

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

November 24, 2025

**PL-CON-2025-00058 GREATER SUBBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 108 Charlotte Avenue, Chelmsford, 112 Charlotte Avenue, Chelmsford, [By-law 2010-100Z, R2-2]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 36.0m and a lot area of approximately 677.0 sq. m.

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00059, PL-CON-2025-00060, PL-CON-2025-00073, PL-CON-2025-00074, PL-CON-2025-00075, PL-CON-2025-00076, PL-CON-2025-00077 AND PL-CON-2025-00078 AND MINOR VARIANCE APPLICATION PL-MV-2025-00140. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

**PL-CON-2025-00059 GREATER SUBBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 116 Charlotte Avenue, Chelmsford, 120 Charlotte Avenue, Chelmsford, [By-law 2010-100Z, R2-2]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 36.0m and a lot area of approximately 664.0 sq. m.

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00060, PL-CON-2025-00073, PL-CON-2025-00074, PL-CON-2025-00075, PL-CON-2025-00076, PL-CON-2025-00077 AND PL-CON-2025-00078 AND MINOR VARIANCE APPLICATION PL-MV-2025-00141. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

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**PL-CON-2025-00060 GREATER SUDBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 150 Gaudette Street, Chelmsford, 154 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

To create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 17.0m, a lot depth of approximately 33.0m and a lot area of approximately 593.0 sq. m.

CURRENTLY SUBJECT TO CONCURRENT CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00059, PL-CON-2025-00073, PL-CON-2025-00074, PL-CON-2025-00075, PL-CON-2025-00076, PL-CON-2025-00077 AND PL-CON-2025-00078 AND MINOR VARIANCE APPLICATION PL-MV-2025-00142. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

**PL-CON-2025-00068 DENIS HENRI  
LISE HENRI**

Ward: 5

PIN(s) 735000090, Parcel 43296 SEC SES SRO, Part Lot 12, Concession 5, Part 1, Plan 53R-6961, except Part 1, Plan 53R-9283, Township of Blezard, 0 Valleyview Road, Blezard Valley, [By-law 2010-100Z, RU]

To sever and consolidate an approximate 22996.0 sq. m east portion with abutting PIN 73500-0087, municipally known as 2996 Valleyview Road.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0034/1979 AND B0663/1976 AND MINOR VARIANCE APPLICATION A0024/1979

**PL-CON-2025-00071 MTR GROUP LTD.**

Ward: 6

PIN(s) 735043155, Firstly: Part Lot 5, Concession 3 as in LT66142; Secondly: Part Lot 5 Concession 3, Part 4, Plan 53R-21423, Township of Hanmer, 5074 Municipal Road 80 Road, Hanmer [By-law 2010- 100Z, C2]

To sever and consolidate an approximate 462.0 sq. m east portion with abutting PIN 73504-3177 (LT), municipally known as 4633 Deschene Road, subject to an easement in the nature of a right-of-way in favour of the retained lands.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0090/2021 (SEP 20/21) AND SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATION PL-MV-2025-00144.

**PL-CON-2025-00072    KATHY HEIKKILA  
                                 MARK HEIKKILA**

Ward: 2

PIN(s) 733830142, Parcel 8871A SEC SWS, Part Lot 5, Concession 2, Parts 1 & 2, Plan 53R-9758, Township of Drury, 357 Spanish River Road, Whitefish, [By-law 2010-100Z, RU]

Transfer a west vacant portion of the subject property providing an approximate 450.0m lot frontage, 254.0m lot depth, 54227.0 sq. m lot area.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0007/2015 TO B0009/2015 (MAR 02/15) AND B0036/2023 (MAY 15/23)

**Written submissions regarding these applications must be received no later than Wednesday, November 19, 2025 for consideration.**



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

Record #: PL-CON-2025-00058

**APPLICATION SUMMARY**

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**File Date:** August 29, 2025

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

**Address(es):** 108 Charlotte Avenue, Chelmsford P0M 1L0, 112 Charlotte Avenue, Chelmsford

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

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

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

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

Creation of New Lot

Area  
677.75

Depth  
36.6

Frontage  
18.798

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

Area

Depth

Frontage

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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?

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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)

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Lease

Area

Depth

Frontage

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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**

112 Charlotte Ave

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

Registered Owner

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

1970

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

18

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

0

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

12

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

No

**How many dwelling units will be legalized?**

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

No

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

Greater Sudbury Source Protection Plan application for Section 59 has already been submitted once and passed condition

