

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

June 15, 2026

**PL-CON-2026-00025 MICHAEL PRIME
 NANCY PRIME**

Ward: 2

PIN(s) 733960122, Parcel 15809 SEC SWS, as in LT144991, Part Lot 8, Concession 6, Township of Louise, 35 Flowers Road, Whitefish, [By-law 2010-100Z, RU]

To consolidate a south portion of the subject property approximately 121473 sq. m in area with abutting PIN 73396-0013, municipally known as 77 St. Pothier Road.

PL-CON-2026-00027 DURHAM LARCH HOLDINGS INC

Ward: 7

PIN(s) 734941033, Part Lot 6, Concession 1, being Parts 1 & 2, Plan 53R-20261, Township of Garson, 3024 Falconbridge Road, Garson, [By-law 2010-100Z, C2]

To consolidate a northeast portion of the subject property approximately 1005.0 sq. m in area with abutting PINs 73494-0342, 73494- 0139, and 73494-0151, municipally known as 3098 Falconbridge Highway, subject to an easement/right-of-way for access purposes.

PREVIOUSLY THE SUBJECT OF CONSENT APPLICATIONS B0010/2014 (MAR 27/14), B0018/1975 (FEB 17/75) & B0318/1974 (NOV 4/74).

**PL-CON-2026-00030 ROBERT LAPLANTE
LYNN LAPLANTE**

Ward: 2

PIN(s) 733960108, Parcel 13702 SEC SWS, Part Lot 3, Concession 6, as in LT113273, Township of Louise, 83 River Road, Whitefish, [By-law 2010-100Z, RU]

To create a new lot on the northly vacant portion of the subject property providing a lot frontage of approximately 221.0m, a lot depth of approximately 210.0m and a lot area of approximately 2.0 hectares (20050.0 sq. m).

PL-CON-2026-00031 LISA TARINI

Ward: 3

PIN(s) 733500596, Part Lot 6, Concession 3, Parts 1 & 2, Plan 53R-18816, Township of Balfour, 0 McKenzie Road, Chelmsford, [By-law 2010-100Z, RU]

To create a new lot on the north vacant portion of the subject property identified as Severed Lot 2 on the plan submitted with the Application, providing a lot frontage of approximately 90.0m, a lot depth of approximately 597.0m and a lot area of approximately 5.38 hectares (53800.0 sq. m).

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2026-00032 AND PL-CON-2026-00033, AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00015. PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0247/2007 (DEC 3/07).

PL-CON-2026-00032 LISA TARINI

Ward: 3

PIN(s) 733500596, Part Lot 6, Concession 3, Parts 1 & 2, Plan 53R-18816, Township of Balfour, 0 McKenzie Road, Chelmsford, [By-law 2010-100Z, RU]

To create a new lot on the north vacant portion of the subject property identified as Severed Lot 1 on the plan submitted with the Application, providing a lot frontage of approximately 90.0m, a lot depth of approximately 599.0m and a lot area of approximately 9.57 hectares (95700.0 sq. m).

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2026-00031 AND PL-CON-2026-00033, AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00015. PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0247/2007 (DEC 3/07).

PL-CON-2026-00033 LISA TARINI

Ward: 3

PIN(s) 733500596, Part Lot 6, Concession 3, Parts 1 & 2, Plan 53R-18816, Township of Balfour, 0 McKenzie Road, Chelmsford, [By-law 2010-100Z, RU]

To create a new lot on the north vacant portion of the subject property identified as Severed Lot 3 on the plan submitted with the Application, providing a lot frontage of approximately 90.0m, a lot depth of approximately 594.0m and a lot area of approximately 5.36 hectares (53600.0 sq. m).

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2026-00031 AND PL-CON-2026-00032, AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00015. PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0247/2007 (DEC 3/07).

Written submissions regarding these applications must be received no later than Wednesday, June 10, 2026 for consideration.



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

Record #: PL-CON-2026-00025

APPLICATION SUMMARY

File Date: April 15, 2026
Application Type: Consent (Land Severance)
Address(es): 35 Flowers Road, Whitefish P0M 3E0
Applicant(s): MICHAEL PRIME
Owner(s): MICHAEL PRIME AND NANCY PRIME

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area 121473	Area (Second Additional Lot if Applicable)
Depth 190	Depth (Second Additional Lot if Applicable)
Frontage 639	Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area

Depth

Frontage

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

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

Easement/Right-of-Way

Area

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

Depth

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

Frontage

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

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

December 8, 2017

What is the number of dwelling units on the property?

1

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

0

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

4

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

Bradley Wade

Rachel Russell

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

Yes

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

Access to property being bought by neighbours Addison to there property

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

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

No

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

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

Rural

Explain how the application is consistent with the Provincial Policy Statements

Rural

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

Adding to neighboring property

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
110856	583.15	190.1

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 year-round
- Water

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

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

LAND SEVERED

Existing use of land

Vacant rural land

Proposed use of land

Vacant rural land

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

77 St. Pothier Road

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

N/A

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

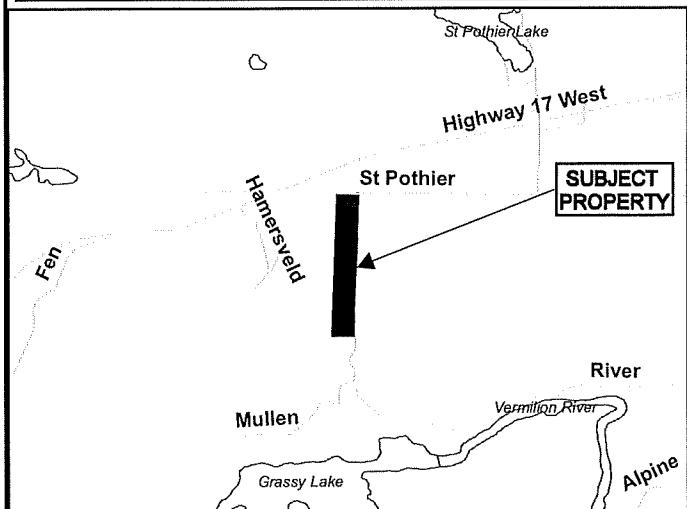
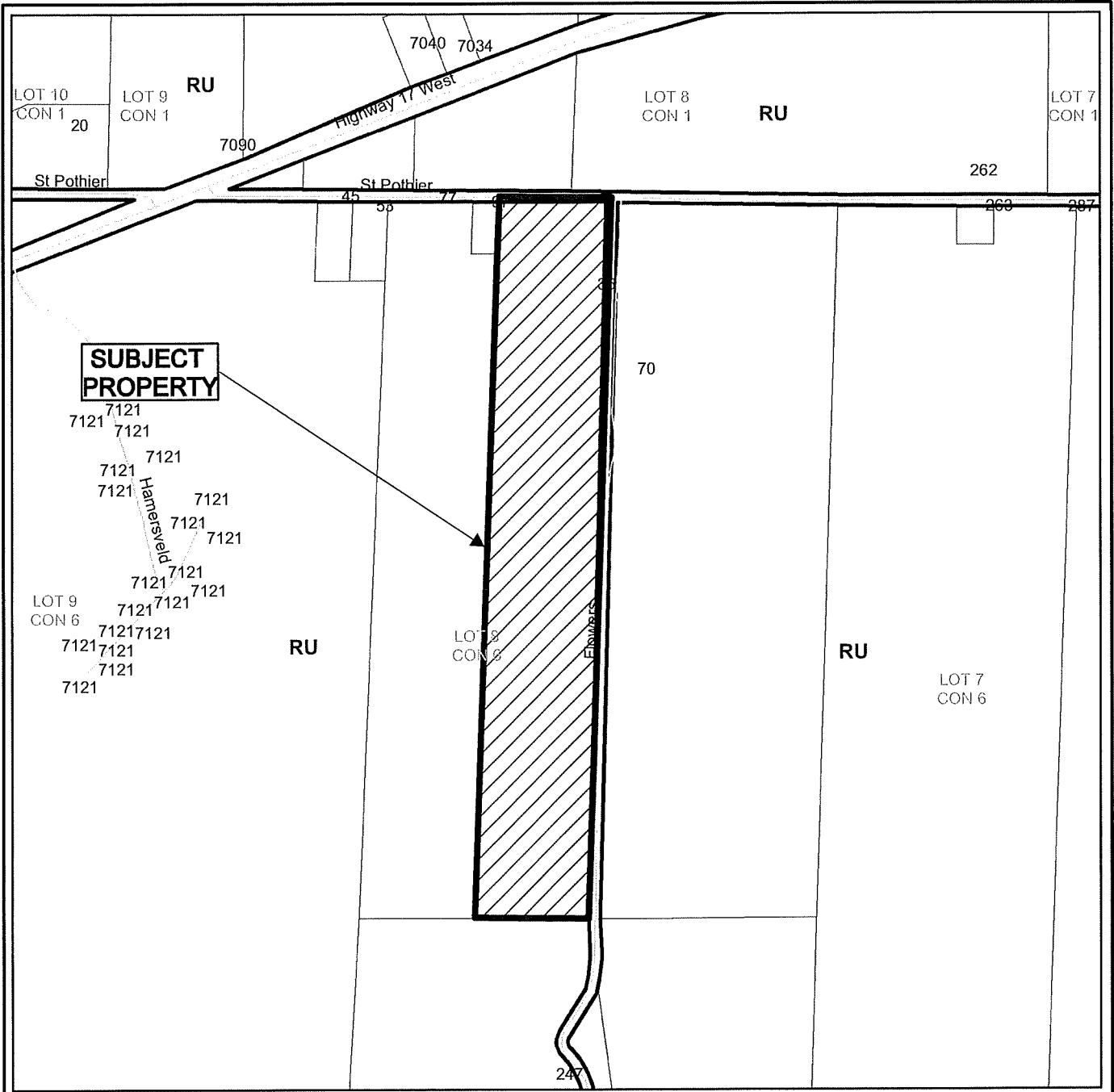
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Garage	Retained Land	No	133.782	133.782	1	10.973	12.192	6.279	154.18	416.78	167.64	11.49
House	Retained Land	No	75.8	110.8	2	7.315	10.363	7.925	166.38	406.41	152.4	30.385
Pool	Retained Land	No	17.227	17.227	0	5.46	5.46	1.372	186.76	400.95	145.11	39.53
Shed	Retained Land	No	8.918	8.918	1	2.438	3.658	2.134	152.4	406.41	140.845	46.84



