

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

May 19, 2026

PL-CON-2026-00015 ALEXANDER HAYWOOD

Ward: 2

PIN(s) 735990624, Parcel 40674 SEC SES SRO, Lot 21, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 27 Cobalt Street, Copper Cliff, [By-law 2010-100Z, R1-5]

Grant an approximate 10.56 sq. m easement/right-of-way for access purposes in favour of abutting PIN 73599-0623 (LT), Parcel 40673 SEC SES SRO, Lot 20, M-1023, municipally known as 25 Cobalt Street.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION PL-MV-2025-00082

**PL-CON-2026-00016 TAJANA CENTIS
 KYLE OLSON**

Ward: 9

PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503 except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road, Sudbury, [By-law 2010-100Z, RU]

To create a new lot on the west vacant portion of the subject property providing a lot frontage of approximately 102.0m and a lot area of approximately 31547.0 sq. m.

SUBJECT TO CONCURRENT APPLICATION PL-CON-2026-00017.
PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0052/2021 (JUN 28/21)

**PL-CON-2026-00017 TAJANA CENTIS
KYLE OLSON**

Ward: 9

PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503 except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road, Sudbury, [By-law 2010-100Z, RU]

To create a new lot on the west middle vacant portion of the subject property providing a lot frontage of approximately 102.0m and a lot area of approximately 29066.0 sq. m.

SUBJECT TO CONCURRENT APPLICATION PL-CON-2026-00016.
PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0052/2021 (JUN 28/21)

**PL-CON-2026-00019 FELIX LOPES JR.
RICHARD ROBERT FERNAND NOLIN
CATHERINE THERESA NOLIN**

Ward: 11

PIN(s) 735590117, Part Lot 10, Concession 2, as in EP5414, except LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066, Parts 1-8, Plan 53R-21923, together with an easement over Parts 2, 6, 7 & 8, Plan 53R-21923, as in SD501729, Township of Neelon, 2750 Dube Road, Sudbury, [By-law 2010-100Z, R1-1]

To create a new lot on the east middle vacant portion of the subject property identified as Lot 3 on the plan submitted with the Application, providing a lot frontage of approximately 102.0m and a lot area of approximately 18800 sq. m (1.8 ha).

CURRENTLY SUBJECT TO PL-CON-2026-00020 AND PL-CON-2026-00021.
PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0108/1972 (JUL 31/72), B0052/1975 (MAY 12/75), B0030/2023 (APR 24/23), PL-CON-2025-00079, REZONING APPLICATION PL-RZN-2026-00003 AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00007

**PL-CON-2026-00020 FELIX LOPES JR.
RICHARD ROBERT FERNAND NOLIN
CATHERINE THERESA NOLIN**

Ward: 11

PIN(s) 735590117, Part Lot 10, Concession 2, as in EP5414, except LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066, Parts 1-8, Plan 53R-21923, together with an easement over Parts 2, 6, 7 & 8, Plan 53R-21923, as in SD501729, Township of Neelon, 2750 Dube Road, Sudbury, [By-law 2010-100Z, R1-1]

To create a new lot on the west portion of the subject property identified as Lot 1 on the plan submitted with the Application, providing a lot frontage of approximately 105.0m and a lot area of approximately 19800 sq. m (1.98 ha).

CURRENTLY SUBJECT TO PL-CON-2026-00019 AND PL-CON-2026-00021. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0108/1972 (JUL 31/72), B0052/1975 (MAY 12/75), B0030/2023 (APR 24/23), PL-CON-2025-00079, REZONING APPLICATION PL-RZN-2026-00003 AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00007

**PL-CON-2026-00021 FELIX LOPES JR.
RICHARD ROBERT FERNAND NOLIN
CATHERINE THERESA NOLIN**

Ward: 11

PIN(s) 735590117, Part Lot 10, Concession 2, as in EP5414, except LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066, Parts 1-8, Plan 53R-21923, together with an easement over Parts 2, 6, 7 & 8, Plan 53R-21923, as in SD501729, Township of Neelon, 2750 Dube Road, Sudbury, [By-law 2010-100Z, R1-1]

To create a new lot on the west middle vacant portion of the subject property identified as Lot 2 on the plan submitted with the Application, providing a lot frontage of approximately 90.0m and a lot area of approximately 12100 sq. m (1.21 ha).

CURRENTLY SUBJECT TO PL-CON-2026-00019 AND PL-CON-2026-00020. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0108/1972 (JUL 31/72), B0052/1975 (MAY 12/75), B0030/2023 (APR 24/23), PL-CON-2025-00079, REZONING APPLICATION PL-RZN-2026-00003 AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00007

**Written submissions regarding these applications must be received no later than
Wednesday, May 13, 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-2026-00015

APPLICATION SUMMARY

File Date: March 14, 2026
Application Type: Consent (Land Severance)
Address(es): 27 Cobalt Street, Copper Cliff P0M 1N0
Applicant(s): ALEXANDER HAYWOOD
Owner(s): ALEXANDER HAYWOOD

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

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

Creation of New Lot

Area
Depth
Frontage

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

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

Easement/Right-of-Way

Area 10.56	Area (Second Easement or Right-of-Way if Applicable)
Depth 8.8	Depth (Second Easement or Right-of-Way if Applicable)
Frontage 0	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?

March 31, 2006

What is the number of dwelling units on the property?

1

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

1

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

Grantee (Stephan Beausoleil): The legal owner of 25 Cobalt Street.

Grantor (Alexander Haywood): The legal owner of 27 Cobalt Street.

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?

The current designation of the subject land at 27 Cobalt Street in the City of Greater Sudbury Official Plan is Living Area I and R1-5.

Explain how the application conforms with the Official Plan

The application conforms with the Official Plan by supporting the efficient use of land in a Living Area 1 designation. The easement ensures the accessory building is compatible with the neighborhood by providing a formal mechanism for maintenance, thereby protecting the stability and character of the residential area.

Explain how the application is consistent with the Provincial Policy Statements

Consistent with the PPS, this application promotes efficient land-use patterns within an existing settlement area. It optimizes the use of a residential lot and prevents future land-use conflicts by legally securing necessary access for building maintenance on a 0m setback.

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

The application does not conflict with the Growth Plan for Northern Ontario. It represents a minor local improvement to existing residential infrastructure, contributing to a strong, well-organized urban community in Greater Sudbury without impacting regional growth objectives.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

25 Cobalt Street

File Number: PL-MV-2025-00164

27 Cobalt Street

File Number: PL-MV-2025-00082

Status - Minor Variance

Final notice received.

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
889	37.5	23.5

Existing use of land

Residential

Proposed use of land

Still residential but with easement for 25 Cobalt.

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

All existing (the form made me pick a box)

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. This is an application for a maintenance and access easement on the interior lot line of 27 Cobalt for the owner of 25 Cobalt.

Proposed use of land

Residential. Specifically, a permanent easement to allow for the maintenance and repair of the accessory building located at 25 Cobalt Street, and to provide necessary foot access for the owner of 25 Cobalt Street to service said structure, as required by Minor Variance decision PL-MV-2025-00164/00082.

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

PIN(s) 735990623, Parcel 40673 SEC SES SRO, Lot 20, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 25 Cobalt Street, Copper Cliff P0M 1N0

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

Residential. This is an application for a maintenance and access easement on the interior lot line of 27 Cobalt for the owner of 25 Cobalt.

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

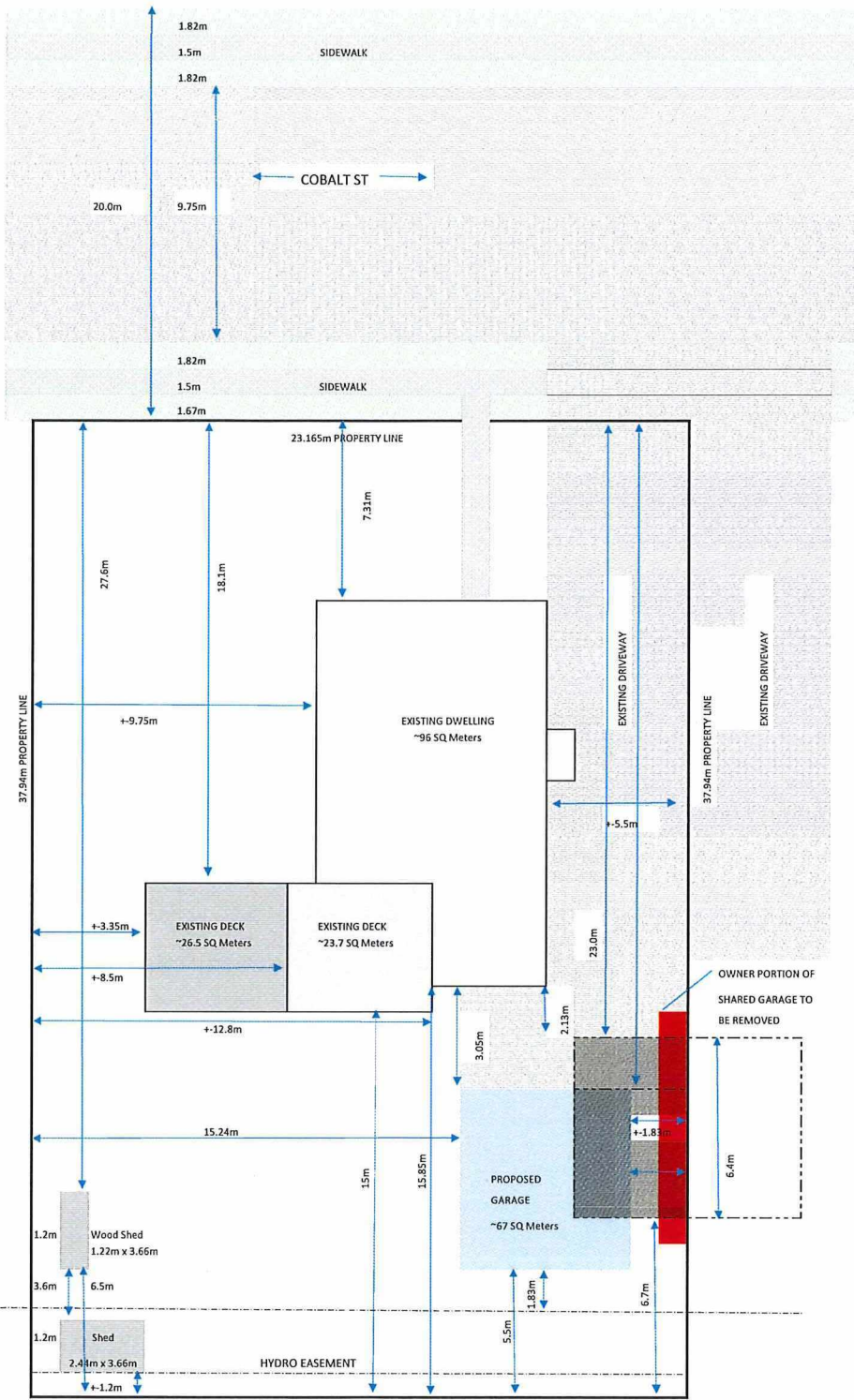
Estimate the distance of these facilities from the severed land and nearest public road by water

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)
Garage	Retained Land	No	44.6	67	2	6.1	7.3	7	25.14	5.48	1.83	15.24


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	96	172	2	7.9	15.5	7	6	15.8	9.75	5.5
Existing Garage - dimensions for full shared garage - subject property owns 50%	Retained Land	Yes	39	39	1	6.4	6.1	3.05	23	6.7	20	0
Shed	Retained Land	No	8.93	8.93	1	2.44	3.66	3.35	34.86	1.2	1.2	18.3
Wood Shed	Retained Land	No	4.46	4.46	1	1.23	3.66	2.44	27.6	6.5	1.2	20.9



LOT INFORMATION
 27 COBALT, COPPER CLIFF
 M1023 LOT 21
 Pcl 40674
 Total Lot = 889 SQ Meters

 Access Easement

SCALE AS SHOWN
 1 SQ 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-2026-00016

APPLICATION SUMMARY

File Date: March 25, 2026
Application Type: Consent (Land Severance)
Address(es): 4102 Long Lake Road, Sudbury P3G 1K1
Applicant(s): TULLOCH
Owner(s): TAJANA CENTIS AND KYLE OLSON

**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
31547.9

Depth
283.3

Frontage
102.4

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

ARN

530709000607800

(Properties have merged on title)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2022/02/28

What is the number of dwelling units on the property?

1

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

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

1

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

TBD

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

Yes

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

SD373633: Hydro Easement

SD526836: Access Easement

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 Area, Living Area II

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
142510.4	368.5	90

Existing use of land

Rural Residential (Under Construction)

Proposed use of land

Rural 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

Vacant

Proposed use of land

Vacant

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)
Dwelling (Under Construction)	Retained Land	No	344.2	397	2	20	27.9	6.4	170.5	123	171.5	358.8



Planners | Surveyors | Biologists | Engineers

March 25, 2026
251382

Nia Lewis, Consent Official

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

Re: Concurrent applications for Consents to Sever: 4102 Long Lake Road,
Greater Sudbury

Dear Ms. Lewis,

TULLOCH has been retained by the owners of the land known municipally as 4102 Long Lake Road, Greater Sudbury to prepare two applications for Consent to Sever. The purpose of this cover letter is to provide the Committee of Adjustment a statement of how this consent is Consistent with the Provincial Planning Statement, and in conformity with the Growth Plan for Northern Ontario and the City of Greater Sudbury Official Plan.