**CONSENT**

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

Greater Sudbury Housing Corporation

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

Yes

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

Easement registered as instrument LT129353, being Part 29 on Plan 53R-21987

**Has the land ever had any previous severances?**

No

**Name of transferee**

**Date of transfer**

**Use of severed land**

**Is property located within 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?**

Residential

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

No Conflicts

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

No Conflicts

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

No Conflicts

**CONCURRENT APPLICATIONS**

**Minor Variance**

File Number(s) - Minor Variance

PL-MV-2025-00140

Status - Minor Variance

Approved. Appeal period ends Nov 18/25

**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
5101.16	69.415	162.16

**Existing use of land**

Residential

**Proposed use of land**

Residential

**Proposed use of land**

**Will a certificate be required for the retained land?**

No

**WATER/SEWAGE - RETAINED**

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

**PROPERTY ACCESS - RETAINED**

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

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

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

**LAND SEVERED**

Existing use of land

Residential

Proposed use of land

Residential

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

**WATER/SEWAGE - SEVERED**

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

**PROPERTY ACCESS - SEVERED**

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

Indicate the parking and docking facilities to be used via water

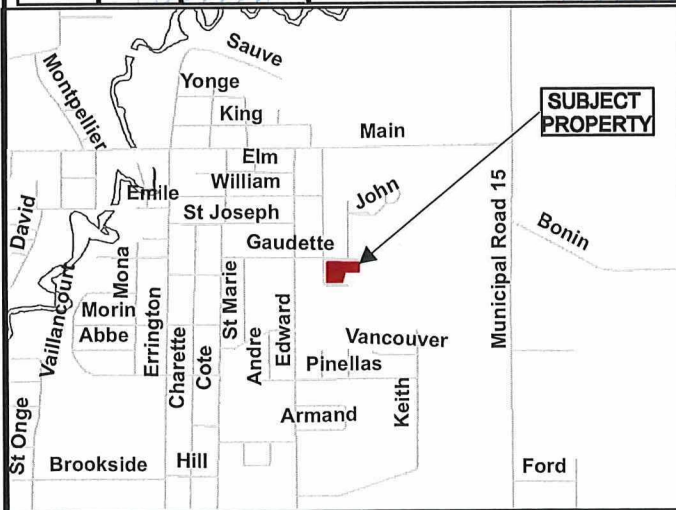
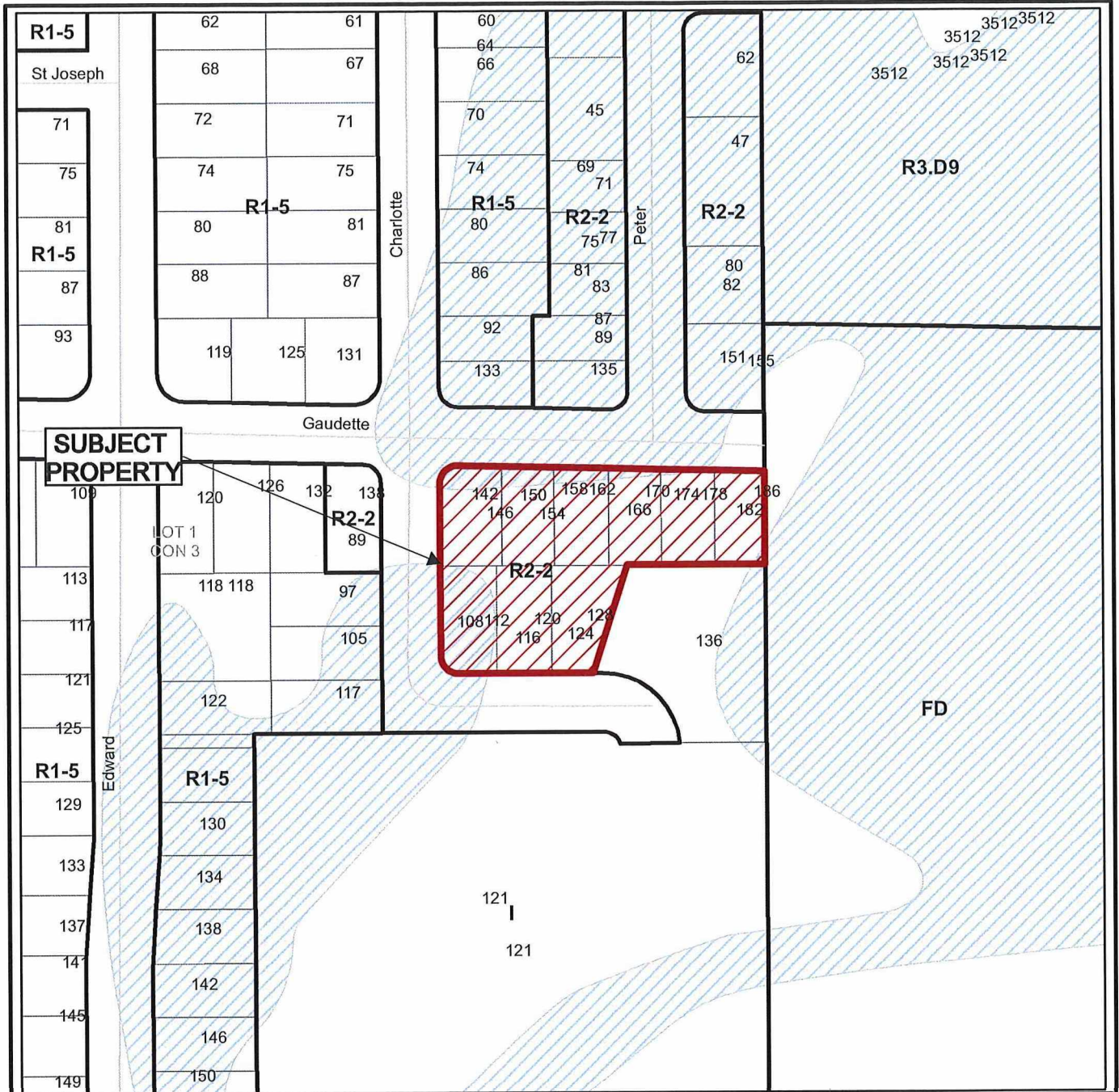
Estimate the distance of these facilities from the severed land and nearest public road by water


## PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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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)
Duplex	Severed Land	No	109.26	109.26	2	8.83	9.4	8.54	8.93	18.17	6	3.96



**Application for Consent** 

Subject Property being PIN 73349-0825,  
 Parcel 21039 SEC SWS SRO,  
 Lots 16 to 23, Plan M-441,  
 Part Lot 1, Concession 3,  
 Township of Balfour,  
 108 and 112 Charlotte Avenue,  
 116 and 120 Charlotte Avenue, and  
 150 and 154 Gaudette Street, Chelmsford,  
 City of Greater Sudbury

NTS PL-CON-2025-00058, PL-CON-2025-00059 &  
 Sketch 1 PL-CON-2025-00060

Date: 2025 11 05





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

Record #: PL-CON-2025-00059

**APPLICATION SUMMARY**

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**File Date:** September 8, 2025

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

**Address(es):** 116 Charlotte Avenue, Chelmsford P0M 1L0, 120 Charlotte Avenue, Chelmsford P0M 1L0

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

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

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

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  
664.29

Depth  
36.608

Frontage  
18.085

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

Area

Depth

Frontage

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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?

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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)

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Lease

Area

Depth

Frontage

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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**

116 and 120 Charlotte  
to be severed from retained area of  
PIN 53R-21987

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

Registered Owner

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

1970

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

18

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

0

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

12

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

No

**How many dwelling units will be legalized?**

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

No

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

**CONSENT**

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

Greater Sudbury Housing Corporation

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

Yes

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

Easement registered as instrument LT129353, being Part 29 on Plan 53R-21987

**Has the land ever had any previous severances?**

No

**Name of transferee**

**Date of transfer**

**Use of severed land**

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

No

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

No

Please indicate the file number and status of the application

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

Residential

Explain how the application conforms with the Official Plan

No Conflicts

Explain how the application is consistent with the Provincial Policy Statements

No Conflicts

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

No Conflicts

**CONCURRENT APPLICATIONS**

**Minor Variance**

File Number(s) - Minor Variance

PL-MV-2025-00141

Status - Minor Variance

Approved. Appeal period ends Nov 18/25

**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
5114.62	69.415	143.075

**Existing use of land**

Residential

**Proposed use of land**

Residential

**Proposed use of land**

Will a certificate be required for the retained land?