Application for Consent



Subject Property being PIN 73396-0122,
 Parcel 15809 SEC SWS, as in LT144991,
 Part Lot 8, Concession 6,
 Township of Louise,
 35 Flowers Road, Whitefish,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2026-00025
 Date: 2026 04 24



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

Record #: PL-CON-2026-00027

APPLICATION SUMMARY

File Date: April 21, 2026
Application Type: Consent (Land Severance)
Address(es): 3024 Falconbridge Road, Garson P3L 1P6
Applicant(s): TULLOCH
Owner(s): DURHAM LARCH HOLDINGS INC

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area 1005	Area (Second Additional Lot if Applicable)
Depth 73.44	Depth (Second Additional Lot if Applicable)
Frontage 25.5	Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area

Depth

Frontage

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

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

Easement/Right-of-Way

Area
1005

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

Depth
73.44

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

Frontage
25.5

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

Garson Mall - Benefitting lands (PIN 73494-0342, PIN 73494-0139, & PIN 73494-0151)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

May 14, 2014

What is the number of dwelling units on the property?

0

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

0

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

2

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

To Garson Mall

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

No

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

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

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

No

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

No

Please indicate the file number and status of the application

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

Mixed Use Commercial

Explain how the application conforms with the Official Plan

Both the subject property and benefitting lands currently contain uses which are permitted in the Mixed Use Commercial designation per Section 4.3. The application does not propose to change the existing uses on the above noted properties

Explain how the application is consistent with the Provincial Policy Statements

The application would have the effect of conveying a +/-1,005.1m2 piece of vacant land to the benefitting property. Therefore, the application is largely technical in nature and does not conflict with Provincial Policy.

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

The application would have the effect of conveying a +/-1,005.1m2 piece of vacant land to the benefitting property. Therefore, the application is largely technical in nature and does not conflict with Provincial Policy.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
4938	88.18	43.5

Existing use of land

Commercial (Hotel)

Proposed use of land

Same as existing

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Commercial

Proposed use of land

Same as existing

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

Garson Mall - PINs
73494-0342, 73494- 0139, & 73494-0151

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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

PROPOSED BUILDING/STRUCTURE

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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Hotel	Retained Land	No	510.1	846.3	2	15.03	33.92	5	31.19	26.48	18.03	9.3
Deck	Retained Land	No	51.94	51.94	0	14	3.71	1	46.25	24.48	26.58	23.44



Planners | Surveyors | Biologists | Engineers

April 21, 2026
P260807

Attn: Nia Lewis, Consent Official

Development Approvals – Planning Services

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

Re: 3024 Falconbridge Road Lot Addition Application

Dear Ms. Lewis,

TULLOCH is retained by the owners of those lands known municipally as 3024 Falconbridge Road (PIN 73494-1033) in the community of Garson to prepare an application for consent. The purpose of the application is to facilitate a lot addition that would have the effect of conveying $\pm 1,005$ square metres of land with ± 25.5 metres of frontage from 3024 Falconbridge Road (73494-1033) to the adjacent lands, being the Garson Mall (PINs 73494-0342, 73494-0139, & 73494-0151). Resultingly, $\pm 4,938$ square metres of lot area with ± 43.5 metres of frontage would be retained.

A mutual access easement is also proposed over the extent of the proposed lot addition benefitting the retained lands (being 3024 Falconbridge) for the purpose of maintaining legal access via the existing driveway entrance.

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

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

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

Respectfully submitted,

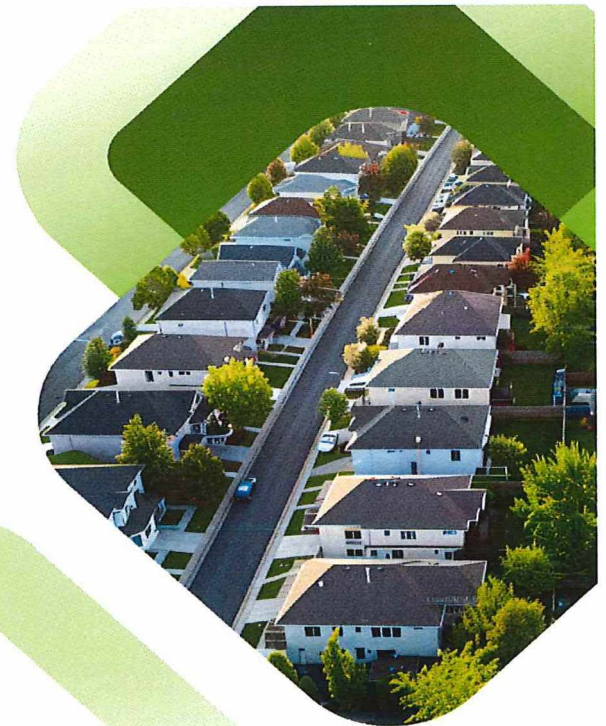


Vanessa Smith, M.PI., RPP
Project Manager | Senior Planner

**3024 FALCONBRIDGE HWY
GARSON**

PIN 734941033

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
3024 FALCONBRIDGE HWY
GARSON
P3L1V1

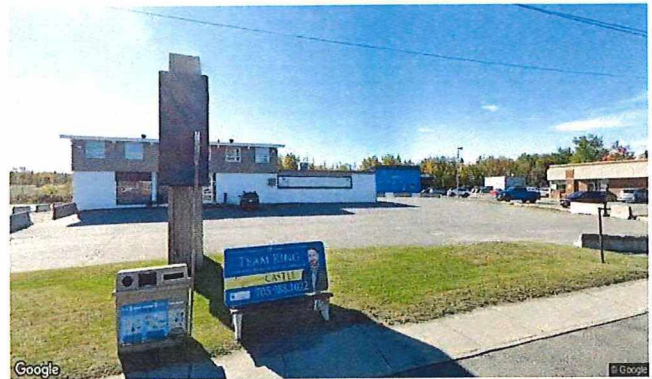
PIN: 734941033

Land Registry Office: SUDBURY (53)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:
DURHAM LARCH HOLDINGS INC.

Legal Description

PT LT 6 CON 1 GARSON BEING PTS 1 & 2 53R20261; CITY OF GREATER SUDBURY

Lot Size

Area: 5684.0 sq.m

Perimeter: 326.0 m

Measurements: 68.31m x 56.09m x 75.86m x 126.35m

Lot Measurement Accuracy : LOW
These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
May 14, 2014	[REDACTED]	Transfer	DURHAM LARCH HOLDINGS INC.;	

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

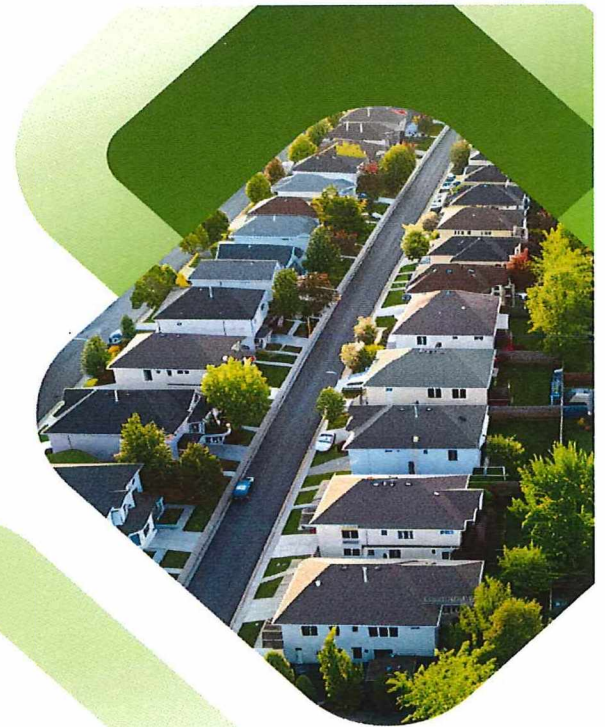
The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

3060 FALCONBRIDGE HWY
GARSON

PIN 734940342

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
3060 FALCONBRIDGE HWY
GARSON
P3L1P6

PIN: 734940342

Land Registry Office: SUDBURY (53)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:
TIMESTONE CORPORATION

Party To:
900358 ONTARIO INC.

Legal Description

PCL 38737 SEC SES; PT LT 6 CON 1 GARSON PT 1 53R5100; S/T LT180510; GREATER SUDBURY

Lot Size

Area: 8004.0 sq.m

Perimeter: 375.0 m

Measurements: 107.03m x 79.99m x 108.81m x 79.66m

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Dec 10, 1990	[REDACTED]	Transfer	900358 ONTARIO INC.;	

Terms and Conditions

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PROPERTY DESCRIPTION: PCL 7027 SEC SES; PT LT 6 CON 1 GARSON PT 3 TO 6 53R11799 & PT 1 TO 5 53R14786 EXCEPT MRO AS IN LT180508; S/T PT 4 53R11799, PT 2 53R14786 & T/W PT 8 53R11799 AS IN LT635651; S/T LT180510; GREATER SUDBURY

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN LT778120.