The subject lands consist of two Parcels and are legally identified as follows:

- PIN 73476-0174: PCL 6538 SEC SES; PT LT 5 CON 4 BRODER AS IN LT37503 EXCEPT LT61490 & LT76505 & UNIT 12 & 16 EXPROP D52; EXCEPTING THE LAND COVERED WITH THE WATERS OF LONG LAKE WITHIN THE LIMITS OF THE SAID LANDS; GREATER SUDBURY
- PIN 73476-0818: PART LOT 5 CONCESSION 4 BRODER PARTS 1 & 2 53R20888; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 53R20888 AS IN SD373633; SUBJECT TO AN EASEMENT OVER PART 1 53R20888 AS IN SD373634; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 5, CONCESSION 4 TWP OF BRODER, PART 1, PLAN 53R-20888 AS IN SD375780; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 53R-20888 AS IN SD476492; CITY OF GREATER SUDBURY

Despite the subject lands consisting of two PINs and ARNs, the author has concluded based on registry information that the lots have merged on title and shall be considered one lot for the purpose of these applications.

The intent of the applications is to sever the subject lands into three lots, as shown on the Concept Plan attached to both applications. Table 1, below, outlines the rationale regarding how these applications are consistent with the Provincial Planning Statement and are in conformity with the Growth Plan for Northern Ontario and the City of Greater Sudbury Official Plan.

Table 1

RESPONSE	
Explain how the applications are consistent with the Provincial Planning Statement (PPS)	<p>Section 2.6 outlines the provisions for development on rural lands. With respect to this section, all lots will be of a suitable size in which they can be sustained by rural service levels. No uneconomical expansion of infrastructure is expected.</p> <p>A watercourse flows southerly through the retained lot and the southeastern corner of severed lot 2. Lands adjacent to the watercourse are considered to be an erosion hazard and are regulated by Conservation Sudbury. To that regard, Section 4.2.2 states that:</p> <p><i>"Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches."</i></p> <p>Additionally, Section 5.2.2b) states that</p> <p><i>"Development shall generally be directed to areas outside of [...] hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards"</i>.</p> <p>As demonstrated on the concept plan attached, sufficient land is available for development outside of the regulated area and away from the watercourse and associated erosion hazards.</p>
Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario (GPNO)	<p>A review of the GPNO was conducted prior to submission. The applications appear to not conflict with any policy in this plan.</p>
Explain how the applications conform with the Official Plan (OP)	<p>A majority of the subject lands, with the exception of an orphaned portion of PIN 73479-0174 are in the Rural Area. Section 5.2.2.1 states:</p> <p><i>"New Lot creation for rural residential development is not permitted on those lands restricted by:</i></p> <p><i>a) The Mining/Mineral Reserve</i></p>

- b) *The Aggregate Reserve*
- c) *The Flood Plain; or*
- d) *Significant natural features and areas"*

No mineral or aggregate reserves or floodplains were identified on or adjacent to the subject lands. A wetland to the north of the site was identified on Schedule D of the OP, with adjacent lands extending across the northern boundary of the retained lot. However, it is the author's opinion that sufficient area is available for development outside the adjacent lands.

Rural Lot creation is subject to the conditions under **Section 5.2.2.2:**

- a) *"The severed parcel and the parcel remaining must have a minimum size of 2 hectares (5 acres) and a minimum public road frontage of 90 metres (295 feet)*
- b) *Regardless of the size and frontage of the parent parcel, no more than three (3) new lots may be created from a single parent rural parcel in existence as of June 14, 2006"*

All proposed lots will meet or exceed the minimum area and frontage requirements in a). The result of the applications will be two new lots being created from a parent parcel which existed prior to June 14, 2006, and would therefore be in conformity with b).

With respect to the watercourse, **Section 8.1.2** states that:

"Development and site alteration will be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions and linkages will be protected, improved or restored".

With respect to the lands adjacent to the watercourse that are regulated by Conservation Sudbury, **Section 10.2.1** states:

"Because flooding and erosion hazards may cause loss of life and may result in damage to property, development on lands adjacent to the shoreline of a watercourse or waterbody affected by flooding or erosion hazards are generally restricted and may be approved by Conservation Sudbury or MNRF. In addition, development on adjacent lands is also generally restricted and may be approved by Conservation Sudbury or MNRF."

As noted before, there is sufficient space away from the watercourse and associated hazards that appropriate development can occur without impacting hydrologic function or introducing any safety risks. Therefore, the proposed consents conform with these policies. Additionally, a majority of

the watercourse is on the retained land, and all development on said land received appropriate approvals from the City and Conservation Authority.

With respect to the wetland north of the site, **Section 9.2.3.5 States:**
"Development and site alteration are not permitted on lands adjacent to a sensitive wetland or a provincially significant wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on natural features or ecological functions. Adjacent lands are considered to be within 50 metres of any sensitive wetland, and within 120 metres of a provincially significant wetland. This area can be modified if justified by a study."

Lands adjacent to the wetland extend into the northern extent of the retained lot. However, it is the author's opinion that there is sufficient land outside the adjacent lands where development can occur.

It is therefore the author's opinion that the proposed consents conform with the City of Greater Sudbury Official Plan.

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 contact the undersigned directly at [REDACTED]

Sincerely yours,



Matt Jay, BES
Land Use Planner

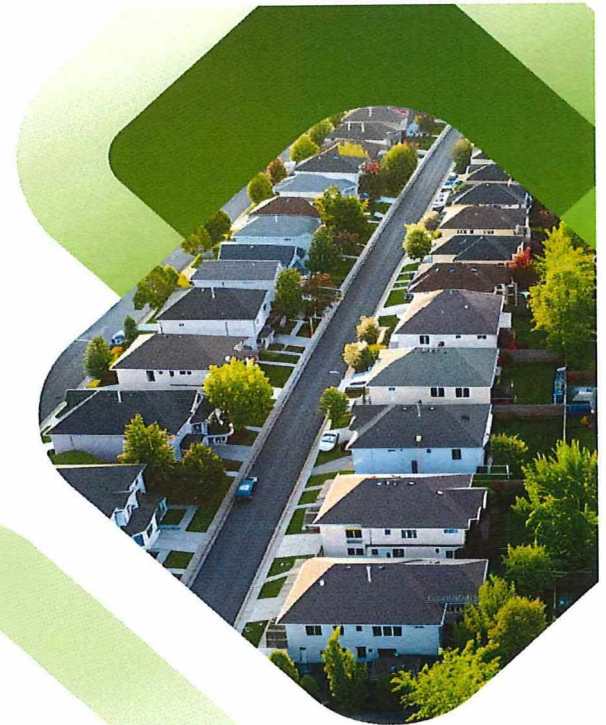


Vanessa Smith, M.PI, RPP
Project Manager | Senior Planner

SUDBURY

PIN 734760818

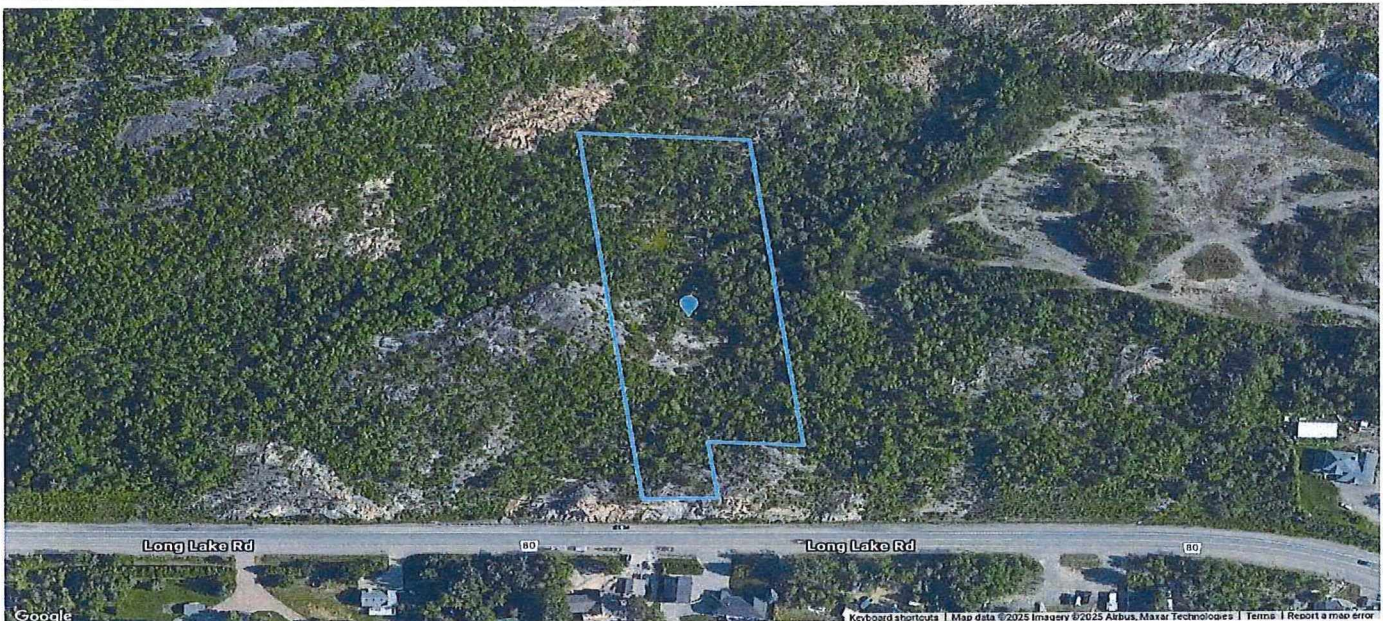
GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
Not Available
SUDBURY

PIN:	734760818
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:
OLSON, KYLE;CENTIS, TAJANA

Legal Description

PART LOT 5 CONCESSION 4 BRODER PARTS 1 & 2 53R20888 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 53R20888 AS IN SD373633 SUBJECT TO AN EASEMENT OVER PART 1 53R20888 AS IN SD373634 SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 5, CONCESSION 4 TWP OF BRODER, PART 1, PLAN 53R-20888 AS IN SD375780 SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 53R-20888 AS IN SD476492 CITY OF GREATER SUDBURY

Lot Size

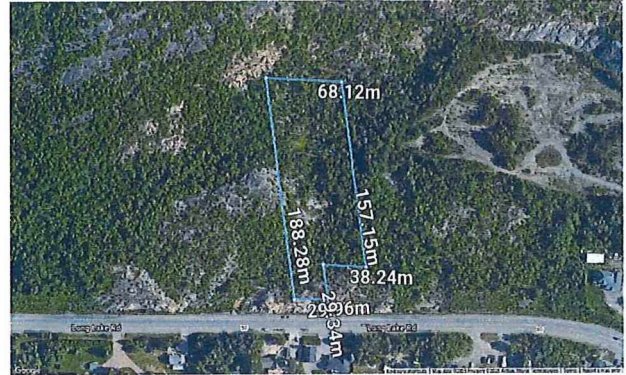
Area: 11416.0 sq.m

Perimeter: 511.0 m

Measurements: 29.96m x 29.34m x 38.24m x 157.15m x 68.12m x 188.28m

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
Feb 28, 2022	[REDACTED]	Transfer	OLSON, KYLE; CENTIS, TAJANA;	See Notes 1
Apr 04, 2019	[REDACTED]	Transfer	CLEMINSON, SUSAN;	

Notes :

1. The following Pins were transferred together with the subject Property

734760174

Terms and Conditions

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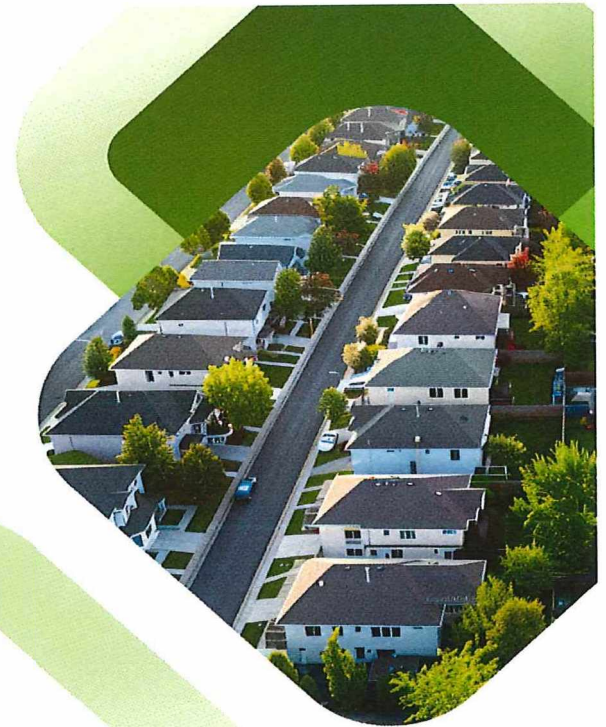
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SUDBURY