No

**WATER/SEWAGE - RETAINED**

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

**PROPERTY ACCESS - RETAINED**

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

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

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

**LAND SEVERED**

Existing use of land

Residential

Proposed use of land

Residential

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

**WATER/SEWAGE - SEVERED**

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

**PROPERTY ACCESS - SEVERED**

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

Indicate the parking and docking facilities to be used via water

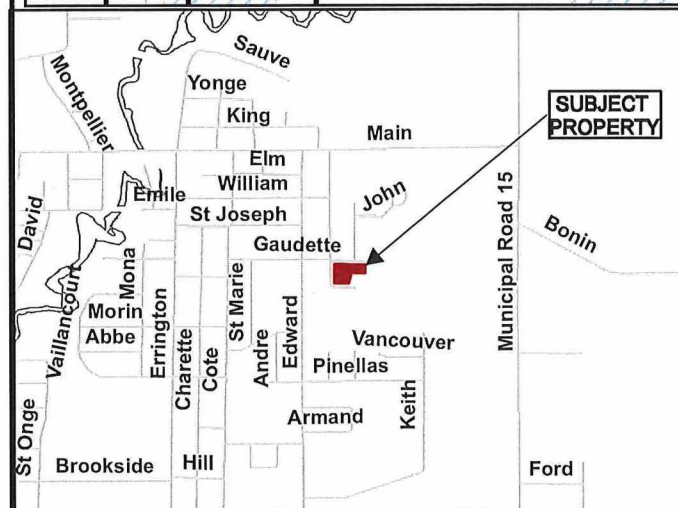
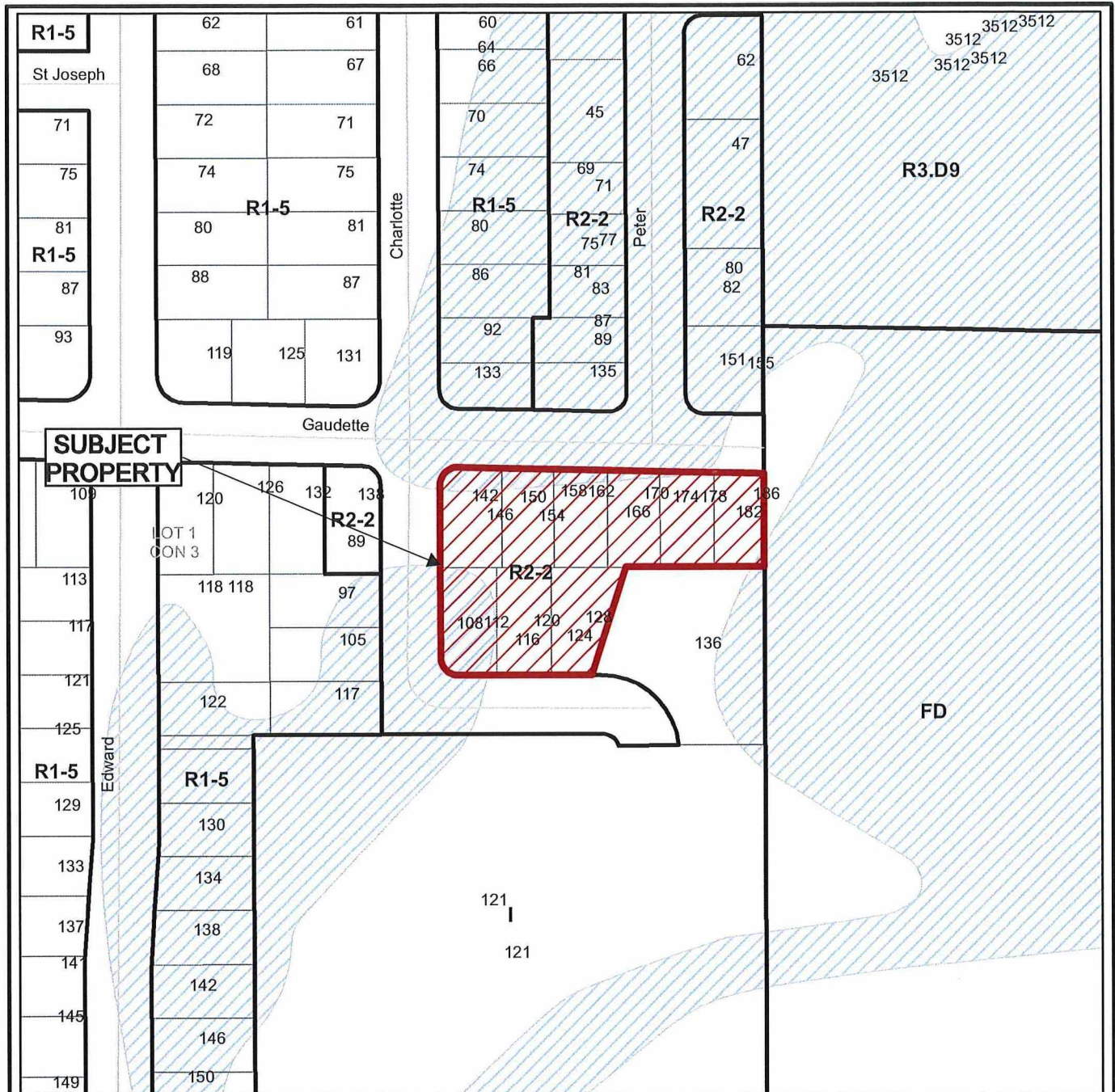
Estimate the distance of these facilities from the severed land and nearest public road by water

## PROPOSED BUILDING/STRUCTURE

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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Duplex	Severed Land	No	109.26	109.26	2	8.83	9.4	8.54	7.47	19.6	4.724	4.724



N

**Application for Consent**

Subject Property being PIN 73349-0825,  
 Parcel 21039 SEC SWS SRO,  
 Lots 16 to 23, Plan M-441,  
 Part Lot 1, Concession 3,  
 Township of Balfour,  
 108 and 112 Charlotte Avenue,  
 116 and 120 Charlotte Avenue, and  
 150 and 154 Gaudette Street, Chelmsford,  
 City of Greater Sudbury

NTS                      PL-CON-2025-00058, PL-CON-2025-00059 &  
 Sketch 1                      PL-CON-2025-00060

Date: 2025 11 05





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

Record #: PL-CON-2025-00060

**APPLICATION SUMMARY**

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**File Date:** September 8, 2025

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

**Address(es):** 150 Gaudette Street, Chelmsford P0M 1L0, 154 Gaudette Street, Chelmsford

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

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

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

Addition to Lot

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

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Creation of New Lot

**Area**  
593.93

**Depth**  
33.806

**Frontage**  
17.7

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

Area

Depth

Frontage

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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?

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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)

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Lease

Area

Depth

Frontage

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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**