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE
RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 2003/08/25

OWNERS' NAMES: TIMESTONE CORPORATION
CAPACITY SHARE: BENO

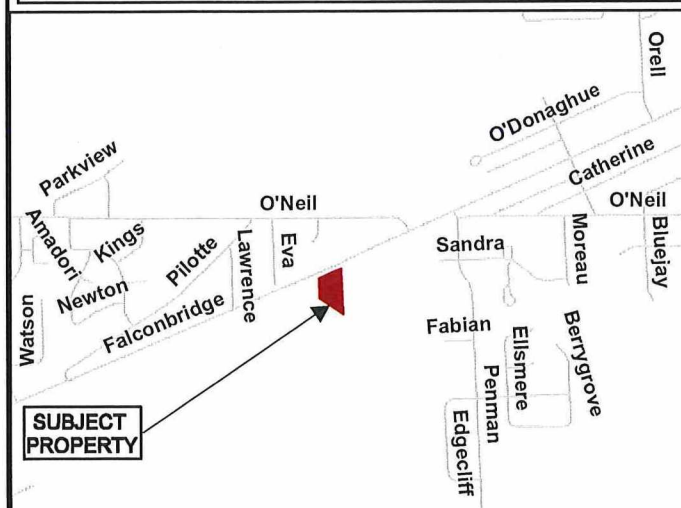
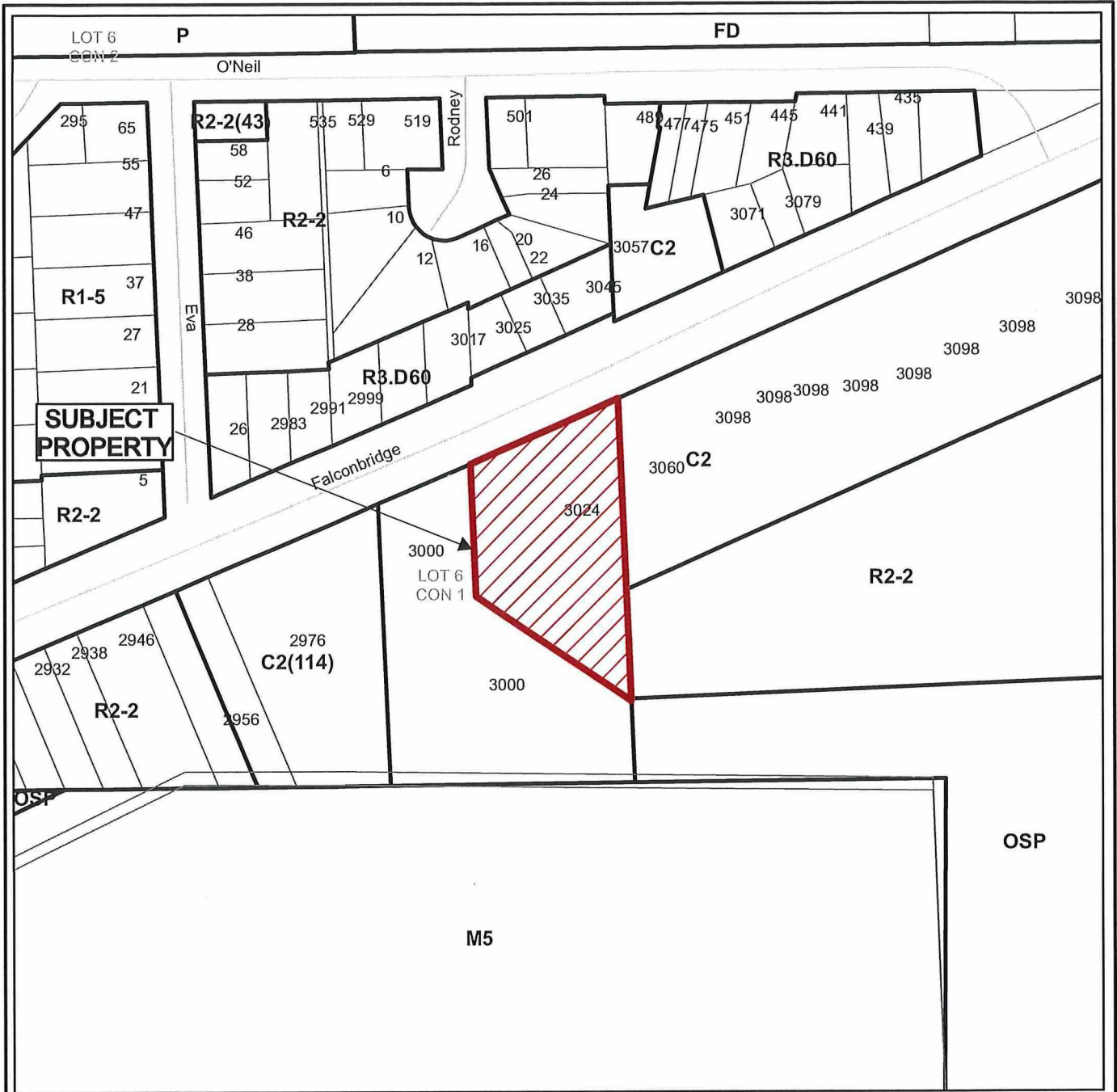
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/08/22 **						
LT54847	1943/12/29	CERTIFICATE				C
LT180510	1961/10/27	TRANSFER EASEMENT			THE INTERNATIONAL NICKEL COMPANY OF CANADA LIMITED	C
53R5100	1973/08/27	PLAN REFERENCE				C
LT386617	1975/10/16	NOTICE				C
REMARKS: AIRPORT ZONING REGULATION						
53R11799	1988/10/20	PLAN REFERENCE				C
LT684717	1990/07/27	TRANSFER			TIMESTONE CORPORATION	C
LT737808	1992/07/15	NOTICE			THE REGIONAL MUNICIPALITY OF SUDBURY	C
53R14786	1993/12/06	PLAN REFERENCE				C
LT778120	1994/02/10	TRANSFER			TIMESTONE CORPORATION	C
REMARKS: PLANNING ACT CONSENT						
LT801737	1995/03/03	NOTICE OF LEASE			MR. TOPPER'S PIZZA LIMITED	C
LT889827	1999/11/19	CHARGE			THE TORONTO-DOMINION BANK	C
LT889828	1999/11/19	NOTICE				C
REMARKS: LT889827						
SD132451	2008/11/14	NOTICE OF LEASE		*** COMPLETELY DELETED *** BREWERS RETAIL INC.	TIMESTONE CORPORATION	
SD531016	2025/10/30	APL (GENERAL)		*** COMPLETELY DELETED *** BREWERS RETAIL INC.	BREWERS RETAIL INC.	

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: SD132451						

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



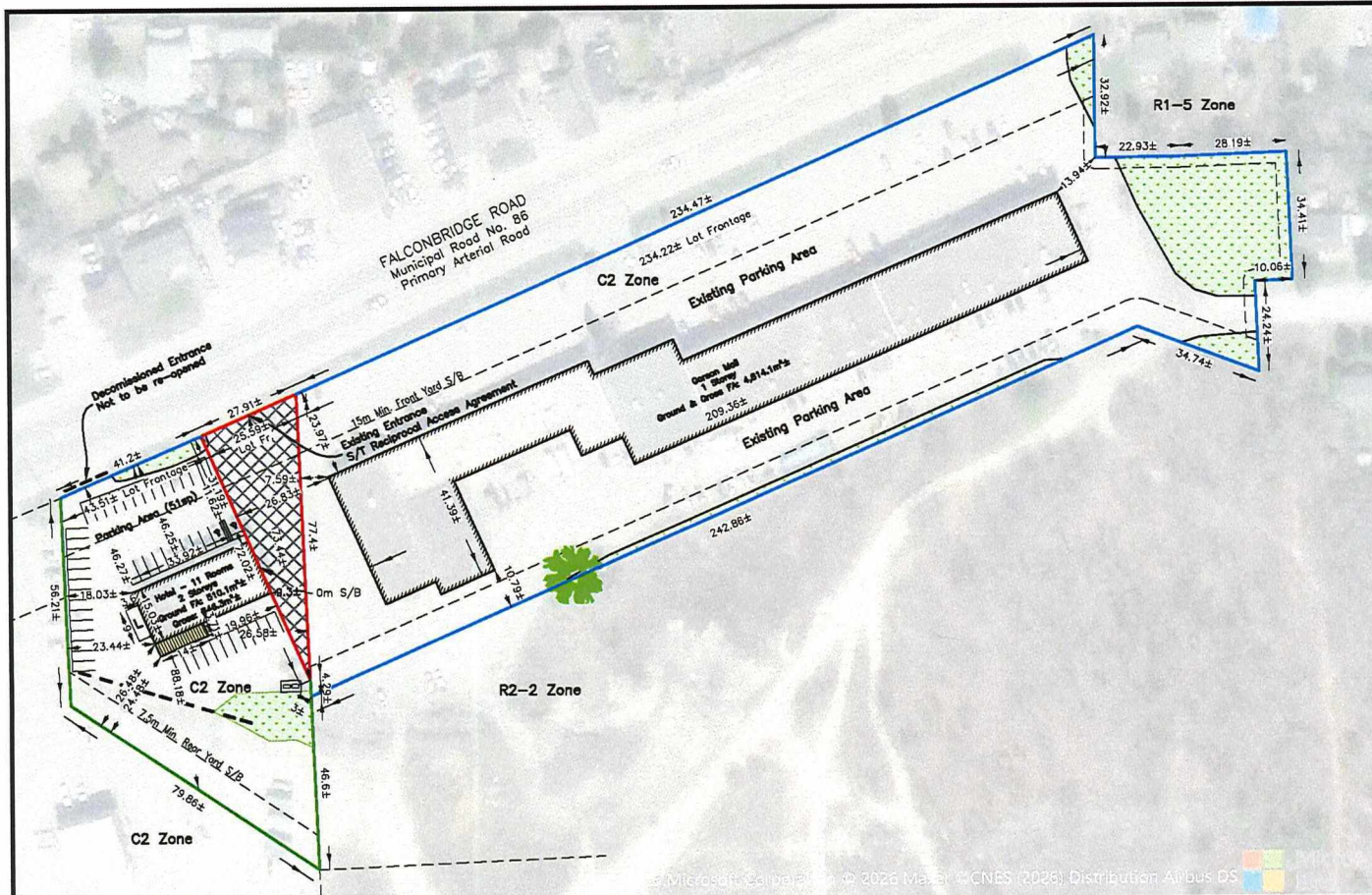
N

Application for Consent

Subject Property being PIN 73494-1033,
 Part Lot 6, Concession 1,
 being Parts 1 & 2, Plan 53R-20261,
 Township of Garson,
 3024 Falconbridge Road, Garson,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2026-00027
 Date: 2026 04 28