PIN 734760174

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:

Not Available

SUDBURY

PIN:	734760174
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:

OLSON, KYLE;CENTIS, TAJANA

Legal Description

PCL 6538 SEC SES; PT LT 5 CON 4 BRODER AS IN LT37503 EXCEPT LT61490 & LT76505 & UNIT 12 & 16 EXPROP D52; EXCEPTING THE LAND COVERED WITH THE WATERS OF LONG LAKE WITHIN THE LIMITS OF THE SAID LANDS; GREATER SUDBURY

Lot Size

Area: 194854.0 sq.m

Perimeter: 2575.0 m

Measurements: 37.42m x 27.51m x 38.24m x 29.34m x
29.96m x 188.28m x 68.12m x 157.15m x
114.32m x 176.07m x 187.22m x 252.61m x
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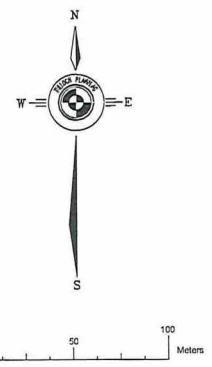
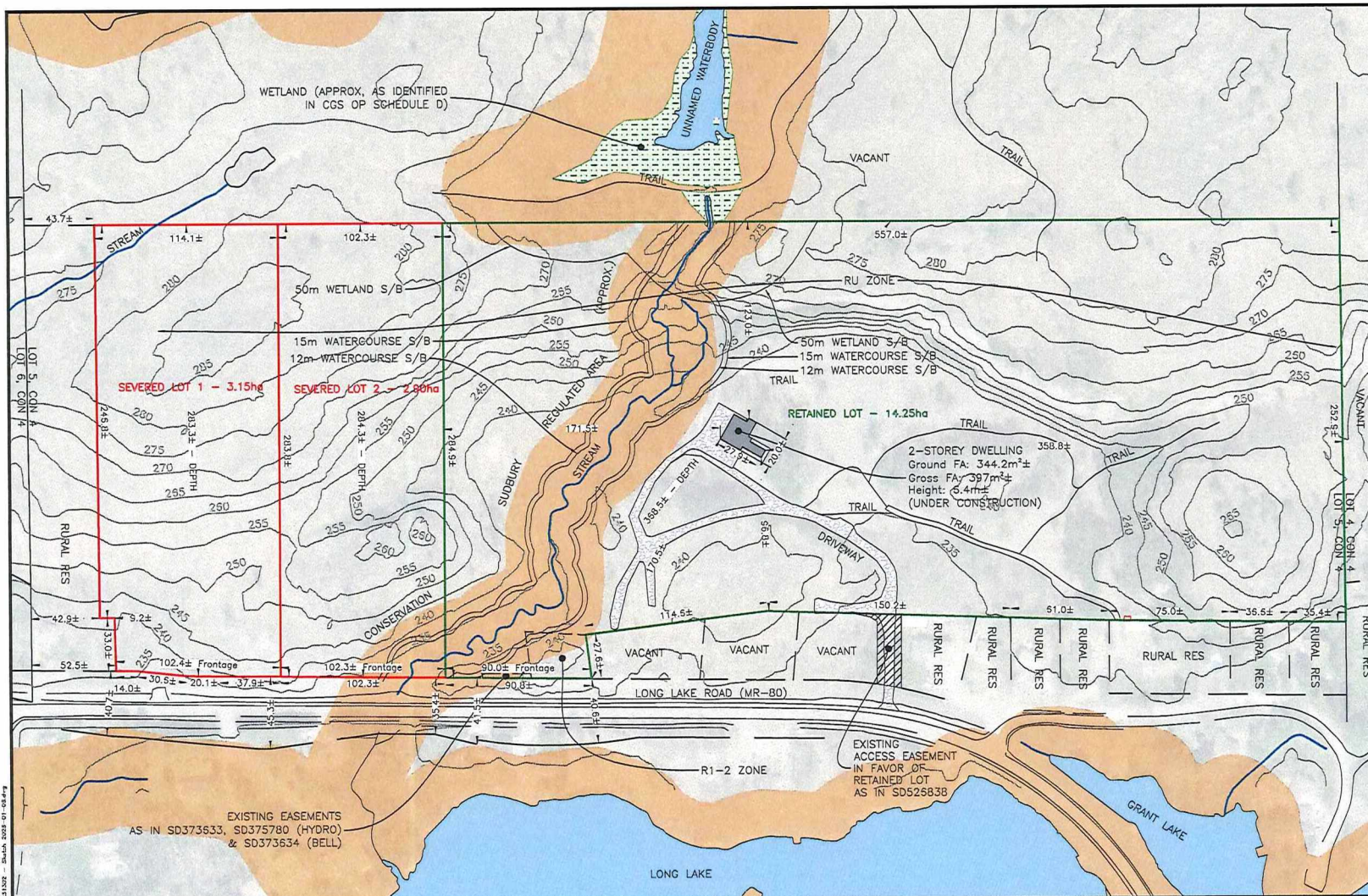
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SITE PLAN DATA
 ADDRESS
 CITY OF GREATER SUDBURY
 ZONING: RU, R1-2 (AS SHOWN)
 REQUIRED (RU)
 LOT AREA: MIN 2ha
 LOT FRONTAGE: MIN 50m
 NOTES:
 ZBL 4.235: The lot area and lot frontage requirements of the most restrictive zone on the lot shall be applied to the entire lot.
 SOURCES
 LOT FABRIC & DRIVEWAYS: TULLOCH GEOMATICS, O.L.S. (2022-2024)
 TOPOGRAPHIC FEATURES (APPROX.): CITY OF GREATER SUDBURY (2022)
 BUILDING ENVELOPE: DELANGER SALACH ARCHITECTURE (2023)
 CONSERVATION SUDBURY REGULATED AREA: CONSERVATION SUDBURY MAPPING TOOL (2025)
 AERIAL: MICROSOFT, MAXAR, CNES (2025)

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:
**Concept Plan
 for
 Consent to Sever**

PROJECT:
**4102 Long Lake Road
 PIN 73476-0174, 73476-0818**
**Part of Lot 5, Concession 4
 Geo Twp of Broder
 City of Greater Sudbury**

DRAWN BY:
 MDJ
 SCALE:
 1:2500

CHECKED BY:
 VS
 PLOT SIZE:
 11x17

PROJECT No.:
 251382
 DATE:
 Jan 8, 2026

PL-COV-2026-00016
 PL-COV-2026-00017
 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-2026-00017

APPLICATION SUMMARY

File Date: March 25, 2026
Application Type: Consent (Land Severance)
Address(es): 4102 Long Lake Road
Applicant(s): TULLOCH
Owner(s): TAJANA CENTIS AND KYLE OLSON

**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
29066.7

Depth
284.3

Frontage
102.3

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

ARN 530709000607800

(Lots have merged on title)

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2022/02/28

What is the number of dwelling units on the property?

1

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

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

1

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

No

How many dwelling units will be legalized?

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

No

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

CONSENT

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

TBD

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

Yes

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

Hydro: SD373633, 375780

Bell: SD373634

Access: SD526838

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 Area, Living Area II

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
142510.4	368.5	90

Existing use of land

Rural Residential (Under Construction)

Proposed use of land

Rural 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

Vacant

Proposed use of land

Vacant

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 (m ²)	Proposed Gross Floor Area (m ²)	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 (m ²)	Existing Gross Floor Area (m ²)	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)
Dwelling (Under Construction)	Retained Land	No	344.2	397	2	20	27.9	6.4	170.5	123	171.5	358.8



Planners | Surveyors | Biologists | Engineers

March 25, 2026
251382

Nia Lewis, Consent Official

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

Re: Concurrent applications for Consents to Sever: 4102 Long Lake Road,
Greater Sudbury

Dear Ms. Lewis,

TULLOCH has been retained by the owners of the land known municipally as 4102 Long Lake Road, Greater Sudbury to prepare two applications for Consent to Sever. The purpose of this cover letter is to provide the Committee of Adjustment a statement of how this consent is Consistent with the Provincial Planning Statement, and in conformity with the Growth Plan for Northern Ontario and the City of Greater Sudbury Official Plan.

The subject lands consist of two Parcels and are legally identified as follows:

- PIN 73476-0174: PCL 6538 SEC SES; PT LT 5 CON 4 BRODER AS IN LT37503 EXCEPT LT61490 & LT76505 & UNIT 12 & 16 EXPROP D52; EXCEPTING THE LAND COVERED WITH THE WATERS OF LONG LAKE WITHIN THE LIMITS OF THE SAID LANDS; GREATER SUDBURY
- PIN 73476-0818: PART LOT 5 CONCESSION 4 BRODER PARTS 1 & 2 53R20888; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 53R20888 AS IN SD373633; SUBJECT TO AN EASEMENT OVER PART 1 53R20888 AS IN SD373634; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 5, CONCESSION 4 TWP OF BRODER, PART 1, PLAN 53R-20888 AS IN SD375780; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 53R-20888 AS IN SD476492; CITY OF GREATER SUDBURY

Despite the subject lands consisting of two PINs and ARNs, the author has concluded based on registry information that the lots have merged on title and shall be considered one lot for the purpose of these applications.

The intent of the applications is to sever the subject lands into three lots, as shown on the Concept Plan attached to both applications. Table 1, below, outlines the rationale regarding how these applications are consistent with the Provincial Planning Statement and are in conformity with the Growth Plan for Northern Ontario and the City of Greater Sudbury Official Plan.

Table 1

RESPONSE	
<p>Explain how the applications are consistent with the Provincial Planning Statement (PPS)</p>	<p>Section 2.6 outlines the provisions for development on rural lands. With respect to this section, all lots will be of a suitable size in which they can be sustained by rural service levels. No uneconomical expansion of infrastructure is expected.</p> <p>A watercourse flows southerly through the retained lot and the southeastern corner of severed lot 2. Lands adjacent to the watercourse are considered to be an erosion hazard and are regulated by Conservation Sudbury. To that regard, Section 4.2.2 states that:</p> <p><i>“Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.”</i></p> <p>Additionally, Section 5.2.2b) states that</p> <p><i>“Development shall generally be directed to areas outside of [...] hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards”.</i></p> <p>As demonstrated on the concept plan attached, sufficient land is available for development outside of the regulated area and away from the watercourse and associated erosion hazards.</p>
<p>Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario (GPNO)</p>	<p>A review of the GPNO was conducted prior to submission. The applications appear to not conflict with any policy in this plan.</p>
<p>Explain how the applications conform with the Official Plan (OP)</p>	<p>A majority of the subject lands, with the exception of an orphaned portion of PIN 73479-0174 are in the Rural Area. Section 5.2.2.1 states:</p> <p><i>“New Lot creation for rural residential development is not permitted on those lands restricted by:</i></p> <p style="margin-left: 40px;"><i>a) The Mining/Mineral Reserve</i></p>

- b) *The Aggregate Reserve*
- c) *The Flood Plain; or*
- d) *Significant natural features and areas"*

No mineral or aggregate reserves or floodplains were identified on or adjacent to the subject lands. A wetland to the north of the site was identified on Schedule D of the OP, with adjacent lands extending across the northern boundary of the retained lot. However, it is the author's opinion that sufficient area is available for development outside the adjacent lands.

Rural Lot creation is subject to the conditions under **Section 5.2.2.2:**

- a) *"The severed parcel and the parcel remaining must have a minimum size of 2 hectares (5 acres) and a minimum public road frontage of 90 metres (295 feet)*
- b) *Regardless of the size and frontage of the parent parcel, no more than three (3) new lots may be created from a single parent rural parcel in existence as of June 14, 2006"*

All proposed lots will meet or exceed the minimum area and frontage requirements in a). The result of the applications will be two new lots being created from a parent parcel which existed prior to June 14, 2006, and would therefore be in conformity with b).

With respect to the watercourse, **Section 8.1.2** states that:

"Development and site alteration will be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions and linkages will be protected, improved or restored".

With respect to the lands adjacent to the watercourse that are regulated by Conservation Sudbury, **Section 10.2.1** states:

"Because flooding and erosion hazards may cause loss of life and may result in damage to property, development on lands adjacent to the shoreline of a watercourse or waterbody affected by flooding or erosion hazards are generally restricted and may be approved by Conservation Sudbury or MNRF. In addition, development on adjacent lands is also generally restricted and may be approved by Conservation Sudbury or MNRF."

As noted before, there is sufficient space away from the watercourse and associated hazards that appropriate development can occur without impacting hydrologic function or introducing any safety risks. Therefore, the proposed consents conform with these policies. Additionally, a majority of

the watercourse is on the retained land, and all development on said land received appropriate approvals from the City and Conservation Authority.

With respect to the wetland north of the site, **Section 9.2.3.5 States:**
"Development and site alteration are not permitted on lands adjacent to a sensitive wetland or a provincially significant wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on natural features or ecological functions. Adjacent lands are considered to be within 50 metres of any sensitive wetland, and within 120 metres of a provincially significant wetland. This area can be modified if justified by a study."