150 -154 Gaudette to be severed from remaining area of PIN 53R-21987

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

Registered Owner

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

1970

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

18

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

0

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

12

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

No

**How many dwelling units will be legalized?**

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

No

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

GSSPP application for Section 59 has already been submitted NO CONFLICTS

**CONSENT**

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

Greater Sudbury Housing Corporation

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

Yes

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

Easement registered as instrument LT129353, being Parts 6 & 8 on Plan 53R-21987

**Has the land ever had any previous severances?**

No

**Name of transferee**

**Date of transfer**

**Use of severed land**

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

No

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

No

**Please indicate the file number and status of the application**

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

Residential

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

No Conflicts

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

No Conflicts

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

No Conflicts

### **CONCURRENT APPLICATIONS**

**Minor Variance**

File Number(s) - Minor Variance

PL-MV-2025-00142

Status - Minor Variance

Approved. Appeal period ends Nov 18/25

**Rezoning**

File Number(s) - Rezoning

Status - Rezoning

**Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

### **LAND RETAINED**

<b>Area</b>	<b>Depth</b>	<b>Frontage</b>
5184.98	69.415	143.460

**Existing use of land**

Residential

**Proposed use of land**

Residential

**Proposed use of land**

**Will a certificate be required for the retained land?**

No

**WATER/SEWAGE - RETAINED**

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

**PROPERTY ACCESS - RETAINED**

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

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

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

**LAND SEVERED**

Existing use of land

Residential

Proposed use of land

Residential

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

**WATER/SEWAGE - SEVERED**

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

**PROPERTY ACCESS - SEVERED**

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

Indicate the parking and docking facilities to be used via water

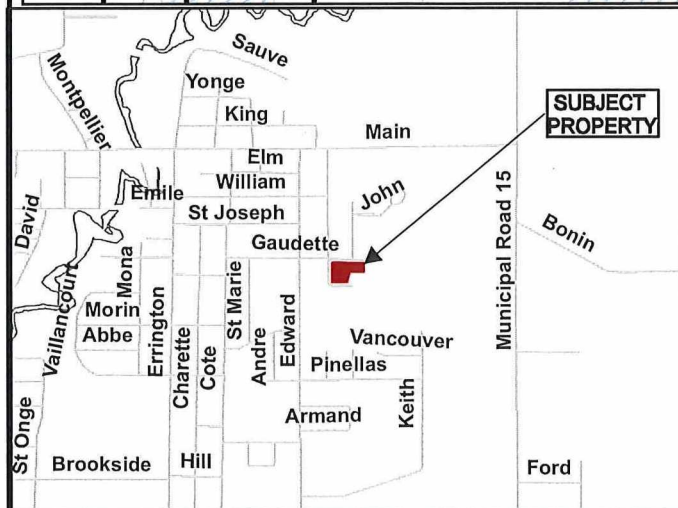
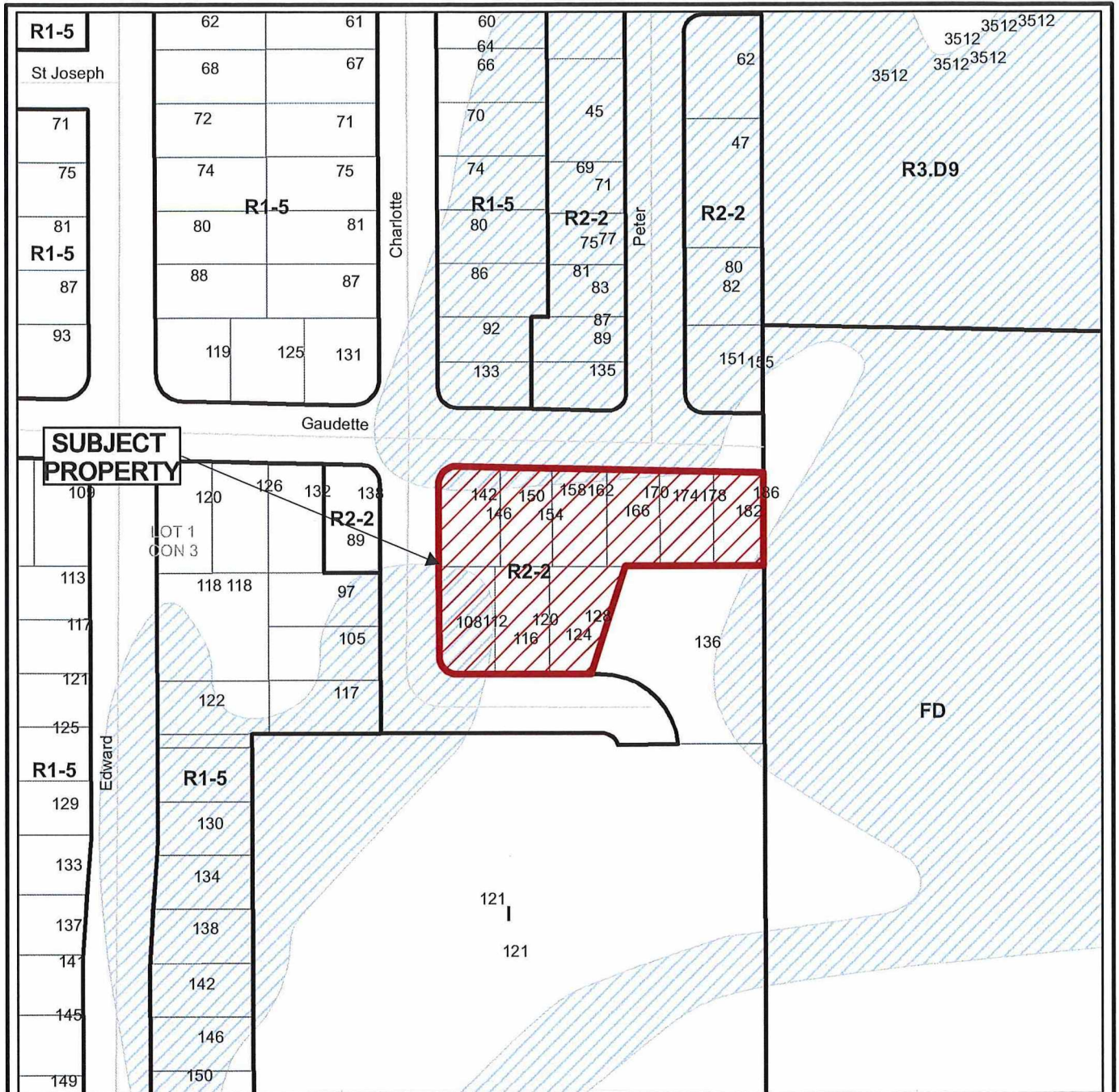
Estimate the distance of these facilities from the severed land and nearest public road by water

## PROPOSED BUILDING/STRUCTURE


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

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Duplex	Severed Land	No	109.26	109.26	2	8.83	9.4	8.54	9.03	14.839	4.414	4.414



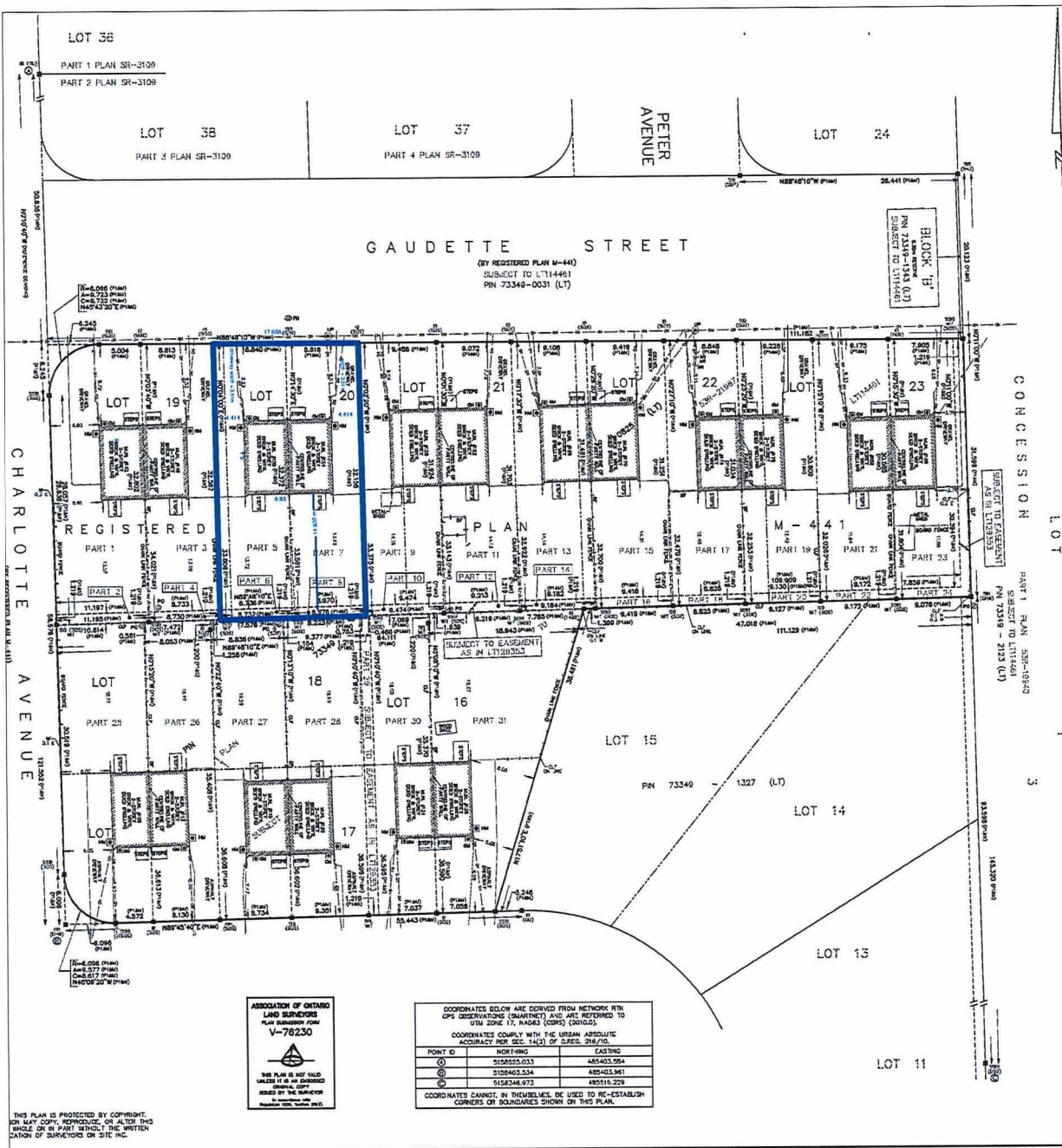
## Application for Consent



Subject Property being PIN 73349-0825,  
 Parcel 21039 SEC SWS SRO,  
 Lots 16 to 23, Plan M-441,  
 Part Lot 1, Concession 3,  
 Township of Balfour,  
 108 and 112 Charlotte Avenue,  
 116 and 120 Charlotte Avenue, and  
 150 and 154 Gaudette Street, Chelmsford,  
 City of Greater Sudbury