SITE PLAN DATA

Existing Use: 12-room Hotel (confirm with client) with Ground-floor ZONING: General Commercial (C2)

	REQUIRED	PROPO. RETAINED
LOT AREA:	MIN 1350m ² ±	4,938.0m ² ±
LOT FRONTAGE:	MIN 30m	43.51m±
LOT COVERAGE:	MAX 50%	11.4%
CROSS FA:	MAX 2x Lot Area	843.3m ² ±
BUILDING HEIGHT:	MAX 15m	As Existing
LANDSCAPING:	MIN 5%	7.4%
SETBACKS		
FRONT YARD:	15m	31.19m±
INTERIOR YARD:	0m	East: 0m West: 18.03m±
REAR YARD:	7.5m	24.48m±
PARKING CALCULATIONS:		
Hotel		
Guest Rooms	1/room	
	11 Rooms	
Public Uses	1/22m ² CFA	
	510.1m ² ±	
	n=23	
Total:	34	51
ACCESSIBLE SPACES (51-100 provided)	2	2
LOADING SPACES	1	1

- LEGEND**
- Retained Lands - 4,938.0m²±
 - Severed Lands - 1,005.1m²±
 - Benefiting Lands - 20,218.8m²±
 - Proposed Easement in Favour of Retained Lands
 - Existing Buildings
 - Attached Deck-51.9m²±
 - Existing Landscaping
 - Required Setbacks
 - Concrete Blocks
 - Loading Space
 - Parking Spaces
 - Refuse Storage

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES 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, 2026.



131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING:
**Sketch for Lot Addition
and Easement**

PROJECT:
3024 Falconbridge Road
City of Greater Sudbury

DRAWN BY: MDJ	CHECKED BY: BC/V/S	PROJECT No. : 26-0807
SCALE: 1:1250	PLOT SIZE: 11x17	DATE: April 21, 2026

PL-CAN-2026-00027
Sketch 2



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

Record #: PL-CON-2026-00030

APPLICATION SUMMARY

File Date: April 30, 2026
Application Type: Consent (Land Severance)
Address(es): 83 River Road, Whitefish P0M 3E0
Applicant(s): ROBERT LAPLANTE
Owner(s): ROBERT LAPLANTE AND LYNN LAPLANTE

**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
20050

Depth
210

Frontage
221.5

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

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

Easement/Right-of-Way

Area

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

Depth

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

Frontage

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

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

2012

What is the number of dwelling units on the property?

1

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

0

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

4

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

NA

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

No

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

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

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

No

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

No

Please indicate the file number and status of the application

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

Rural

Explain how the application conforms with the Official Plan

No conflict

Explain how the application is consistent with the Provincial Policy Statements

No Conflict

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

No Conflict

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
20050	210	221.5

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 year-round
- Water

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

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

LAND SEVERED

Existing use of land

Residential

Proposed use of land

Residential

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

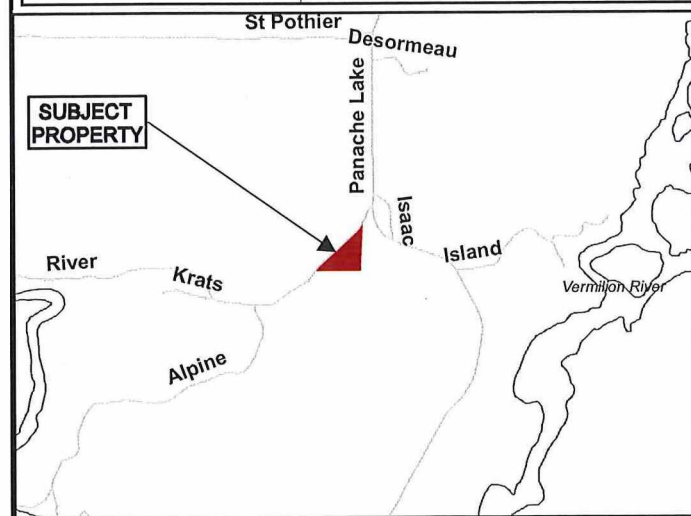
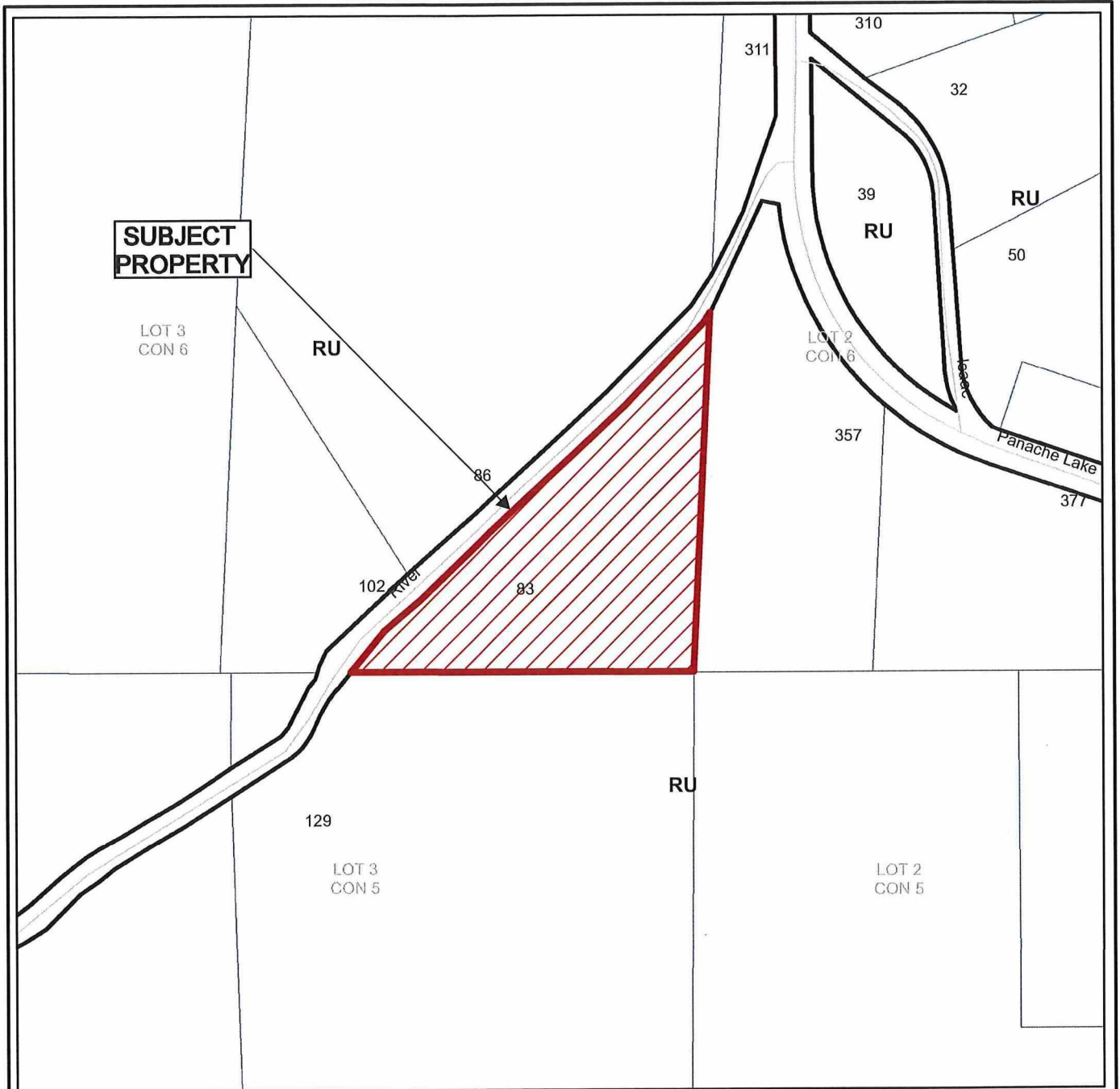
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	Retained Land	No	86.3	86.3	1	7.38	11.7	5.5	52	52	60.1	0
Garage	Retained Land	No	94.6	94.6	1	8.6	11	4.6	21	93.7	43	0
Shed 3	Retained Land	No	14.7	14.7	1	3	4.9	3.7	52	84.6	43	0
Shed 4	Retained Land	No	22.14	22.14	1	3.6	6.15	3.7	58.7	77	36	0