Lands adjacent to the wetland extend into the northern extent of the retained lot. However, it is the author's opinion that there is sufficient land outside the adjacent lands where development can occur.

It is therefore the author's opinion that the proposed consents conform with the City of Greater Sudbury Official Plan.

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 contact the undersigned directly at [REDACTED]

Sincerely yours,



Matt Jay, BES
Land Use Planner

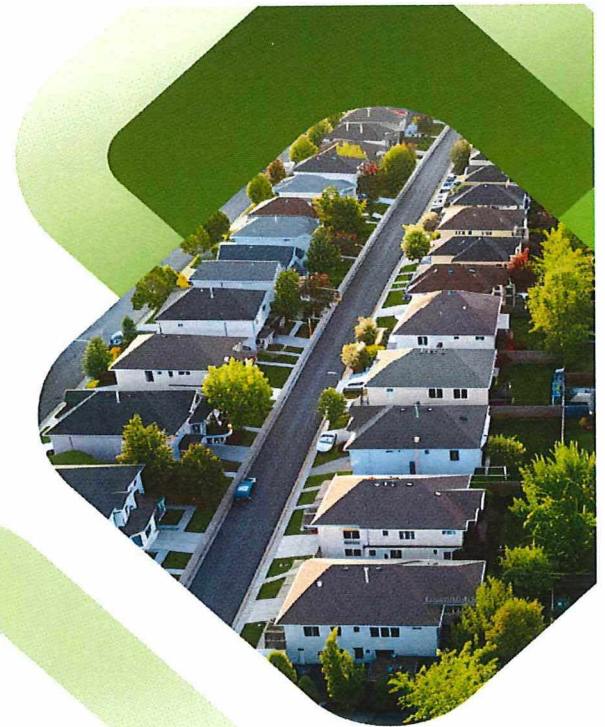


Vanessa Smith, M.PI, RPP
Project Manager | Senior Planner

SUDBURY

PIN 734760174

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Property Details

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Not Available

SUDBURY

PIN:	734760174
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



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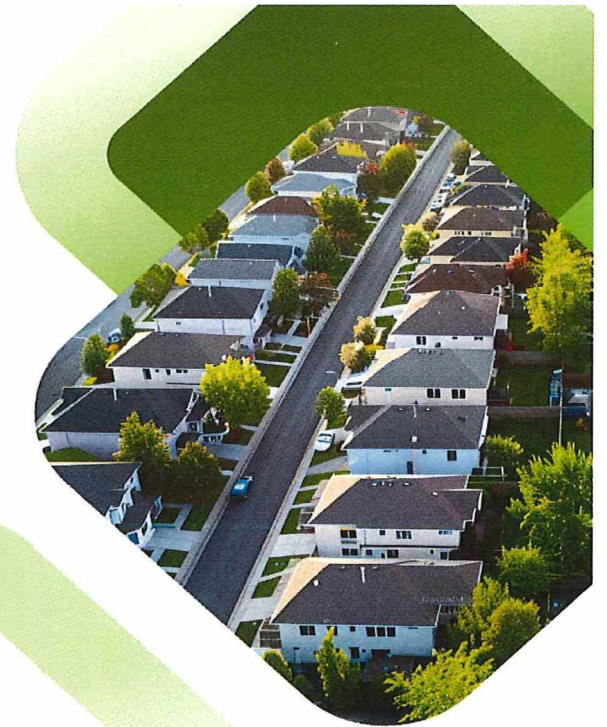
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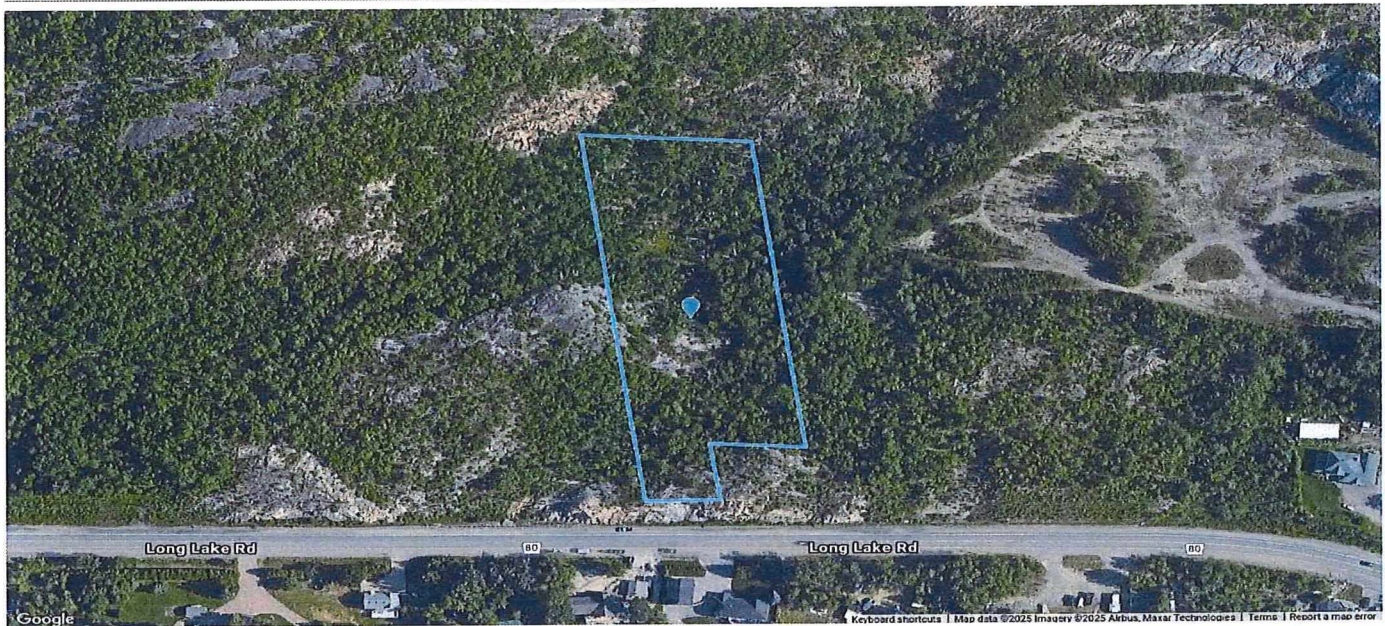
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SUDBURY

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Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

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OLSON, KYLE;CENTIS, TAJANA

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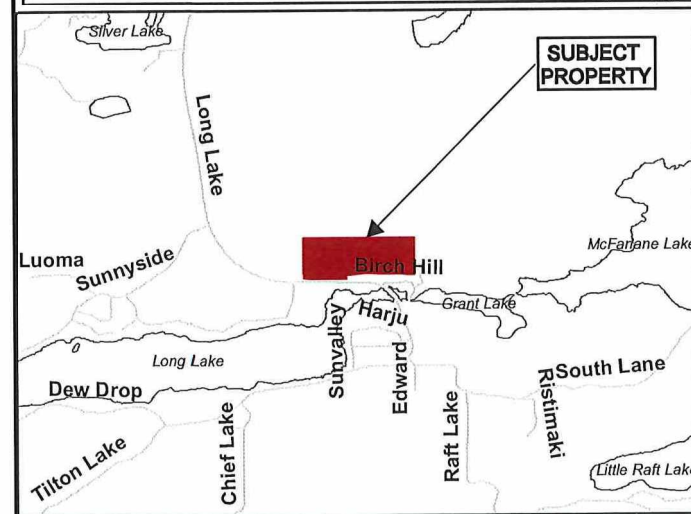
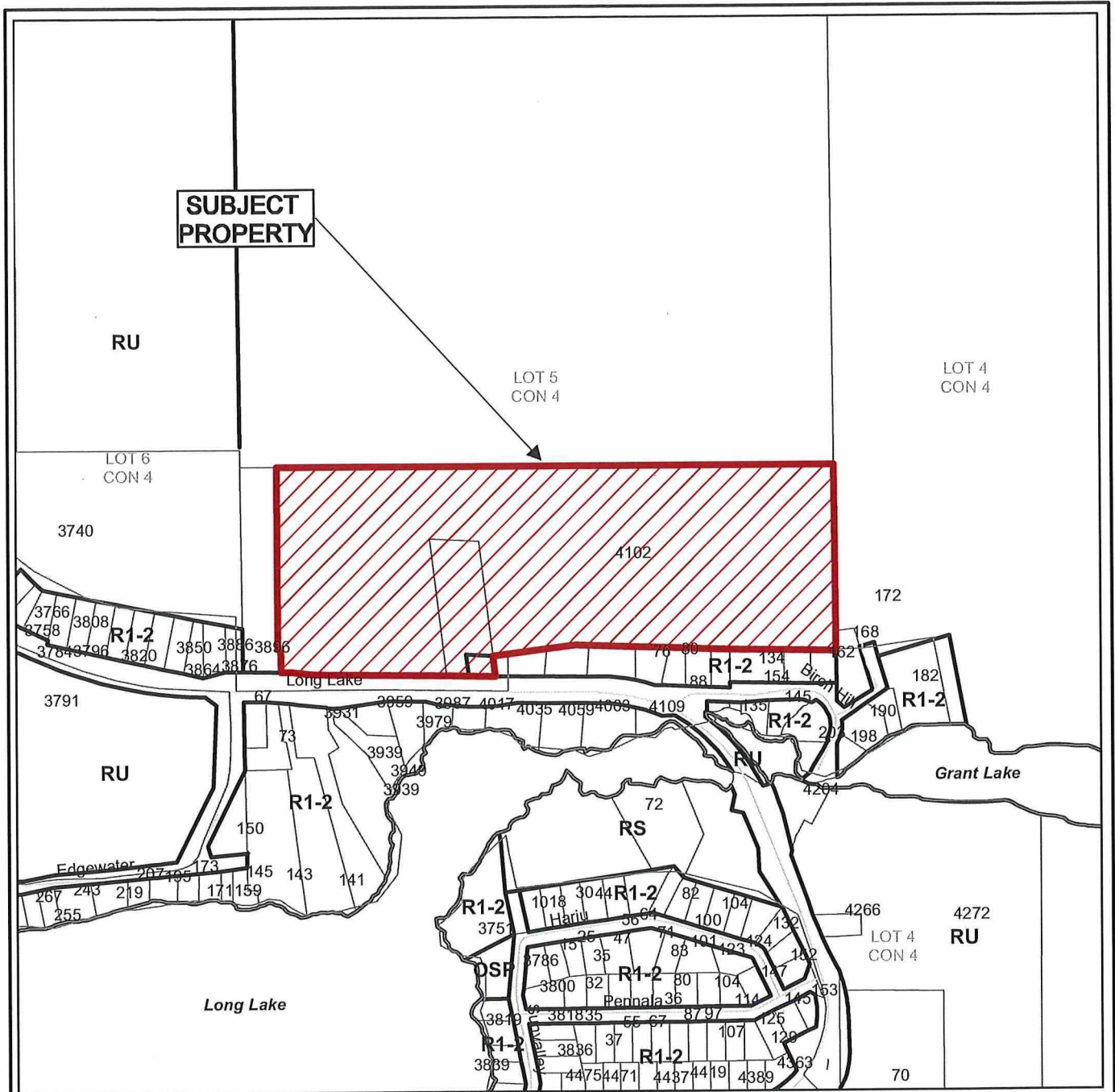
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Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such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





Application for Consent

Subject Property being PINs 73476-0174 & 73476-0818,
 Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4,
 as in LT37503 except LT61490 & LT6505 and Unit 12 & 16,
 Expropriation Plan D-52;
 Secondly: Parts 1-2, Plan 53R-20888,
 subject to an easement over Part 1, Plan 53R-20888,
 Part Lot 5, Concession 4, Township of Broder
 4102 Long Lake Road, Sudbury,
 City of Greater Sudbury

NTS	PL-CON-2026-00016
Sketch 1	PL-CON-2026-00017
	Date: 2026 03 31



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-2026-00019

APPLICATION SUMMARY

File Date: March 31, 2026

Application Type: Consent (Land Severance)

Address(es): 2750 Dube Road

Applicant(s): TULLOCH

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

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
18800

Depth
189.4

Frontage
102.5

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?

Authorized Agent

What is the date of acquisition of subject land?

Oct 31, 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?

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?

Yes

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

Intake Protection Zone 3

CONSENT

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

n/a

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

Felix Lopes Jr.