NTS                      PL-CON-2025-00058, PL-CON-2025-00059 &  
 Sketch 1                      PL-CON-2025-00060

Date: 2025 11 05



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

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

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

**LEGEND**

- MONUMENT PLANTED
- MONUMENT FOUND
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- IRON BAR
- ROCK FLAG
- MEASURED
- SET
- WITNESS
- PLAN 536-21987
- S.S. DONLAD LTD.
- DONLAMAN, HOLZER & WALLACE SURVEYING LTD.
- S.S. FANTING, O.L.S.
- SURVEYORS ON SITE INC.
- CH. DONLAMAN, O.L.S.
- J.E. DONLAD, O.L.S.
- OGDON FENCE
- EDWARD FENCE
- CHAIN LINK FENCE
- ANCHOR POINT
- FIRE PORTANT
- GAS METER
- HYDRO METER
- POLE
- UTILITY POLE
- OVERHEAD UTILITY WIRES

**NOTES**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE ANOMALOUS COMBINED SCALE FACTOR OF 0.999566.  
 BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS (M) AND (C) AS SHOWN HEREON, HAVING A GRID BEARING OF NORTH-TRUE, NAD83 (CGRS) (2011) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (87° W LONGITUDE).  
 ALL BUILDING FEET SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

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



COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CGRS) (2011).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(3) OF S.F.S. 214/75.

POINT ID	NORTHING	EASTING
①	5158523.033	485403.094
②	5158463.334	485413.961
③	5158234.072	485916.229

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



50 WHITWOOD AVENUE  
 NEW LISKARD, ONTARIO  
 R1J 1P0  
 705-822-0872  
 www.surveyorsonsite.com

PL-CON-2025-00060  
 Sketch 2

THIS PLAN IS PROTECTED BY COPYRIGHT. YOU MAY COPY, REPRODUCE, OR ALTER THIS SINGLE OR PART WHOLLY THE WRITTEN CONSENT OF SURVEYORS ON SITE INC.



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

Record #: PL-CON-2025-00068

**APPLICATION SUMMARY**

---

**File Date:** September 19, 2025  
**Application Type:** Consent (Land Severance)  
**Address(es):** 0 Valleyview Road, Blezard Valley P3N 1R2  
**Applicant(s):** DENIS HENRI  
**Owner(s):** DENIS HENRI AND LISE HENRI

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

**Addition to Lot**

<b>Area</b> 22996.7	<b>Area (Second Additional Lot if Applicable)</b>
<b>Depth</b> 202.69	<b>Depth (Second Additional Lot if Applicable)</b>
<b>Frontage</b> 73.46	<b>Frontage (Second Additional Lot if Applicable)</b>

---

**Creation of New Lot**

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

---

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

Area

Depth

Frontage

---

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

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

---

Easement/Right-of-Way

Area

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

Depth

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

Frontage

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

---

Lease

Area

Depth

Frontage

---

Other

Describe Other

Area

Depth

Frontage

**GENERAL APPLICATION**

**Are there multiple properties associated with the application?**

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?**

Feb 1976

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

0

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

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

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**

Lise Henri

**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**

Lise Henri

**Date of transfer**

May 6, 1981

**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?**

Rural

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

No conflict, will remain rural/residential

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

No conflict, will remain rural/residential

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

No conflict, will remain rural/residential

### **CONCURRENT APPLICATIONS**

**Minor Variance**

File Number(s) - Minor Variance

Status - Minor Variance

**Rezoning**

File Number(s) - Rezoning

Status - Rezoning

**Official Plan Amendment**

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

### **LAND RETAINED**

<b>Area</b>	<b>Depth</b>	<b>Frontage</b>
53418.5	202.69	401.10

**Existing use of land**

Vacant / Rural

**Proposed use of land**

Vacant / Rural

**Proposed use of land**

**Will a certificate be required for the retained land?**

No

**WATER/SEWAGE - RETAINED**

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

**PROPERTY ACCESS - RETAINED**

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

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

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

**LAND SEVERED**

Existing use of land

Vacant / Rural

Proposed use of land

Resident / Rural

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

Legal Description:  
BLEZARD CON 5 LOT 12 PCL  
46360 RP 53R9283 PART 1

**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

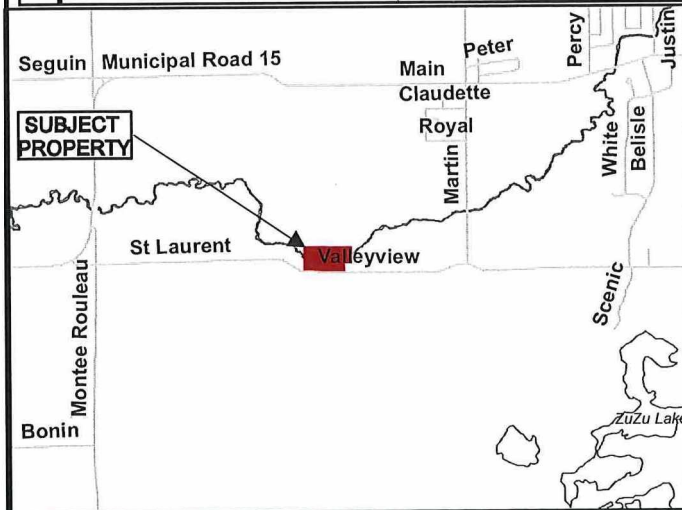
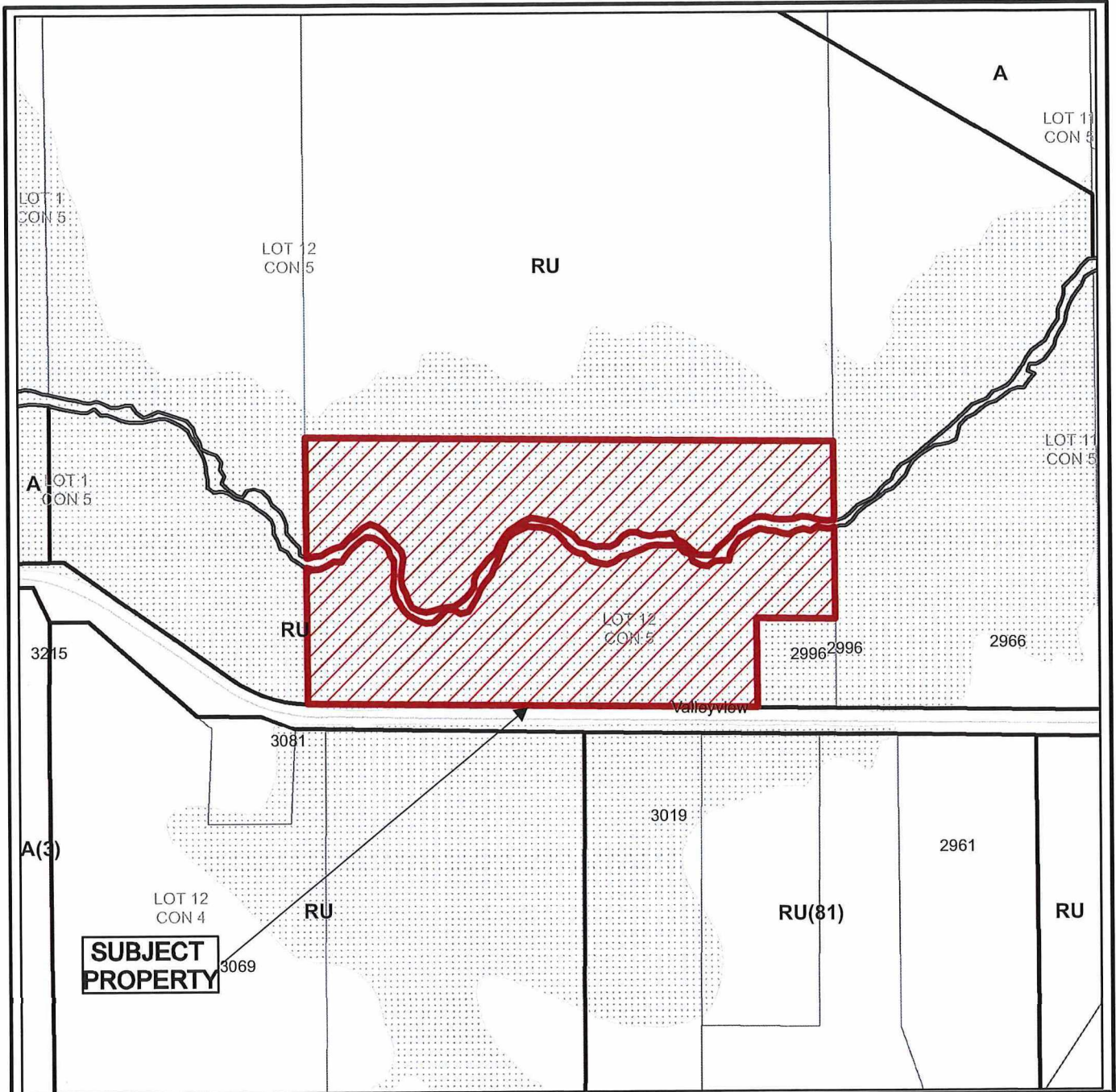
Estimate the distance of these facilities from the severed land and nearest public road by water