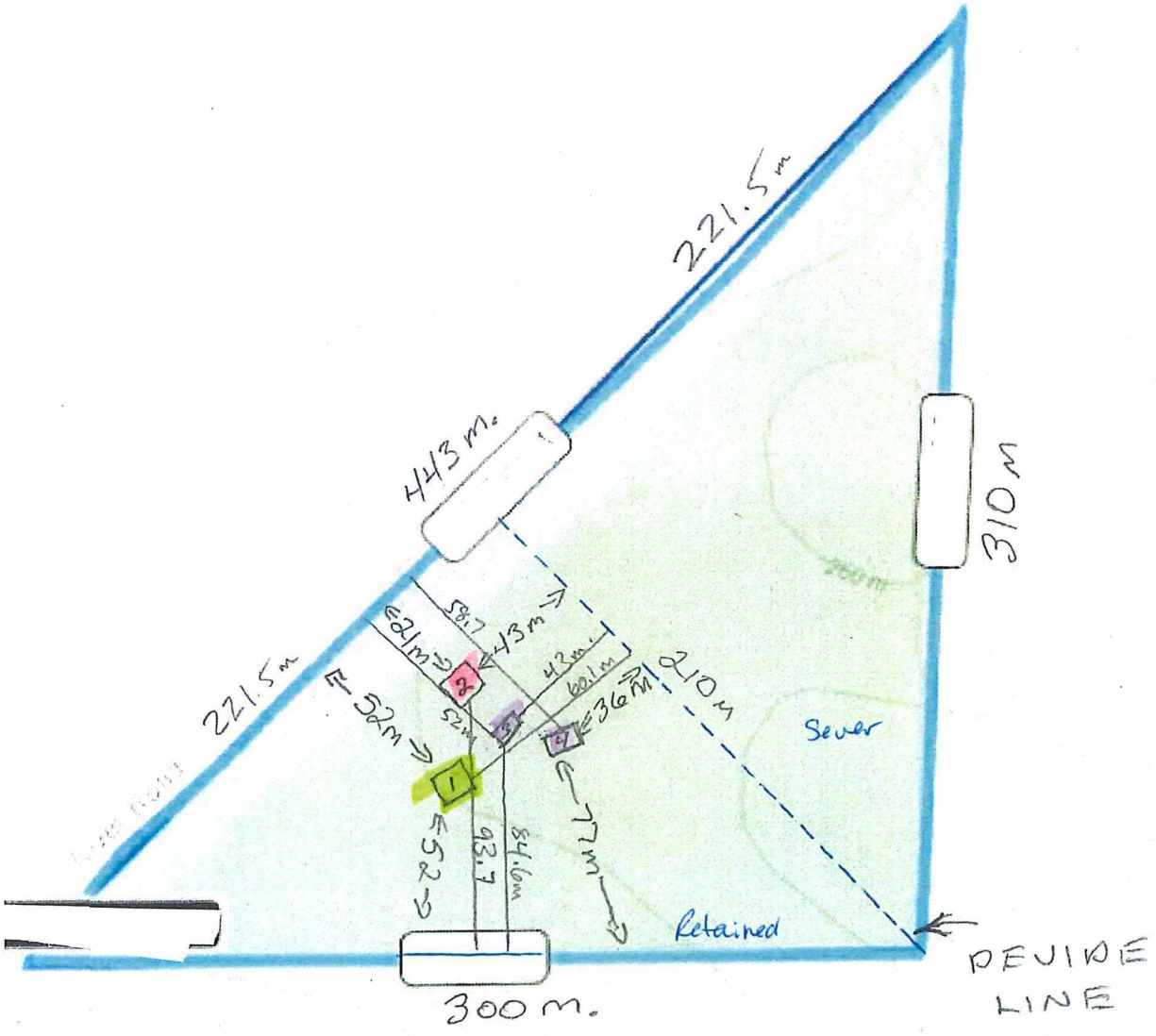
Application for Consent



Subject Property being PIN 73396-0108,
 Parcel 13702 SEC SWS,
 Part Lot 3, Concession 6, as in LT113273,
 Township of Louise,
 83 River Road, Whitefish,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2026-00030
 Date: 2026 05 07



- 1 - HOUSE 24' x 38' (7.38 x 11.7) m.
- 2 GARAGE 28' x 36' (8.6 x 11) m.
- 3 SHED 10' x 16' (3 x 4.9) m.
- 4 SHED 12' x 20' (3.6 x 6.15) m.



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

Record #: PL-CON-2026-00031

APPLICATION SUMMARY

File Date: May 6, 2026

Application Type: Consent (Land Severance)

Address(es): 0 McKenzie Road, Chelmsford, Ontario

Applicant(s): TULLOCH

Owner(s): LISA TARINI

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
53800

Depth
597.04

Frontage
90

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

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

Jan 9, 2009

What is the number of dwelling units on the property?

0

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

0

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

0

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

n/a

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

Yes

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

LT152778 - Bell Hydro easement along Railway corridor

Has the land ever had any previous severances?

Yes

Name of transferee

Lisa Tarini

Date of transfer

Jan 9, 2009

Use of severed land

Vacant

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

Permitted uses in the Rural designation include but are not limited to residential uses, agricultural uses, rural industrial/commercial uses, resort/shoreline commercial uses, etc. The proposed development represents an efficient and orderly development pattern of land use within the rural areas, which will permit the creation of three additional parcels for residential development on lands that are currently underutilized.

Explain how the application is consistent with the Provincial Policy Statements

Section 2.6.2 of the PPS promotes rural development that is compatible with the rural landscape and can be sustained by rural service levels. The proposed three lots are compatible with the rural landscape given the similar low density residential developments that are in proximity to the lands along McKenzie Road.

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

Per Section 3.4.3 of the GPNO the subject application promotes the creation of three residential lots, with the Subject Lands being in close proximity to the existing community of Chelmsford which provides commercial and employment uses including local stores and businesses. By locating housing near employment uses, the application facilitates and supports healthy rural community planning principles, while providing a mix of land uses and market choice within easy access to stores/services.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

PL-OPA-2025-00015

COMPLETE

LAND RETAINED

Area	Depth	Frontage
120300	590.89	203.31

Existing use of land

Vacant

Proposed use of land

Residential

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

Explain Other

PROPERTY ACCESS - RETAINED

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

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

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

LAND SEVERED

Existing use of land

Vacant

Proposed use of land

Residential

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

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

Indicate the parking and docking facilities to be used via water

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



Planners | Surveyors | Biologists | Engineers

May 6th, 2026
File No. 250813

Attn: Nia Lewis, Consent Official
Development Approvals – Planning Services
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON P3A 5P3

Re: 0 Mckenzie Road (PIN 73350-0596) - Consent Applications

Dear Ms. Lewis,

TULLOCH has been retained by the current owner of those lands known municipally as 0 Mckenzie Road (PIN 73350-0596) in Chelmsford to prepare three (3) consent applications. The effect of the applications would create 3 new rural lots from the parent parcel.

The subject property was previously subject to an Official Plan Amendment application (PL-OPA-2025-00015) to facilitate the proposed consents, and the amending by-law was read and passed by Council on April 14th, 2026. It is our understanding that the standard 20-day appeal period under the *Planning Act* is no longer in effect. As such, we are submitting the corresponding consent applications.

Please find attached in Pronto the following information for your consideration in addition to this cover letter:

- Concept Plan;
- Source Water Protection Section 59 Notice Application Form; and
- GeoWarehouse Property Report.

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

Respectfully submitted,

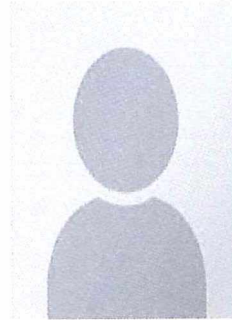
A handwritten signature in black ink, appearing to read 'Vanessa Smith'.

Vanessa Smith, M.Pl., RPP
Senior Planner | Project Manager

Address Not Available

PIN 733500596

Report title



This report was prepared by:

Tina Presse
Administration



TULLOCH Geomatics
1942 Regent Street, Unit L
Sudbury, Ontario, Canada, P3E 5V5
Office: 705-671-2295
Fax: 705-671-2295



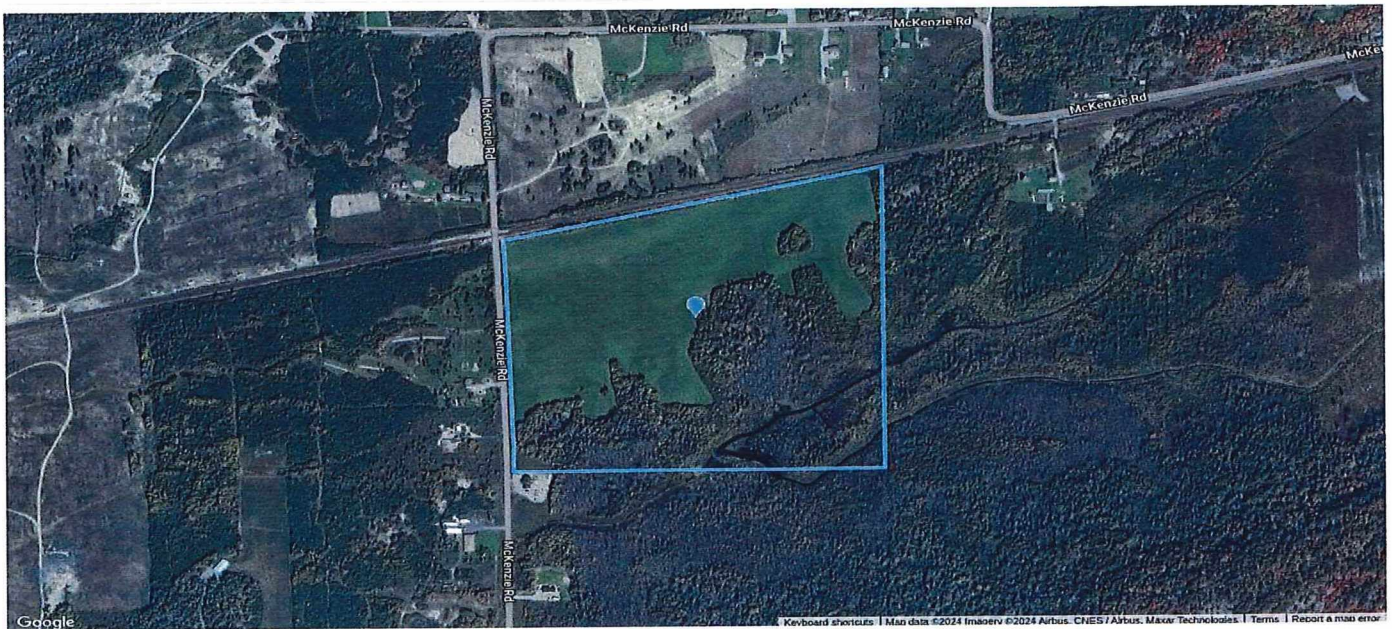
PROPERTY REPORT

Property Details

GeoWarehouse Address:

Not Available

PIN:	733500596
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:

TARINI, LISA

Legal Description

PT LT 6 CON 3 BALFOUR PTS 1 & 2 53R18816; S/T LT152778; GREATER SUDBURY.

