMSFORD</p> <p>20 FAMILY UNITS</p>	
<p>SHEET TITLE</p> <p>SITE PLAN</p> <p>SANITARY SEWER AND WATERMAIN SERVICES</p>	
<p>SCALE</p> <p>AS NOTED</p>	<p>SHEET NO.</p> <p>G-1</p>



SOME DESIGNS IN ORIGINAL SHEET TO INDICATION OF ORIGINAL APPOINTMENTS

PL-CON-2025-00078  
Sketch 4

SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF SURVEY OF  
 ALL OF LOTS 16 TO 23 (INCLUSIVE)  
 REGISTERED PLAN M-441  
 GEOGRAPHIC TOWNSHIP OF BALFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES  
 0 1 2 3 4 5 10 20 30  
 SURVEYORS ON SITE INC. © 2024

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.  
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY HOUSING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**LEGEND**

- MONUMENT PLANTED
- MONUMENT FOUND
- ▭ STANDARD IRON BAR
- ▭ SHORT STANDARD IRON BAR
- ▭ IRON BAR
- ▭ ROCK PLUG
- ▭ MEASURED
- ▭ SET
- ▭ WITNESS
- ▭ PLAN 538-21987
- ▭ D.S. DORLAND LTD.
- ▭ ENGLEMAN, HOLLER & WALLACE SURVEYING LTD.
- ▭ S.B. PLANTING, O.L.S.
- ▭ SURVEYORS ON SITE INC.
- ▭ S.W. DUBINSKI, O.L.S.
- ▭ J.E. KIRKLAND, O.L.S.
- ▭ 1429
- ▭ OREGON UNDIVIDED
- ▭ BOARD FENCE
- ▭ CHAIN LINK FENCE
- ▭ ANCHOR POINT
- ▭ PIRE HYDRANT
- ▭ GAS METER
- ▭ HYDRO METER
- ▭ POLE
- ▭ UTILITY POLE
- ▭ OVERHEAD UTILITY WRES

**NOTES**

- DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE CORNER SCALE FACTOR OF 0.999564.
- BEARING ARC UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SHARPTON) ON MONUMENTS (○) AND (□) AS SHOWN HEREON, HAVING A GRID BEARING OF N07°40'W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).
- ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.

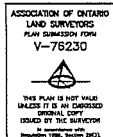
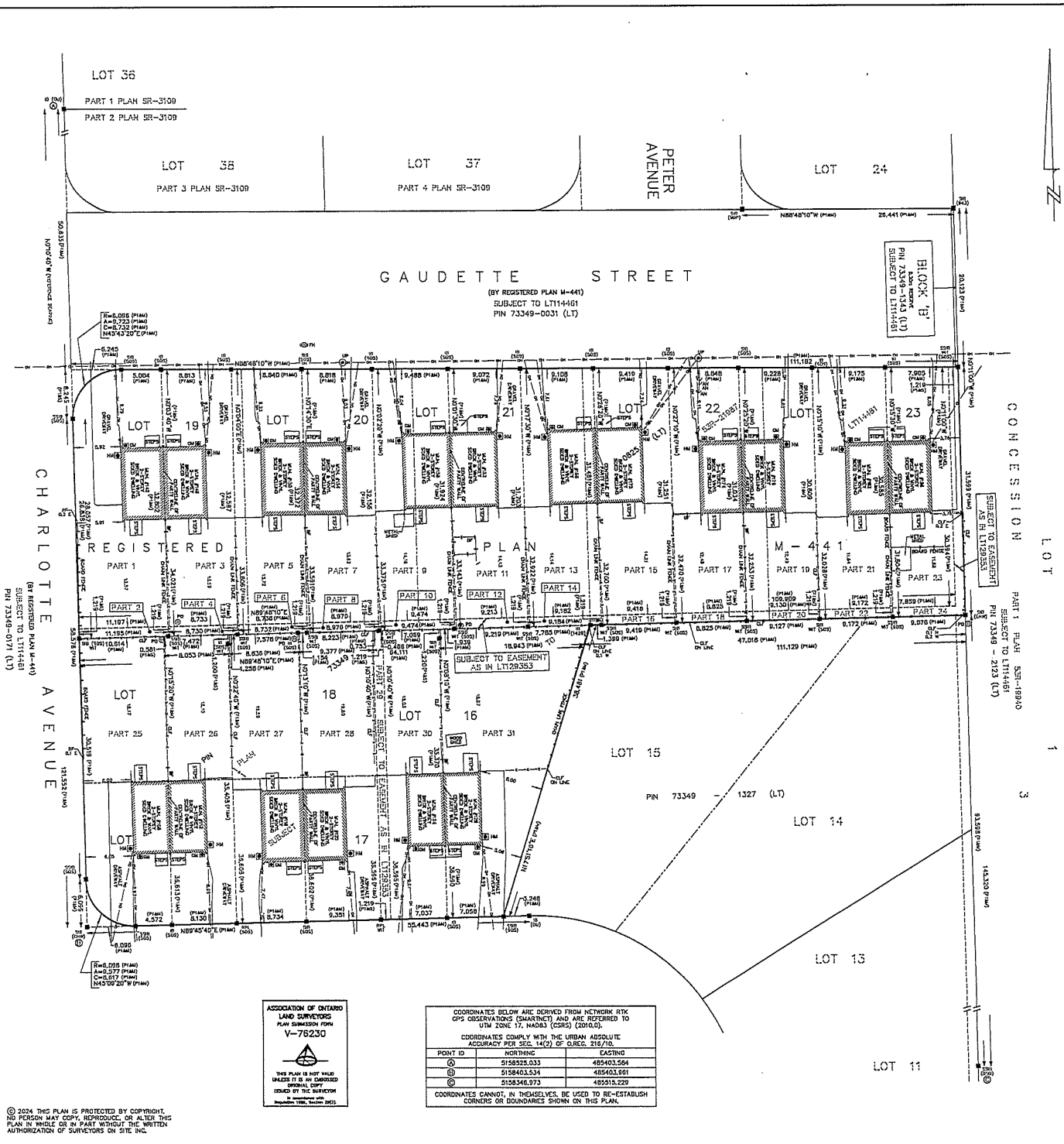
APRIL 9, 2024

*Ryan W. Seign*  
 RYAN W. SEIGN  
 ONTARIO LAND SURVEYOR



50 WHITWOOD AVENUE  
 NEW LISKEARD, ONTARIO  
 R0L 1T0  
 705-622-0872  
 www.surveyorsonsite.com

DRAWN BY: BS CHECKED BY: RMS DATED: APRIL 9, 2024 FILE: 202504-003\_SOPR\_17



COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SHARPTON) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(3) OF O.B.C. 216/10.

POINT ID	NORTHING	EASTING
○	5158525.033	485403.594
□	5158462.534	485403.691
○	5158546.873	485515.222

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

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PLCON-2025-00078 Sketch 5