## 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)
Cabin	Severed Land	No	6.66	6.66	1	4.6	3.7	1.8	32.5	168.4	78.1	51.7



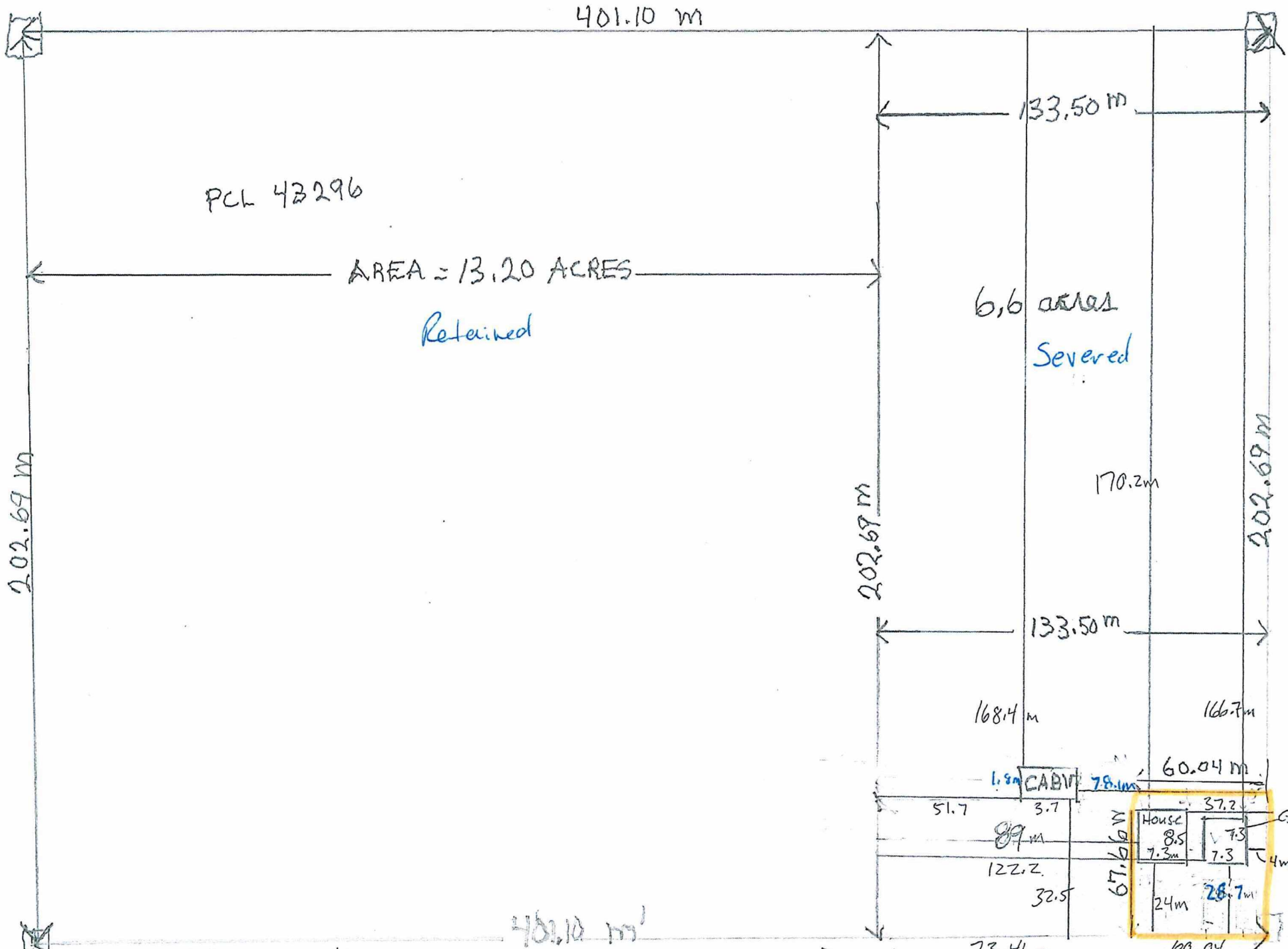
## Application for Consent



Subject Property being PIN 73500-0090,  
 Parcel 43296 SEC SES SRO,  
 Part Lot 12, Concession 5,  
 Part 1, Plan 53R-6961,  
 except Part 1, Plan 53R-9283,  
 Township of Blezard,  
 Valleyview Road, Blezard Valley,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00068  
 Date: 2025 10 14



VALLEY VIEW

401.10 m

Road

PL-CON-2025-00068 Sketch 2



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

Record #: PL-CON-2025-00071

**APPLICATION SUMMARY**

---

**File Date:** October 6, 2025

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

**Address(es):** 5074 Municipal Road 80 Road, 5074 Municipal Road 80, Hanmer P3P 1B9

**Applicant(s):** DORLAND GEOMATICS

**Owner(s):** MTR GROUP LTD.

**PLANNING APPLICATION  
PURPOSE OF TRANSACTION**

**Addition to Lot**

<b>Area</b> 462	<b>Area (Second Additional Lot if Applicable)</b>
<b>Depth</b> 92.37	<b>Depth (Second Additional Lot if Applicable)</b>
<b>Frontage</b> 5	<b>Frontage (Second Additional Lot if Applicable)</b>

**Creation of New Lot**

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

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

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

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

Easement/Right-of-Way

Area  
462

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

Depth  
92.37

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

Frontage  
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?**

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?**

2022/02/16

**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?**

Yes

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

WHPA-A and B vulnerability 10 scoring

**CONSENT**

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

Keystone Homes Inc. (c/o Marty Roy) (PIN 73504-3177)

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

Yes

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

easement No. LT390923 is an easement for sewer or water

**Has the land ever had any previous severances?**

Yes

**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**

n/a

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

n/a

**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**

PL-MV-2025-00144

**Status - Minor Variance**

concurrent application

**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
3058	92.37	24.57

#### Existing use of land

there is a former commercial building on the property, which is currently vacant. There is also a small shed on the property (it falls within the 5m strip of land `to be severed')

#### Proposed use of land

re. Land to be retained use: unknown.

re. the Land to be severed use : the 5m strip of land, on the east side of the property is to be severed & added to the PIN 73504-3177 (to the north) which is a currently under construction row housing development.