Date of transfer

Apr 24, 2023

Use of severed land

Residential

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

No

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

No

Please indicate the file number and status of the application

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

Living Area II & Rural

Explain how the application conforms with the Official Plan

Lot creation in Living Areas is permitted in accordance with minimum lot sizes set out in the zoning by-law per Section 3.2.10. In addition, the proposed lots conform with the area and frontage requirements for new lots located on a waterbody per Section 5.2.2.4

Explain how the application is consistent with the Provincial Policy Statements

Per Section 2.5.1 of the PPS, the subject property is immediately surrounded by a number of existing residential waterfront lots. The proposed lots would build upon this existing rural character

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

n/a

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

PL-RZN-2026-00003

Status - Rezoning

Approved by Planning Committee and Amending By-law passed by City Council

Official Plan Amendment

File Number(s) - Official Plan Amendment

PL-OPA-2025-00007

Status - Official Plan Amendment

Approved by Planning Committee and Amending By-law passed by City Council

LAND RETAINED

Area	Depth	Frontage
32900	223.7	136.5

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 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

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



Planners | Surveyors | Biologists | Engineers

March 31, 2026
P221415

Nia Lewis, Consent Official

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

Re: Consent Applications – 2750 Dube Road (PIN 73559-0117)

Dear Ms. Lewis,

TULLOCH has been retained by the current owner(s) of those lands known municipally as 2750 Dube Road (being PIN 73559-0117) in Sudbury to prepare three (3) consent applications. The effect of the applications would create 3 new waterfront lots from the parent parcel.

The subject property was previously subject to Official Plan Amendment (PL-OPA-2025-00007) and Zoning By-law Amendment (PL-RZN-2026-00003) applications which have been approved to facilitate the proposed severances.

Please find attached in Pronto the following information for your consideration in addition to this Cover Letter:

- Concept for Consent to Sever;
- GeoWarehouse Property Report; and
- Source Protection Plan Section 59 Application.

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

Respectfully submitted,

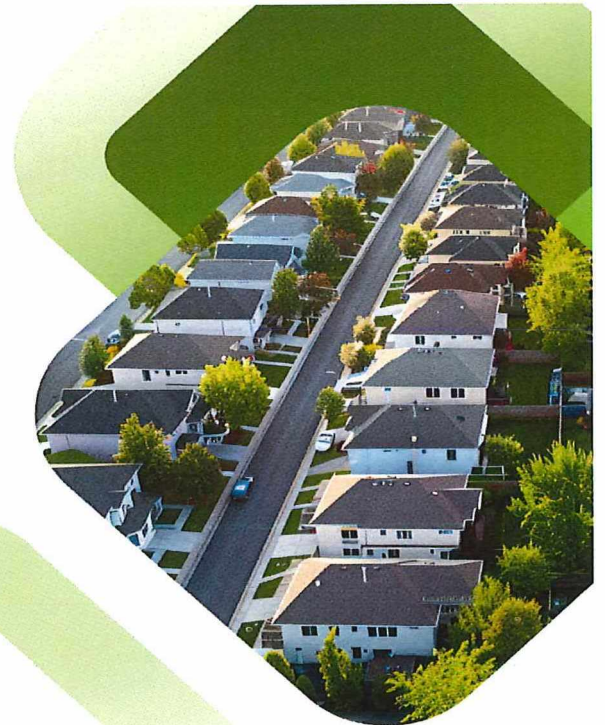
A handwritten signature in cursive script that reads 'A. Ariganello'.

Aaron Ariganello, BURP
Land Use Planner

2750 DUB* ROAD
SUDBURY

PIN 735590117

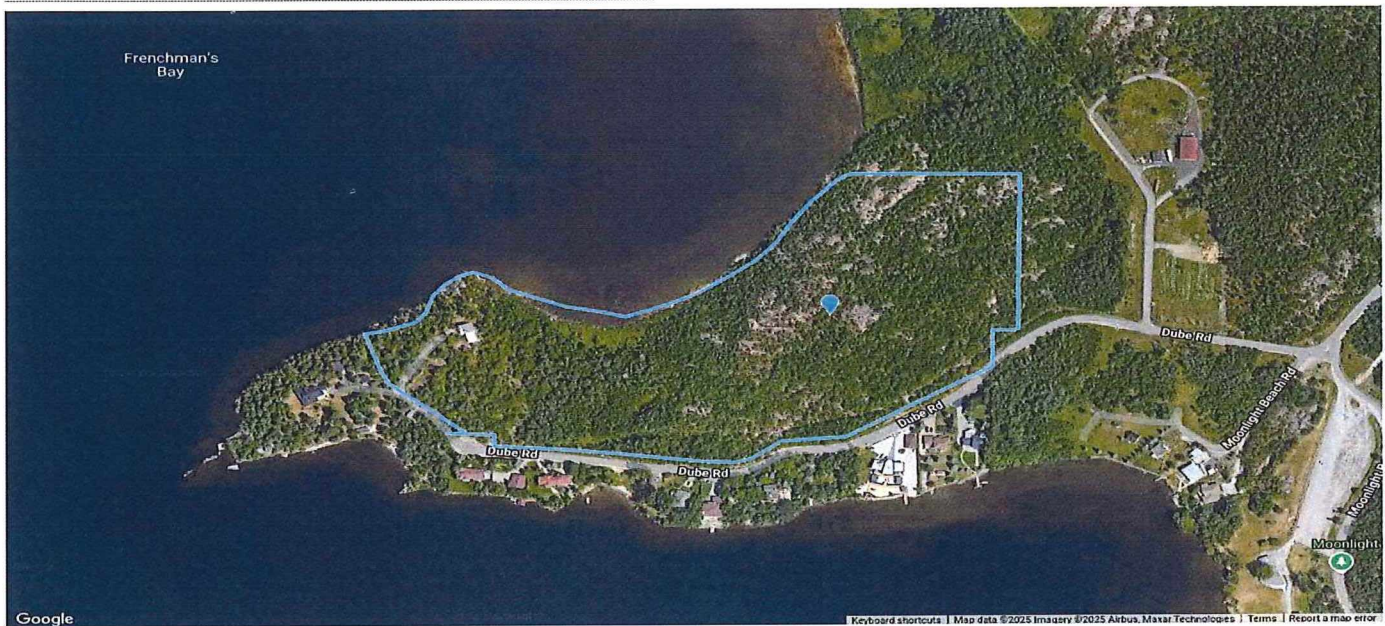
GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
2750 DUB* ROAD
SUDBURY

PIN:	735590117
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:
NOLIN, CATHERINE THERESA;NOLIN, RICHARD ROBERT FERNAND;LOPES JR., FELIX

Legal Description

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

Lot Size

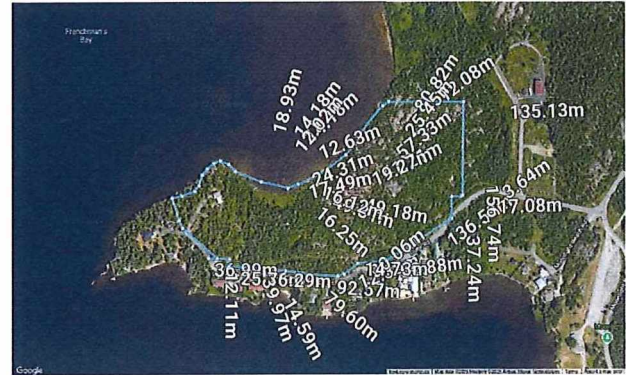
Area: 90705.0 sq.m

Perimeter: 1452.0 m

Measurements: 36.99m x 12.11m x 25.13m x 76.29m x
92.57m x 12.38m x 30.06m x 50.88m x
136.59m x 37.24m x 17.08m x 3.64m x
156.74m x 135.13m x 12.08m x 80.82m x
25.45m x 57.33m x 41.21m x 19.27m x
49.18m x 49.31m x 16.25m x 16.12m x
12.63m x 14.18m x 14.18m x 18.93m x
12.02m x 24.31m x 17.49m x 39.97m x

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
Oct 31, 2022	[REDACTED]	Transfer	NOLIN, CATHERINE THERESA; NOLIN, RICHARD ROBERT FERNAND; LOPES JR., FELIX;	

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.

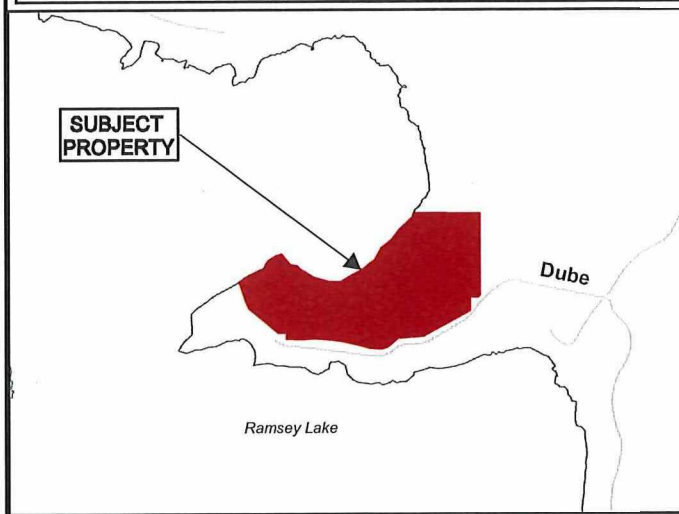
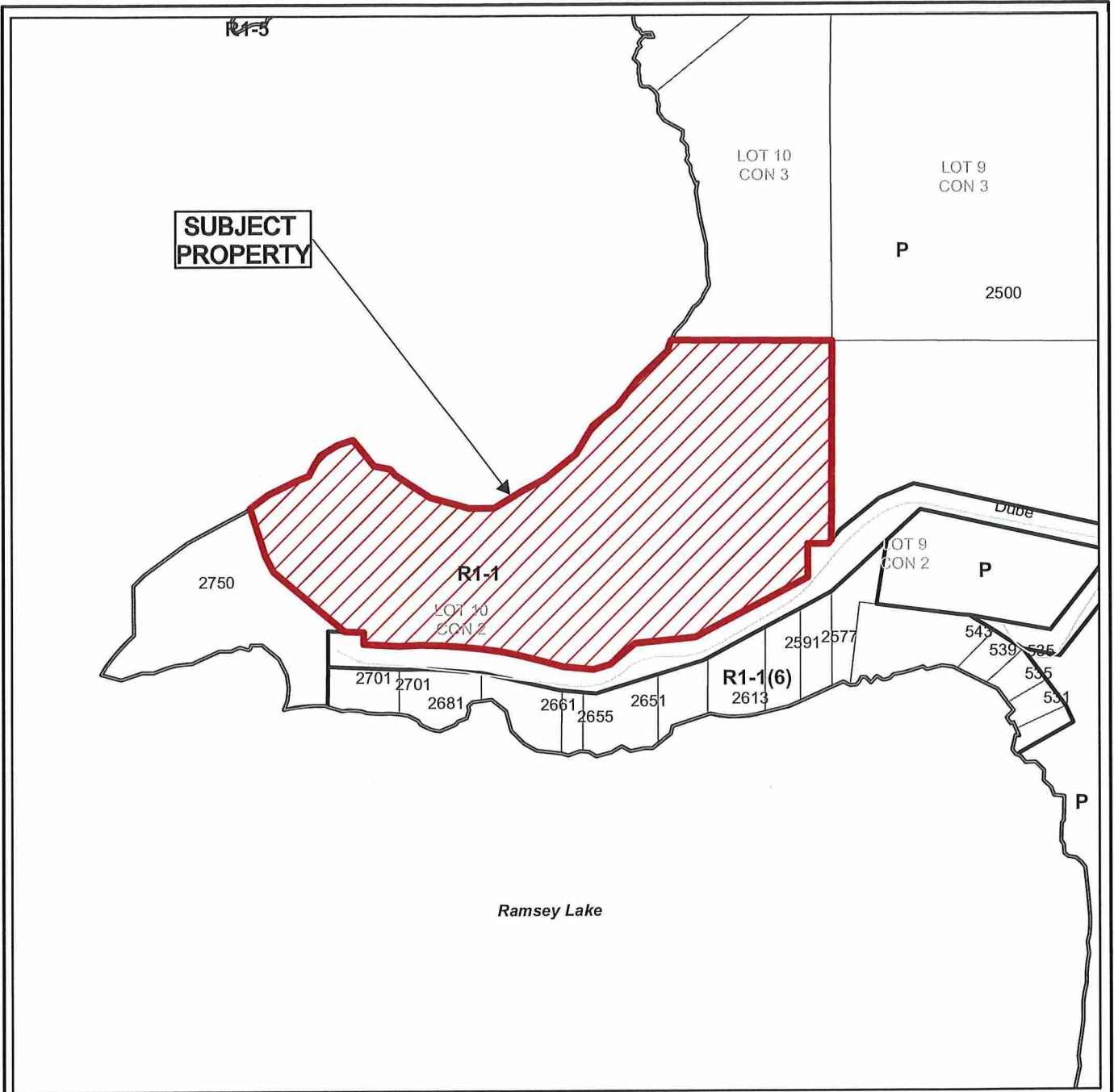
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Application for Consent

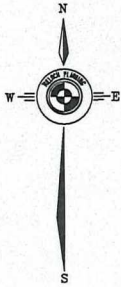


Subject Property being PIN 73559-0117,
 Part Lot 10, Concession 2, as in EP5414, except LT80064,
 LT80065, LT80103, LT80104, LT157416, LT158235,
 Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066,
 Parts 1-8, Plan 53R-21923, together with an easement over
 Parts 2, 6, 7 & 8, Plan 53R-21923, as in SD501729,
 Township of Neelon,
 2750 Dube Road, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2026-00019, PL-CON-2026-00020
 PL-CON-2026-00021