Lot Size

Area: 322103.0 sq.m

Perimeter: 2290.0 m

Measurements: 104.71m x 309.03m x 56.36m x 589.42m x 612.15m x 612.17m x 6.77m

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jan 09, 2009	[REDACTED]	Transfer	TARINI, LISA;	

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

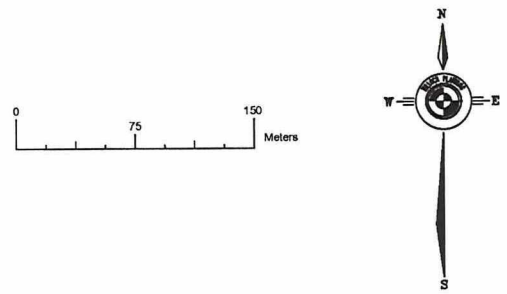
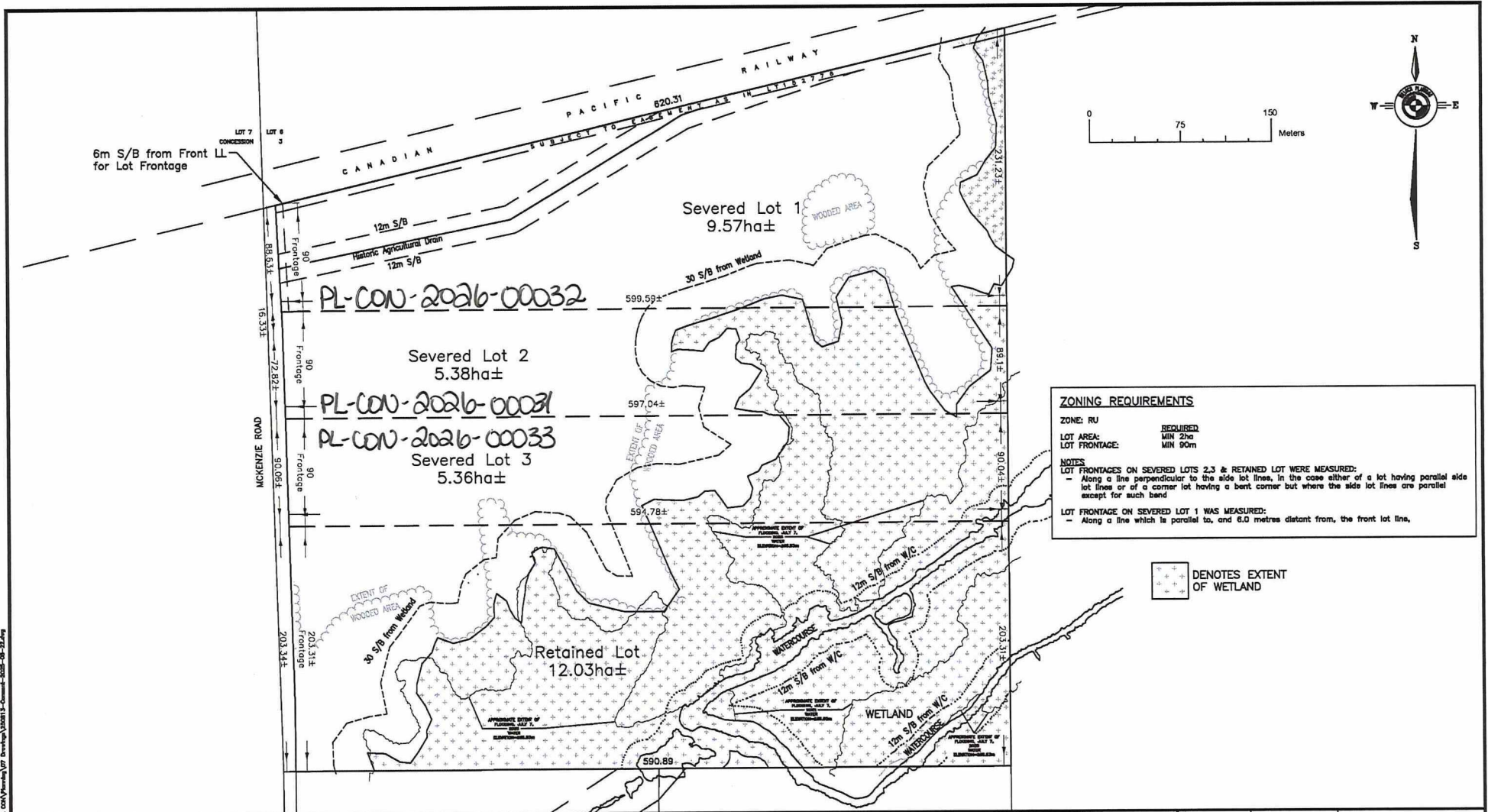
Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.



ZONING REQUIREMENTS

ZONE: RU

LOT AREA: REQUIRED MIN 2ha

LOT FRONTAGE: REQUIRED MIN 90m

NOTES

LOT FRONTAGES ON SEVERED LOTS 2,3 & RETAINED LOT WERE MEASURED:

- Along a line perpendicular to the side lot lines, in the case either of a lot having parallel side lot lines or of a corner lot having a bent corner but where the side lot lines are parallel except for such bend

LOT FRONTAGE ON SEVERED LOT 1 WAS MEASURED:

- Along a line which is parallel to, and 6.0 metres distant from, the front lot line,

DENOTES EXTENT OF WETLAND

<p>CAUTION</p> <p>THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.</p> <p>NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2022.</p>		<p>131 FIELDING ROAD LIVELY, ONTARIO P3Y 1L7</p>	<p>DRAWING: Sketch for Consent to Sever</p>	<p>PROJECT: 0 McKenzie Road PIN 73350-0596 Pt Lot 6, Con 3, Geo Twp of Balfour Pts 1&2, 53R-18816 City of Greater Sudbury</p>	<p>DRAWN BY: MDJ</p>	<p>CHECKED BY: VS</p>	<p>PROJECT No.: 25-0813</p>
					<p>SCALE: 1:3000</p>	<p>PLOT SIZE: 11x17</p>	<p>DATE: Aug 27, 2025</p>

PL-CON-2026-00031
 PL-CON-2026-00032
 PL-CON-2026-00033
 Sketch 2

P:\2025\202513 0 - Balfour - Road 0596 - Con 3\Planning\07 - Drawings\100113 - Consent - 2025-08-27.dwg



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

Record #: PL-CON-2026-00032

APPLICATION SUMMARY

File Date: May 6, 2026

Application Type: Consent (Land Severance)

Address(es): 0 McKenzie Road, Chelmsford, Ontario

Applicant(s): TULLOCH

Owner(s): LISA TARINI

**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
95700

Depth
599.59

Frontage
90

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

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

Easement/Right-of-Way

Area

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

Depth

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

Frontage

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

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

Jan 9, 2009

What is the number of dwelling units on the property?

0

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

0

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

0

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

n/a

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

Yes

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

LT152778 - Bell hydro easement along railway corridor

Has the land ever had any previous severances?

Yes

Name of transferee

Lisa Tarini

Date of transfer

Jan 9, 2009

Use of severed land

Vacant

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

Permitted uses in the Rural designation include but are not limited to residential uses, agricultural uses, rural industrial/commercial uses, resort/shoreline commercial uses, etc. The proposed development represents an efficient and orderly development pattern of land use within the rural areas, which will permit the creation of three additional parcels for residential development on lands that are currently underutilized.

Explain how the application is consistent with the Provincial Policy Statements

Section 2.6.2 promotes rural development that is compatible with the rural landscape and can be sustained by rural service levels. The proposed three lots are compatible with the rural landscape given the similar low density residential developments that are in proximity to the lands along McKenzie Road.

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

Per Section 3.4.3 of the GPNO the subject application promotes the creation of three residential lots, with the Subject Lands being in close proximity to the existing community of Chelmsford which provides commercial and employment uses including local stores and businesses. By locating housing near employment uses, the application facilitates and supports healthy rural community planning principles, while providing a mix of land uses and market choice within easy access to stores/services.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

PL-OPA-2025-00015

COMPLETE

LAND RETAINED

Area	Depth	Frontage
120300	590.89	203.31

Existing use of land

Vacant

Proposed use of land

Residential

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

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

PROPERTY ACCESS - RETAINED

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

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

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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



Planners | Surveyors | Biologists | Engineers

May 6th, 2026
File No. 250813

Attn: Nia Lewis, Consent Official
Development Approvals – Planning Services
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON P3A 5P3

Re: 0 Mckenzie Road (PIN 73350-0596) - Consent Applications

Dear Ms. Lewis,

TULLOCH has been retained by the current owner of those lands known municipally as 0 Mckenzie Road (PIN 73350-0596) in Chelmsford to prepare three (3) consent applications. The effect of the applications would create 3 new rural lots from the parent parcel.

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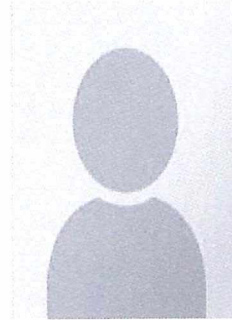
A handwritten signature in black ink, appearing to read 'Vanessa Smith'.