#### 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**

former commercial building (currently vacant) Constructed approximately 2007. There is a shed on the property constructed circa 2007. The shed is currently on the to be severed land that will be added to PIN 73504-3177)

**Proposed use of land**

retained portion:unknown

the to be severed portion, which is a 5m wide strip of land, along the easterly portion of PIN 73504-3155, is proposed to be used for municipal sewer & water connection to Mun.#4633 Deschene development area (under construction of row housing)

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

the proposed 5m wide strip of land on the east side of the lot is to be severed and added to the property to the north which is PIN 73504-3177. This 5m strip of land is proposed to be used for municipal sewer & water connection for mun.# 4633 Deschene development area (under construction row housing development)

Easement/ROW over severed lands in favour of retained lands.

**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

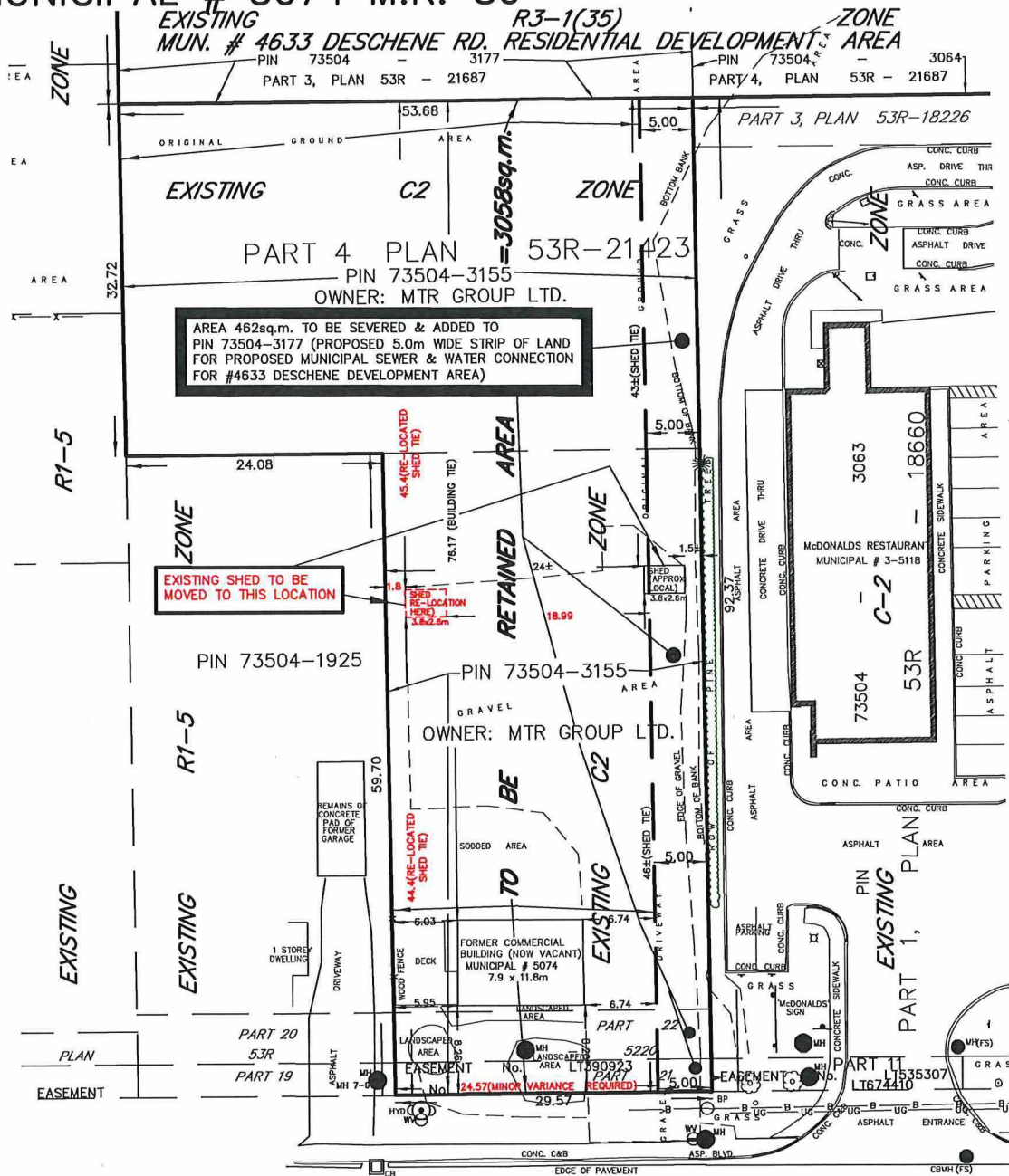
Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side 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)
1 storey former commercial building (now vacant)	Retained Land	No	93.22	93.22	1	7.9	11.8	6.1	8.2	76.1	5.9	6.7
small shed	Severed Land	No	9.88	9.88	1	2.6	3.8	1.8	46	43	1.5	24



PROPOSED SEVERANCE OF  
PIN 73504-3155  
MUNICIPAL # 5074 M.R. 80



ROAD No. 80 (HIGHWAY No. 69)  
CONCESSION 3  
CONCESSION 2  
(WIDTH ROAD 30.48m)  
PIN 73504 3054  
LT58053 (M.T.O. PLAN P-2676-2)

LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- LT DENOTES LAND TITLES
- HYD DENOTES FIRE HYDRANT
- CB DENOTES CATCH BASIN
- (AB) DENOTES ASBUILT INFORMATION
- (FS) DENOTES FIELD SURVEY INFORMATION
- WV DENOTES WATER VALVE
- MH DENOTES MANHOLE
- BP DENOTES BELL POLE
- LS DENOTES LIGHT STANDARD
- UG DENOTES UNDERGROUND GAS LINE

NOTES

INFORMATION SHOWN HEREON IS DERIVED FROM FIELD SURVEY OF DORLAND GEOMATICS MEASUREMENTS SHOWN HEREON ARE IN METRES.