Date: 2026 04 07

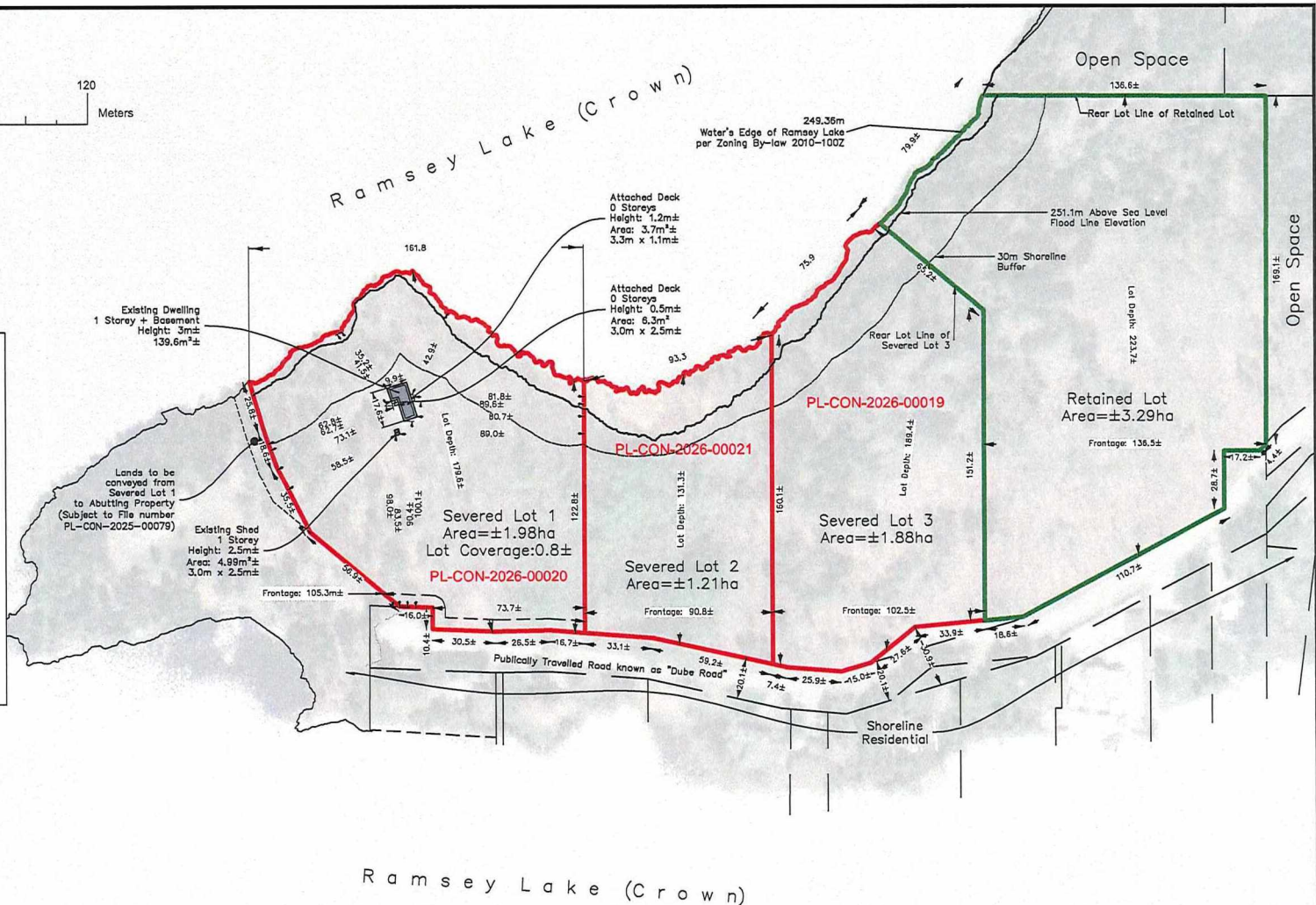


ZONING MATRIX

ZONING:	Low Density Residential One Special "R1-1(20)"	
LOT AREA:	REQUIRED: MIN 1.2ha	PROVIDED: AS SHOWN
LOT FRONTAGE:	MIN 45m	AS SHOWN
WATER FRONTAGE:	Equal to Lot Frontage	AS SHOWN
	=MIN 45m	
LOT DEPTH:	MIN 30m	>30m
LOT COVERAGE (Unserviced Lots):	MAX 10%	AS SHOWN (Lot 1)
BUILDING HEIGHT:	MAX 11m	AS SHOWN (Lot 1)
SETBACKS:		
FRONT YARD:	6m	ALL S/Bs AS SHOWN (Lot 1)
INTERIOR YARD:	1.2m	
	+0.6m/storey	
REAR YARD:	7.5m	
SHORELINE:		
- Buffer:	30m	
- Residential Edge:	30m	
- Accessory Structures:	30m	
- Leaching Beds:	30m	
LANDSCAPING:		
FRONT YARDS:	MIN 50%	ALL AS REQUIRED
LANDSCAPE BUFFER:	MIN 3m	

NOTES

Where the side lot lines are parallel, the lot frontage is the perpendicular distance between said lot lines.
 Where the side lot lines are not parallel, the lot frontage is the length of a line that is 6m distant from and parallel to the front lot line.
 TOPOGRAPHIC INFORMATION IS PARTIAL AND NOT FULLY AVAILABLE FOR SEVERED LOT 3, RETAINED LOT, AND THE EXTENT OF DUBE ROAD.



Ramsey Lake (Crown)

P:\2025\21115_Pineview\21115 - concept - 2025-03-25.dwg

CAUTION 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, 2025.		131 FIELDING ROAD LVELY, ONTARIO P3Y 1L7	DRAWING: Concept for Consent to Sever	PROJECT: PIN 73559-0117 Dube Rd, Greater Sudbury Part Lot 10, Concession 2 Geographic Twp. of Neelon	DRAWN BY: MDJ	CHECKED BY: AAVS	PROJECT No.: 22-1415
			SCALE: 1:2000	PLOT SIZE: 11x17	DATE: Mar 30, 2026		

PL-CON-2026-00019
 PL-CON-2026-00020
 PL-CON-2026-00021
 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-2026-00020

APPLICATION SUMMARY

File Date: March 31, 2026

Application Type: Consent (Land Severance)

Address(es): 2750 Dube Road

Applicant(s): TULLOCH

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

**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
19800

Depth
179.6

Frontage
105.3

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?

Oct 31, 2022

What is the number of dwelling units on the property?

1

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

0

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

2

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

No

How many dwelling units will be legalized?

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

Yes

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

Intake Protection Zone 3

CONSENT

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

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

Mutual access easement over existing driveway described as PARTS 2,6,7,8 PLAN 53R21923 AS IN SD501729. However, shared driveway would not be required for access to proposed lot 1 as a new driveway is proposed - entrance permit already issued under application TS-DWY-2025-00028

Has the land ever had any previous severances?

Yes

Name of transferee

Felix Lopes Jr.

Date of transfer

Apr 24, 2023

Use of severed land

Residential

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

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?
No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?
Living Area II & Rural

Explain how the application conforms with the Official Plan
Lot creation in Living Areas is permitted in accordance with minimum lot sizes set out in the zoning by-law per Section 3.2.10. In addition, the proposed lots conform with the area and frontage requirements for new lots located on a waterbody per Section 5.2.2.4

Explain how the application is consistent with the Provincial Policy Statements
Per Section 2.5.1 of the PPS, the subject property is immediately surrounded by a number of existing residential waterfront lots. The proposed lots would build upon this existing rural character

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

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

PL-RZN-2026-00003
(City Initiated)

Approved at Planning Committee and amending by-law read and passed by City Council

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

PL-OPA-2025-00007

Approved at Planning Committee and amending by-law read and passed by City Council

LAND RETAINED

Area	Depth	Frontage
32900	223.7	136.5

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 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

Same as existing

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

WATER/SEWAGE - SEVERED

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

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained 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)
Residential Dwelling	Severed Land	No	139.6	139.6	1	9.9	17.6	4	90.4	35.2	62.8	80.7
Shed	Severed Land	No	5	5	1	2.5	3	2.5	83.5	53.8	60	89



Planners | Surveyors | Biologists | Engineers

March 31, 2026
P221415

Nia Lewis, Consent Official

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

Re: Consent Applications – 2750 Dube Road (PIN 73559-0117)

Dear Ms. Lewis,

TULLOCH has been retained by the current owner(s) of those lands known municipally as 2750 Dube Road (being PIN 73559-0117) in Sudbury to prepare three (3) consent applications. The effect of the applications would create 3 new waterfront lots from the parent parcel.

The subject property was previously subject to Official Plan Amendment (PL-OPA-2025-00007) and Zoning By-law Amendment (PL-RZN-2026-00003) applications which have been approved to facilitate the proposed severances.

Please find attached in Pronto the following information for your consideration in addition to this Cover Letter:

- Concept for Consent to Sever;
- GeoWarehouse Property Report; and
- Source Protection Plan Section 59 Application.

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

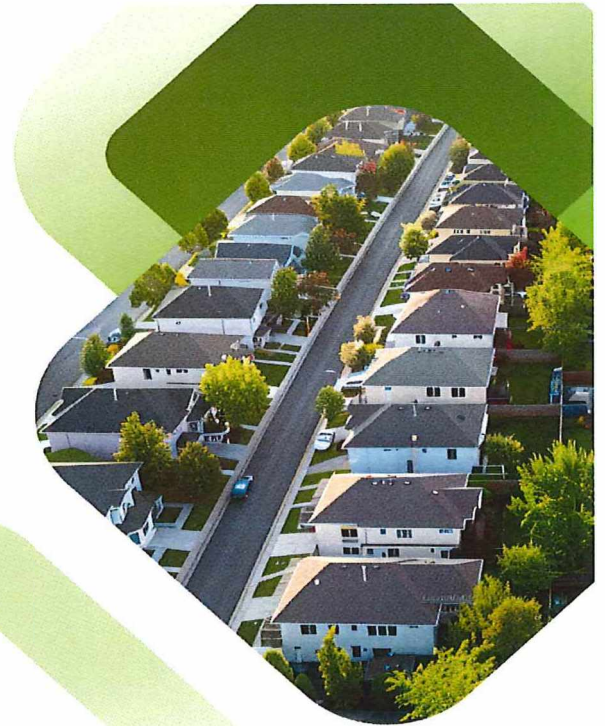
Respectfully submitted,

Aaron Ariganello, BURP
Land Use Planner

2750 DUB* ROAD
SUDBURY

PIN 735590117

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
2750 DUB* ROAD
SUDBURY

PIN:	735590117
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:
NOLIN, CATHERINE THERESA;NOLIN, RICHARD ROBERT FERNAND;LOPES JR., FELIX

Legal Description

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

Lot Size

Area: 90705.0 sq.m

Perimeter: 1452.0 m

Measurements: 36.99m x 12.11m x 25.13m x 76.29m x
92.57m x 12.38m x 30.06m x 50.88m x
136.59m x 37.24m x 17.08m x 3.64m x
156.74m x 135.13m x 12.08m x 80.82m x
25.45m x 57.33m x 41.21m x 19.27m x
49.18m x 49.31m x 16.25m x 16.12m x
12.63m x 14.18m x 14.18m x 18.93m x
12.02m x 24.31m x 17.49m x 39.97m x

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
Oct 31, 2022		Transfer	NOLIN, CATHERINE THERESA; NOLIN, RICHARD ROBERT FERNAND; LOPES JR., FELIX;	