Vanessa Smith, M.Pl., RPP
Senior Planner | Project Manager

Address Not Available

PIN 733500596

Report title



This report was prepared by:

Tina Presse
Administration

TULLOCH Geomatics

1942 Regent Street, Unit L
Sudbury, Ontario, Canada, P3E 5V5
Office: 705-671-2295
Fax: 705-671-2295



PROPERTY REPORT

Property Details

GeoWarehouse Address:

Not Available

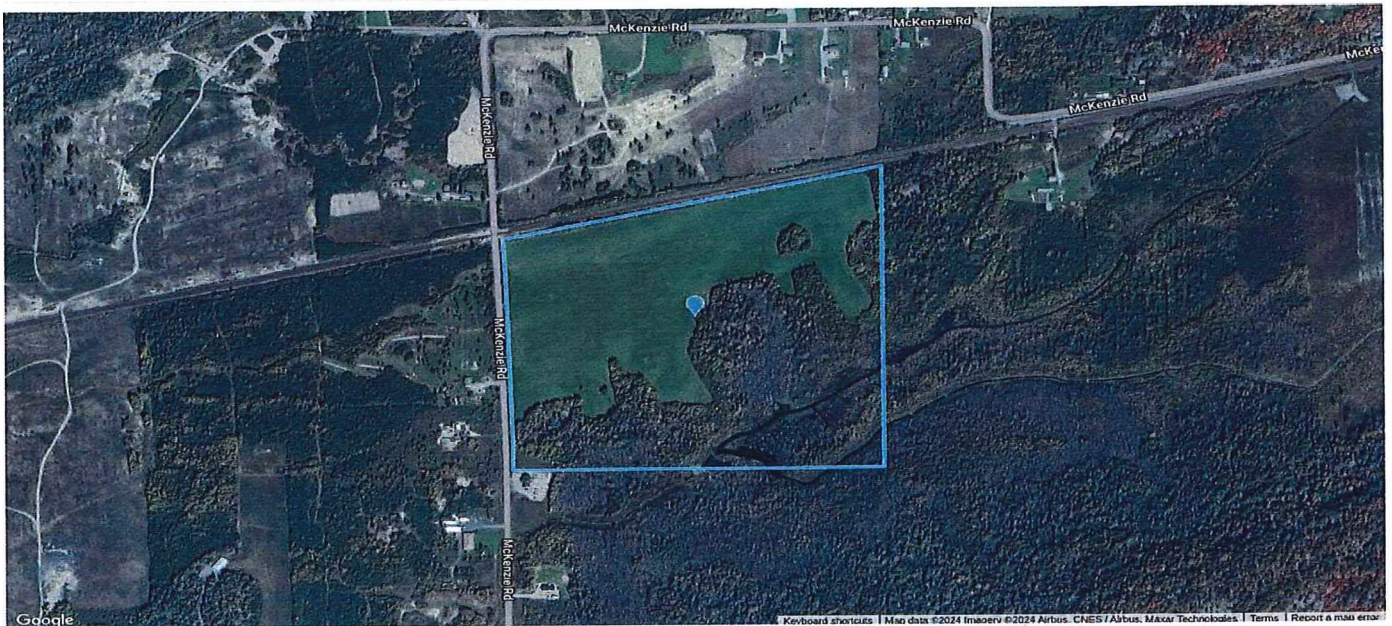
PIN: 733500596

Land Registry Office: SUDBURY (53)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

TARINI, LISA

Legal Description

PT LT 6 CON 3 BALFOUR PTS 1 & 2 53R18816; S/T LT152778; GREATER SUDBURY.

Lot Size

Area: 322103.0 sq.m

Perimeter: 2290.0 m

Measurements: 104.71m x 309.03m x 56.36m x 589.42m x 612.15m x 612.17m x 6.77m

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jan 09, 2009		Transfer	TARINI, LISA;	

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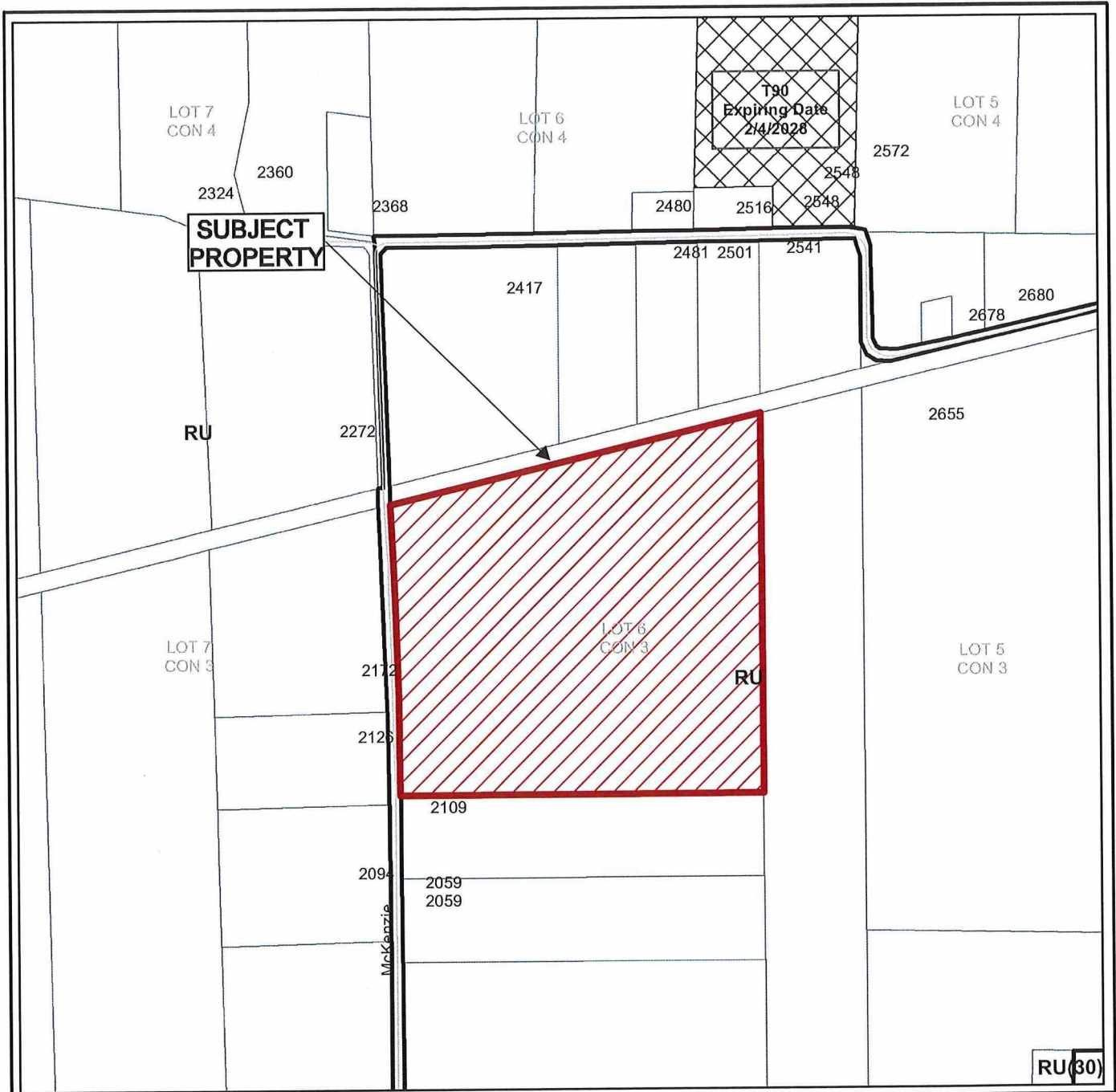
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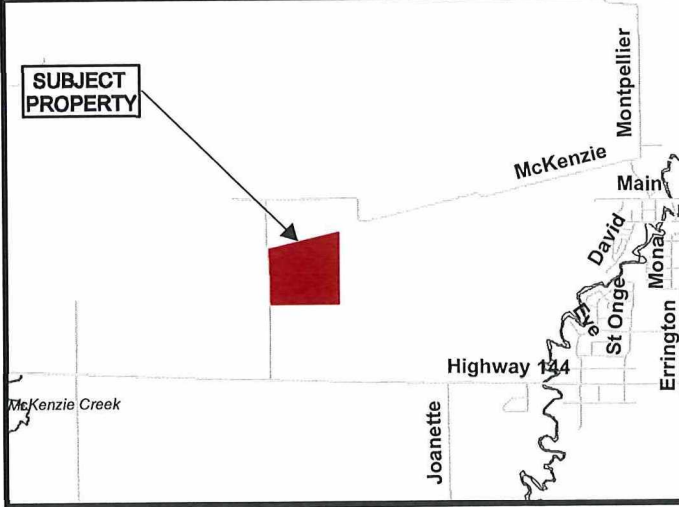
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RU(30)



Application for Consent



Subject Property being PIN 73350-0596,
 Part Lot 6, Concession 3,
 Parts 1 & 2, Plan 53R-18816,
 Township of Balfour,
 0 McKenzie Road, Chelmsford,
 City of Greater Sudbury

NTS PL-CON-2026-00031, PL-CON-2026-00032
 Sketch 1 PL-CON-2026-00033
 Date: 2026 05 14



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

Record #: PL-CON-2026-00033

APPLICATION SUMMARY

File Date: May 6, 2026
Application Type: Consent (Land Severance)
Address(es): 0 McKenzie Road, Chelmsford, ON
Applicant(s): TULLOCH
Owner(s): LISA TARINI

**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
53600
Depth
594.78
Frontage
90

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

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

Jan 9, 2009

What is the number of dwelling units on the property?

0

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

0

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

0

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

n/a

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

Yes

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

LT152778 - Bell Hydro easement along railway corridor

Has the land ever had any previous severances?

Yes

Name of transferee

Lisa Tarini

Date of transfer

Jan 9, 2009

Use of severed land

Vacant

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

Permitted uses in the Rural designation include but are not limited to residential uses, agricultural uses, rural industrial/commercial uses, resort/shoreline commercial uses, etc. The proposed development represents an efficient and orderly development pattern of land use within the rural areas, which will permit the creation of three additional parcels for residential development on lands that are currently underutilized.

Explain how the application is consistent with the Provincial Policy Statements

Section 2.6.2 of the PPS promotes rural development that is compatible with the rural landscape and can be sustained by rural service levels. The proposed three lots are compatible with the rural landscape given the similar low density residential developments that are in proximity to the lands along McKenzie Road.

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

Per Section 3.4.3 of the GPNO the subject application promotes the creation of three residential lots, with the Subject Lands being in close proximity to the existing community of Chelmsford which provides commercial and employment uses including local stores and businesses. By locating housing near employment uses, the application facilitates and supports healthy rural community planning principles, while providing a mix of land uses and market choice within easy access to stores/services.

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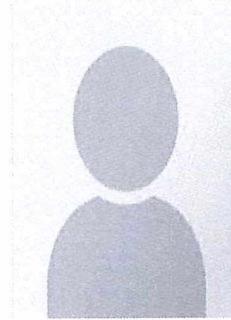
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Vanessa Smith, M.Pl., RPP
Senior Planner | Project Manager

Address Not Available

PIN 733500596

Report title



This report was prepared by:

Tina Presse
Administration

TULLOCH Geomatics
1942 Regent Street, Unit L
Sudbury, Ontario, Canada, P3E 5V5
Office: 705-671-2295
Fax: 705-671-2295



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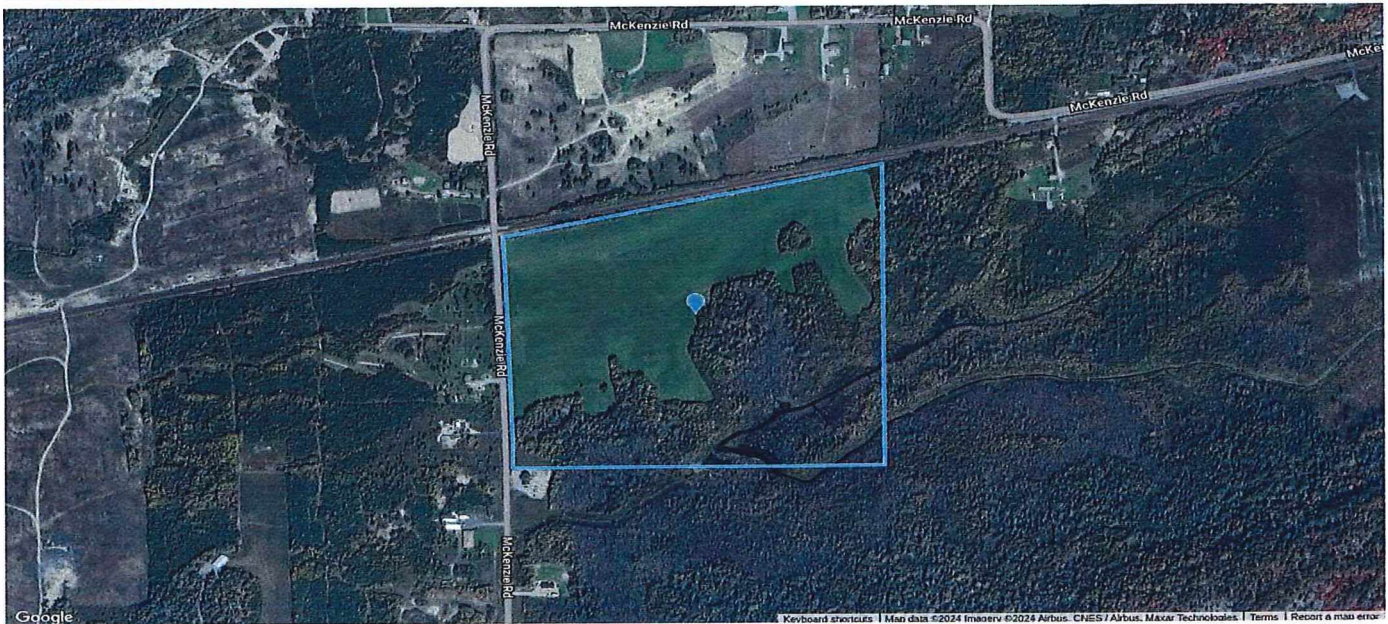
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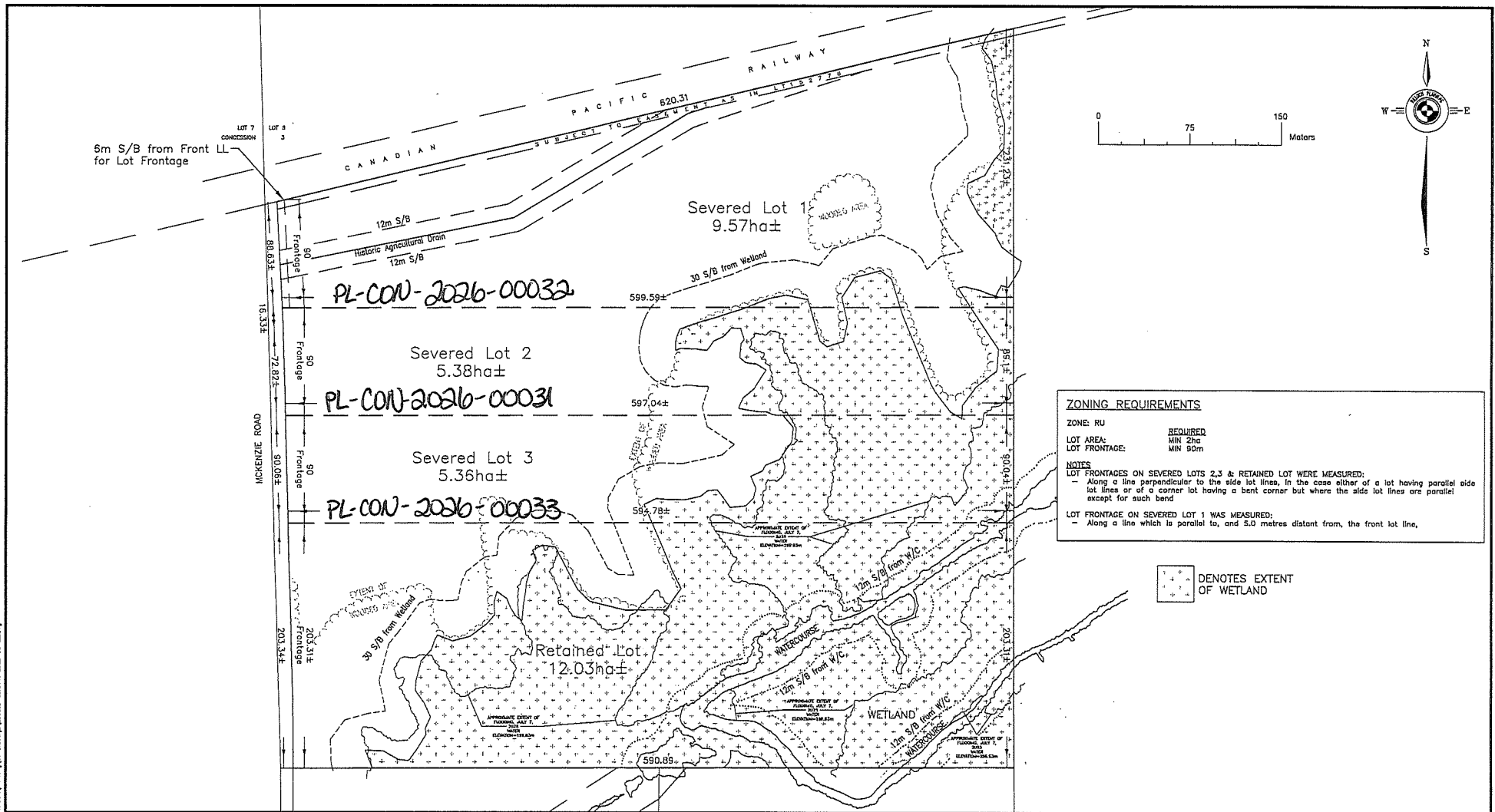
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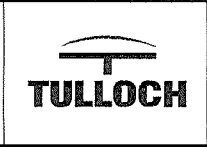
ZONING REQUIREMENTS

ZONE: RU
 LOT AREA: REQUIRED MIN 2ha
 LOT FRONTAGE: REQUIRED MIN 90m

NOTES
 LOT FRONTS ON SEVERED LOTS 2, 3 & RETAINED LOT WERE MEASURED:
 - Along a line perpendicular to the side lot lines, in the case either of a lot having parallel side lot lines or of a corner lot having a bent corner but where the side lot lines are parallel except for such bend
 LOT FRONTAGE ON SEVERED LOT 1 WAS MEASURED:
 - Along a line which is parallel to, and 5.0 metres distant from, the front lot line.

DENOTES EXTENT OF WETLAND

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.



131 FIELDING ROAD
 LIVELY, ONTARIO
 P3Y 1L7

DRAWING:
**Sketch for
 Consent to Sever**

PROJECT:
**0 McKenzie Road
 PIN 73350-0596
 Pt Lot 6, Con 3, Geo Twp of Balfour
 Pts 1&2, 53R-18816
 City of Greater Sudbury**

DRAWN BY:
 MDJ

CHECKED BY:
 VS

PROJECT No.:
 25-0813

SCALE:
 1:3000

PLOT SIZE:
 11x17

DATE:
 Aug 27, 2025

PL-CON-2026-00031
 PL-CON-2026-00032
 PL-CON-2026-00033
 Sketch 2

P:\2025\250113 - McKenzie Road 05A CON\Permit\07 - Balfour\250113 - Consent - 2025-08-28.dwg