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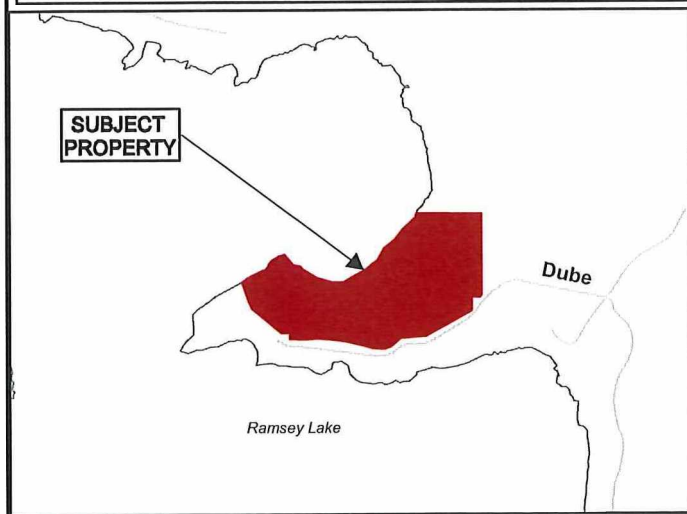
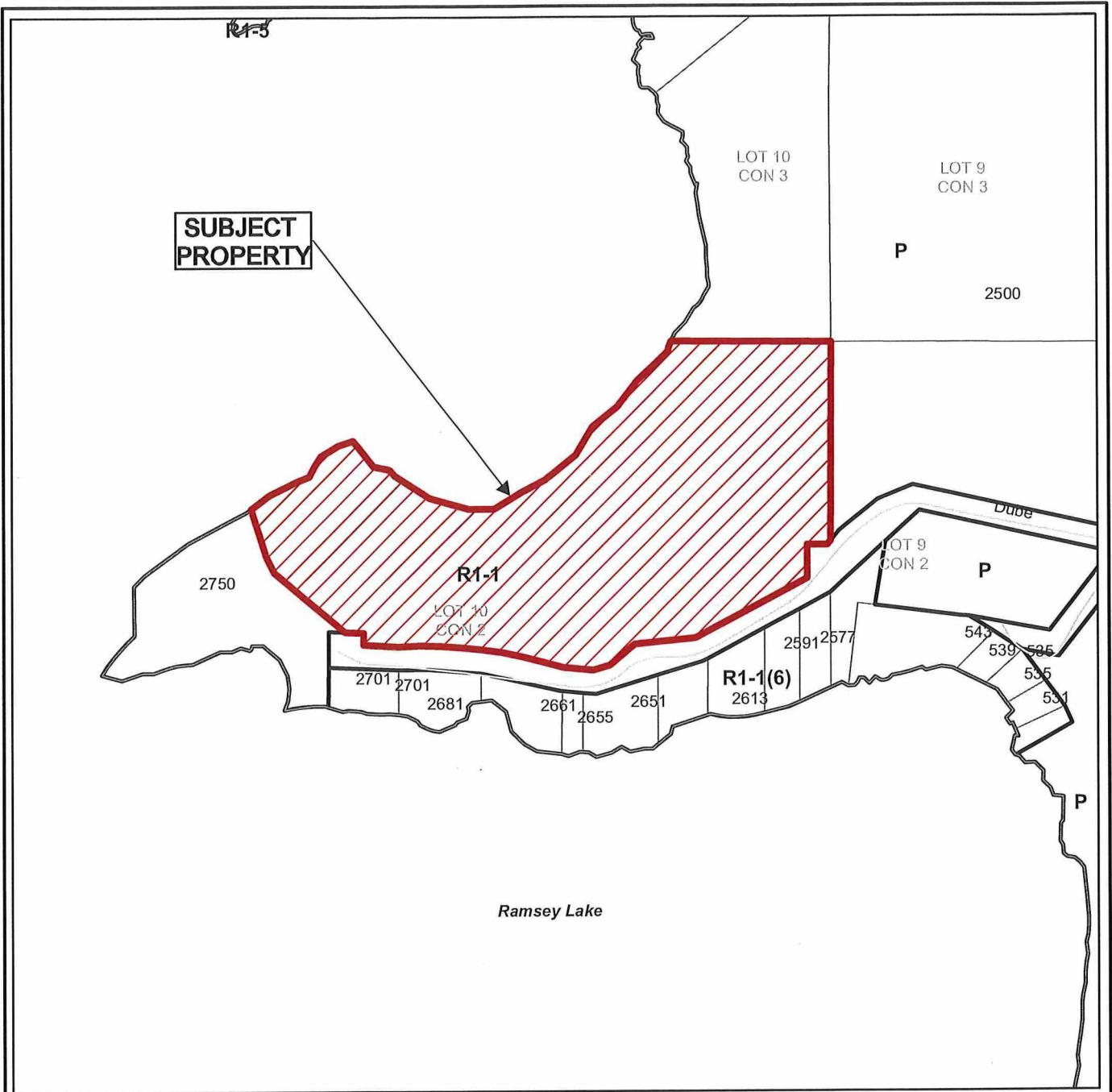
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Application for Consent

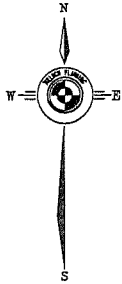


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 2750 Dube Road, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2026-00019, PL-CON-2026-00020
 PL-CON-2026-00021

Date: 2026 04 07

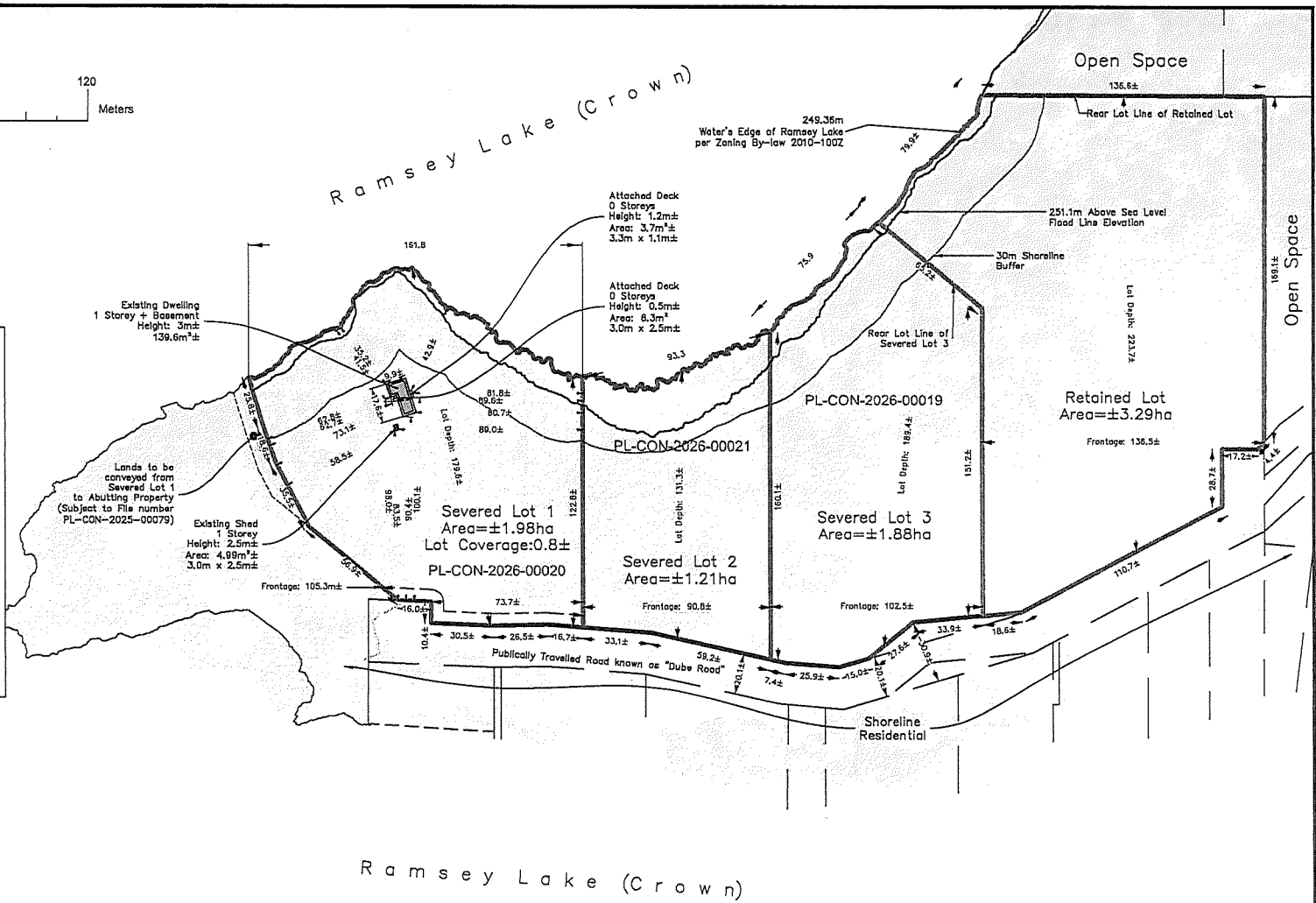


ZONING MATRIX

ZONING:	Low Density Residential One Special "R1-1(20)"	
LOT AREA:	REQUIRED: MIN 1.2ha	PROVIDED: AS SHOWN
LOT FRONTAGE:	REQUIRED: MIN 45m	PROVIDED: AS SHOWN
WATER FRONTAGE:	Equal to Lot Frontage	
LOT DEPTH:	MIN 30m	>30m
LOT COVERAGE (Unserviced Lots):	MAX 10%	AS SHOWN (Lot 1)
BUILDING HEIGHT:	MAX 11m	AS SHOWN (Lot 1)
SETBACKS:		
FRONT YARD:	0m	ALL 5/8s AS SHOWN (Lot 1)
INTERIOR YARD:	1.2m	+0.8m/storey
REAR YARD:	7.5m	
SHORELINE:		
- Buffer:	30m	
- Residential Bldg:	30m	
- Accessory Structures:	30m	
- Leaching Beds:	30m	
LANDSCAPING:		
FRONT YARDS:	MIN 50%	ALL AS REQUIRED
LANDSCAPE BUFFER:	MIN 3m	

NOTES

Where the side lot lines are parallel, the lot frontage is the perpendicular distance between said lot lines.
 Where the side lot lines are not parallel, the lot frontage is the length of a line that is 6m distant from and parallel to the front lot line.
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PL-CON-2026-00019, PL-CON-2026-00020, PL-CON-2026-00021 - CONSULT - 2021-03-24-24

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			SCALE: 1:2000	PLOT SIZE: 11x17	DATE: Mar 30, 2026		

PL-CON-2026-00019
 PL-CON-2026-00020
 PL-CON-2026-00021
 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-2026-00021

APPLICATION SUMMARY

File Date: March 31, 2026

Application Type: Consent (Land Severance)

Address(es): 2750 Dube Road

Applicant(s): TULLOCH

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

**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
12100

Depth
131.3

Frontage
90.8

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?

Oct 31, 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?

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?

Yes

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

Intake Protection Zone 3

CONSENT

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

n/a

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

Felix Lopes Jr.

Date of transfer

Apr 24, 2023

Use of severed land

Residential

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

No

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

No

Please indicate the file number and status of the application

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

Living Area II & Rural

Explain how the application conforms with the Official Plan

Lot creation in Living Areas is permitted in accordance with minimum lot sizes set out in the zoning by-law per Section 3.2.10. In addition, the proposed lots conform with the area and frontage requirements for new lots located on a waterbody per Section 5.2.2.4

Explain how the application is consistent with the Provincial Policy Statements

Per Section 2.5.1 of the PPS, the subject property is immediately surrounded by a number of existing residential waterfront lots. The proposed lots would build upon this existing rural character

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

n/a

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

PL-RZN-2026-00003

Approved by Planning Committee and Amending By-law passed by City Council

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

PL-OPA-2025-00007

Approved by Planning Committee and Amending By-law passed by City Council

LAND RETAINED

Area	Depth	Frontage
32900	223.7	136.5

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 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

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



Planners | Surveyors | Biologists | Engineers

March 31, 2026
P221415

Nia Lewis, Consent Official

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

Re: Consent Applications – 2750 Dube Road (PIN 73559-0117)

Dear Ms. Lewis,

TULLOCH has been retained by the current owner(s) of those lands known municipally as 2750 Dube Road (being PIN 73559-0117) in Sudbury to prepare three (3) consent applications. The effect of the applications would create 3 new waterfront lots from the parent parcel.

The subject property was previously subject to Official Plan Amendment (PL-OPA-2025-00007) and Zoning By-law Amendment (PL-RZN-2026-00003) applications which have been approved to facilitate the proposed severances.

Please find attached in Pronto the following information for your consideration in addition to this Cover Letter:

- Concept for Consent to Sever;
- GeoWarehouse Property Report; and
- Source Protection Plan Section 59 Application.

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

Respectfully submitted,

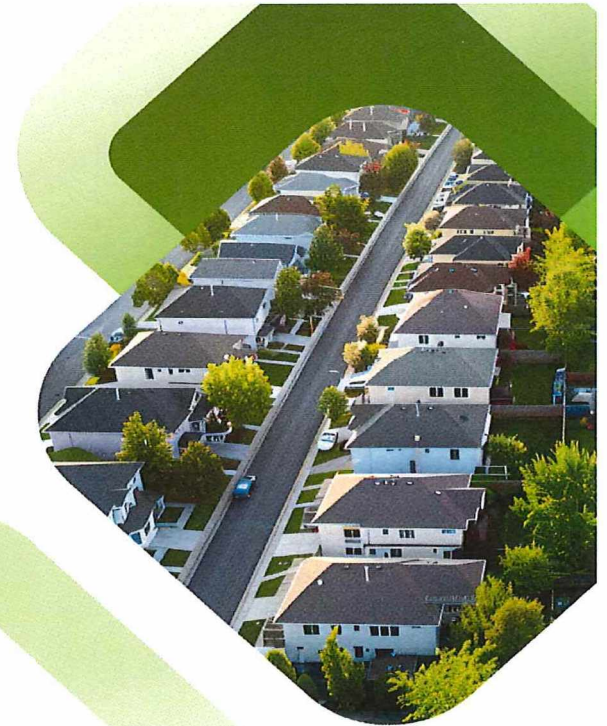
A handwritten signature in black ink that reads 'A. Ariganello'.

Aaron Ariganello, BURP
Land Use Planner

2750 DUB* ROAD
SUDBURY

PIN 735590117

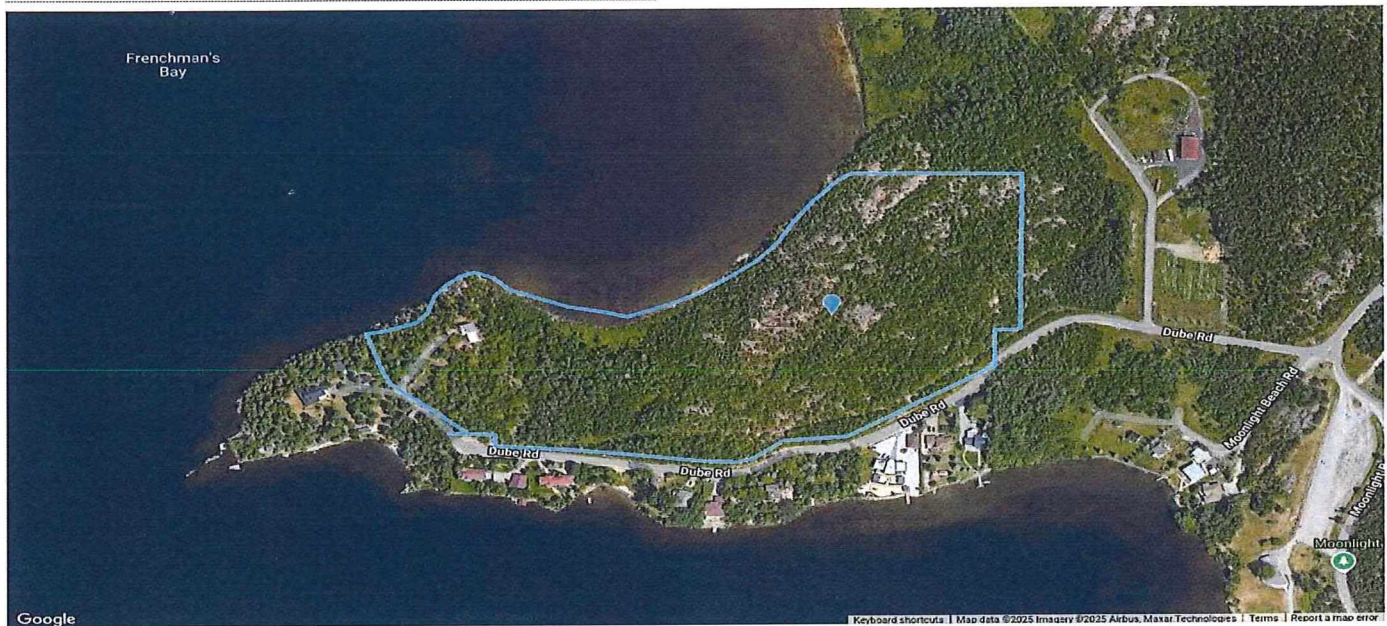
GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
2750 DUB* ROAD
SUDBURY

PIN:	735590117
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:
NOLIN, CATHERINE THERESA;NOLIN, RICHARD ROBERT FERNAND;LÓPES JR., FELIX

Legal Description

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

Lot Size

Area: 90705.0 sq.m

Perimeter: 1452.0 m

Measurements: 36.99m x 12.11m x 25.13m x 76.29m x 92.57m x 12.38m x 30.06m x 50.88m x 136.59m x 37.24m x 17.08m x 3.64m x 156.74m x 135.13m x 12.08m x 80.82m x 25.45m x 57.33m x 41.21m x 19.27m x 49.18m x 49.31m x 16.25m x 16.12m x 12.63m x 14.18m x 14.18m x 18.93m x 12.02m x 24.31m x 17.49m x 39.97m x

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
Oct 31, 2022		Transfer	NOLIN, CATHERINE THERESA; NOLIN, RICHARD ROBERT FERNAND; LOPES JR., FELIX;	

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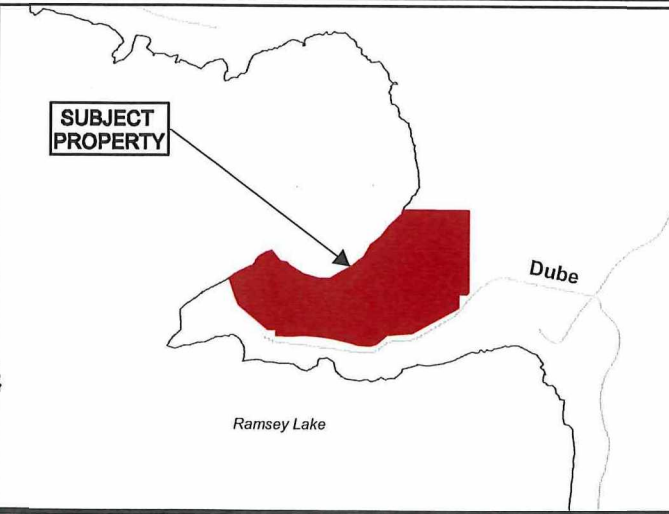
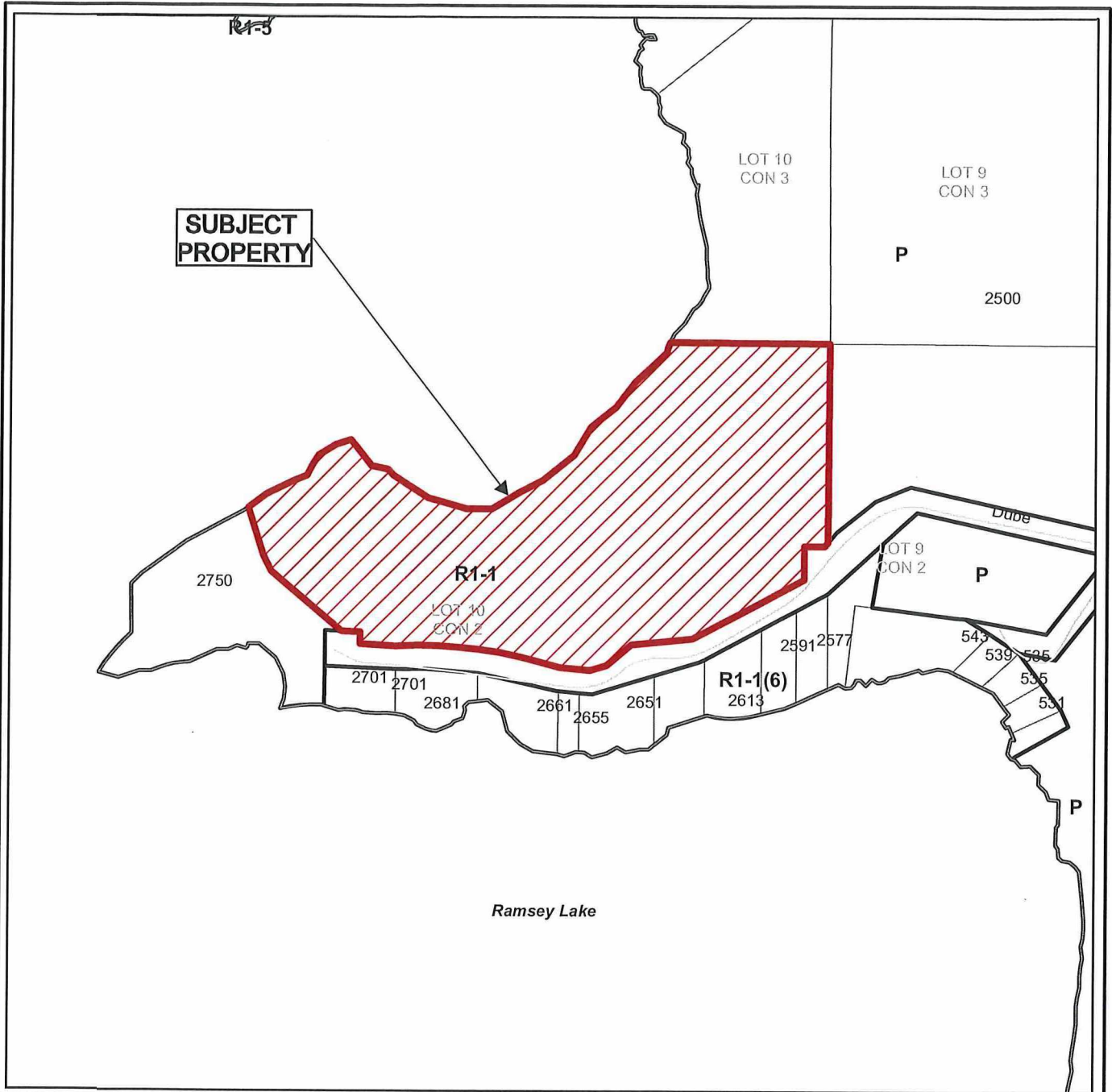
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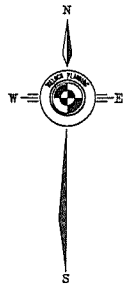


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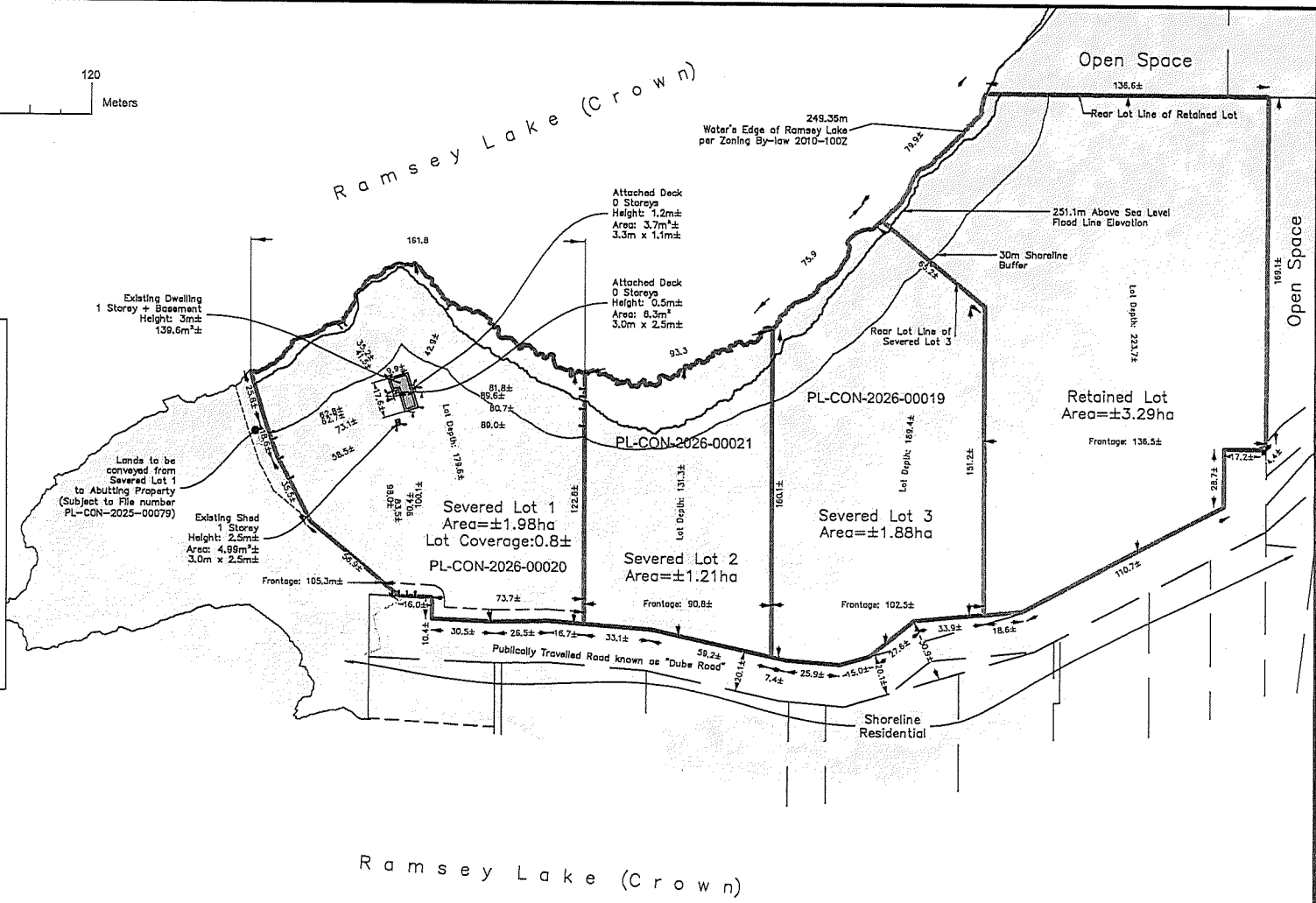
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WATER FRONTAGE:	Equal to Lot Frontage	AS SHOWN
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REAR YARD:	7.5m	
SHORELINE:		
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- Residential Bldgs	30m	
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PL-CON-2026-00019 - 2026-03-30-25-00-00019 - 2026-03-30-25-00-00019

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