A MINOR VARIANCE IS BEING APPLIED FOR THE FRONTAGE OF 24.57m PROVIDED, ON THE RETAINED LANDS (WHERE THE C.G.S. BY-LAW 2010-100Z REQUIRES 30.00m FOR A C2 ZONE)

"CAUTION"

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

**DORLAND**  
GEOMATICS

ONTARIO LAND SURVEYORS  
GEOMATICS PROFESSIONALS

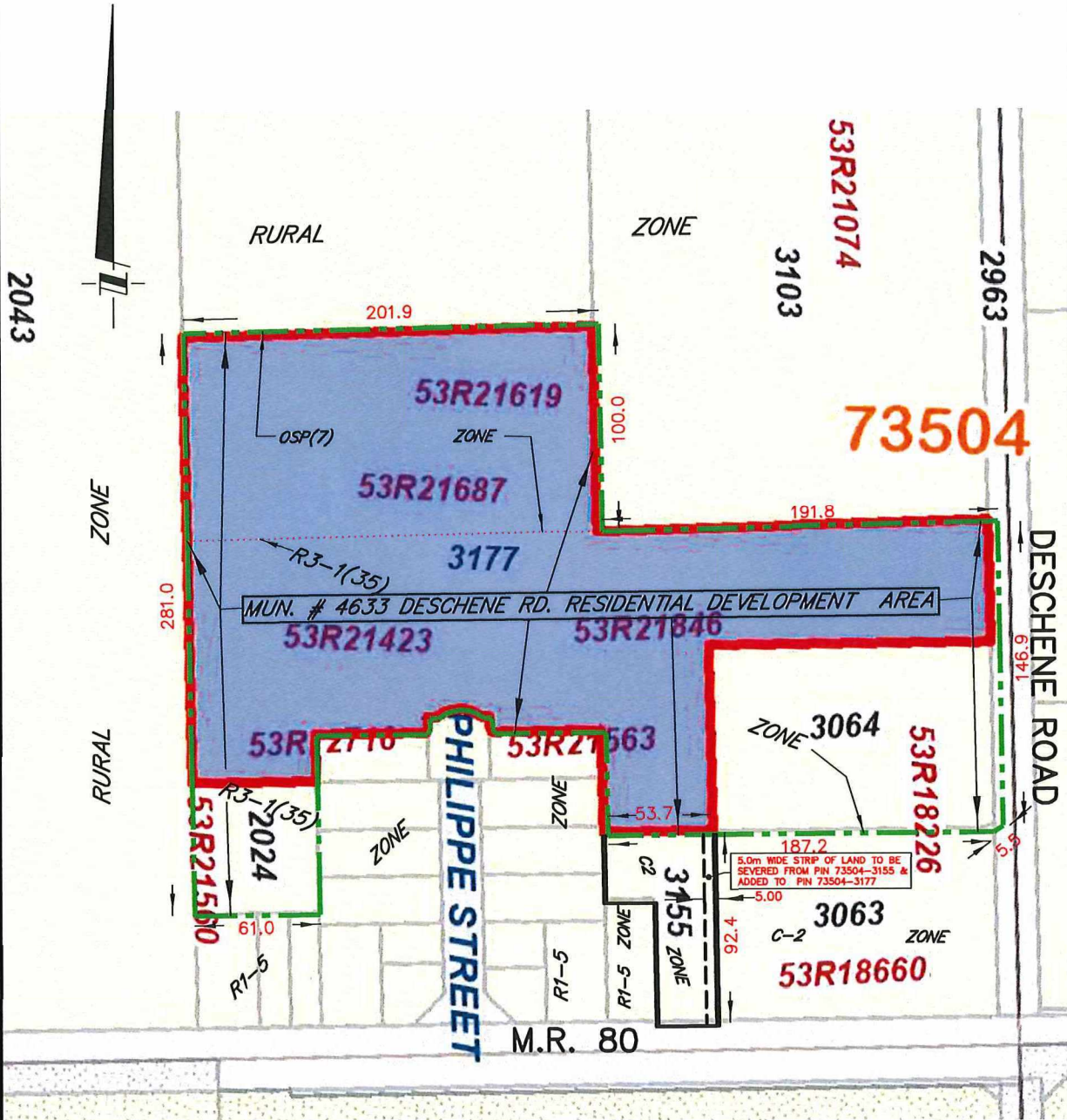
1771 OLD FALCONBRIDGE ROAD  
SUDBURY, ONTARIO, P3A 4R7  
PHONE (705) 673-2556 FAX (705) 673-1051  
WWW.DORLANDGEOMATICS.CA

PREPARED BY : A.A.	SCALE : 1:400 METRIC
PLAN DATE : OCT. 2, 2025	CAD FILE : 18791-SITEPLAN.dwg
***	P. SPACE TAB : Consent sketch 1 of 2 400s

PL-CON-2025-00071  
Sketch 2



SKETCH FOR PLANNING ACT APPLICATION  
**PROPOSED SEVERANCE OF**  
**PIN 73504-3155**  
**MUNICIPAL # 5074 M.R. 80**

SCALE 1:2000



A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

**LEGEND**

-  DENOTES MUN. # 4633 DESCHENE RD. RESIDENTIAL DEVELOPMENT AREA (CONSISTS OF R3-1(35) ZONE & OSP(7) ZONE) (INCLUDES PIN 73504-3177, PIN 73504-3064 & PIN 73504-3024)
-  DENOTES PIN 73504-3177

<b>DORLAND</b>		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS
GEOMATICS		
1771 OLD FALCONBRIDGE ROAD SUDBURY, ONTARIO, P3A 4R7 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DORLANDGEOMATICS.CA		
PREPARED BY : A.A.	SCALE : 1:2000 METRIC	
PLAN DATE : OCT. 2, 2025	CAD FILE : 18791-SITEPLAN.dwg	
***		P. SPACE TAB : Consent sketch 2of2 2000s

17000-5025-0000 Sketch 3  
 PL-CON-2025-0007



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

Record #: PL-CON-2025-00072

**APPLICATION SUMMARY**

---

**File Date:** October 16, 2025

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

**Address(es):** 357 Spanish River Road, Whitefish, ON P0M3H0

**Applicant(s):**

**Owner(s):** KATHY HEIKKILA AND MARK HEIKKILA

**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**  
54227.88

**Depth**  
254.20

**Frontage**  
450.50

---

**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?**

May 25, 2001

**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?**

2

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

No

**How many dwelling units will be legalized?**

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

No

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

**CONSENT**

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

The interested party in the severed land is Keegan Thrush. We are holding the mortgage.

**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, a small portion on the eastern corner has mining and mineral rites.

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

To continue to be a Rural area with more individuals enjoying rural living.

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

Our area faces challenges related to maintaining population and diversifying our economy. A severance will create a new lot to allow an additional family in our area.

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

A severance of this property will create an additional home in our community, which creates growth to sustain our economy and help build a stronger community in a healthy environment and a culture of conservation.

**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
50221.488	254.20	398.97

**Existing use of land**

Single family dwelling used for daily living.

**Proposed use of land**

Continue using the land the way we have been for the past 24 years.

**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**

Currently the buyer has installed a driveway from an existing walking path on the land. Otherwise the land is vacant.

**Proposed use of land**

Originally we thought our children would build on part 1 of the land. They have no desire to do so. Therefore, the proposed use of the land is to have another family build a permanent home on the property to enjoy country living.

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

**WATER/SEWAGE - SEVERED**

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

**PROPERTY ACCESS - SEVERED**

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

Indicate the parking and docking facilities to be used via water

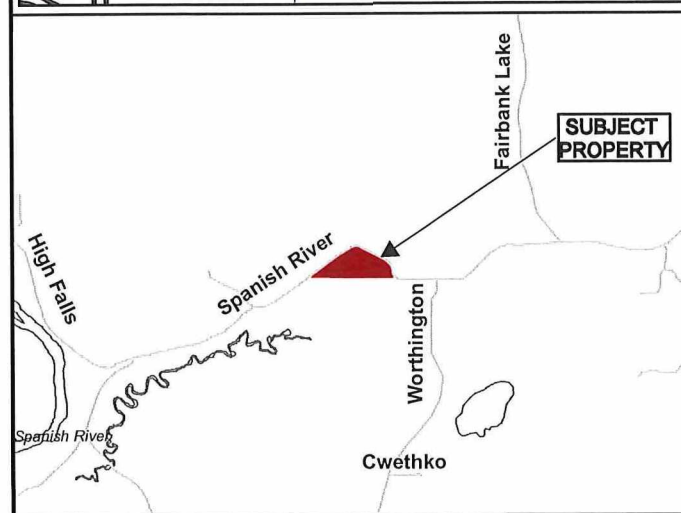
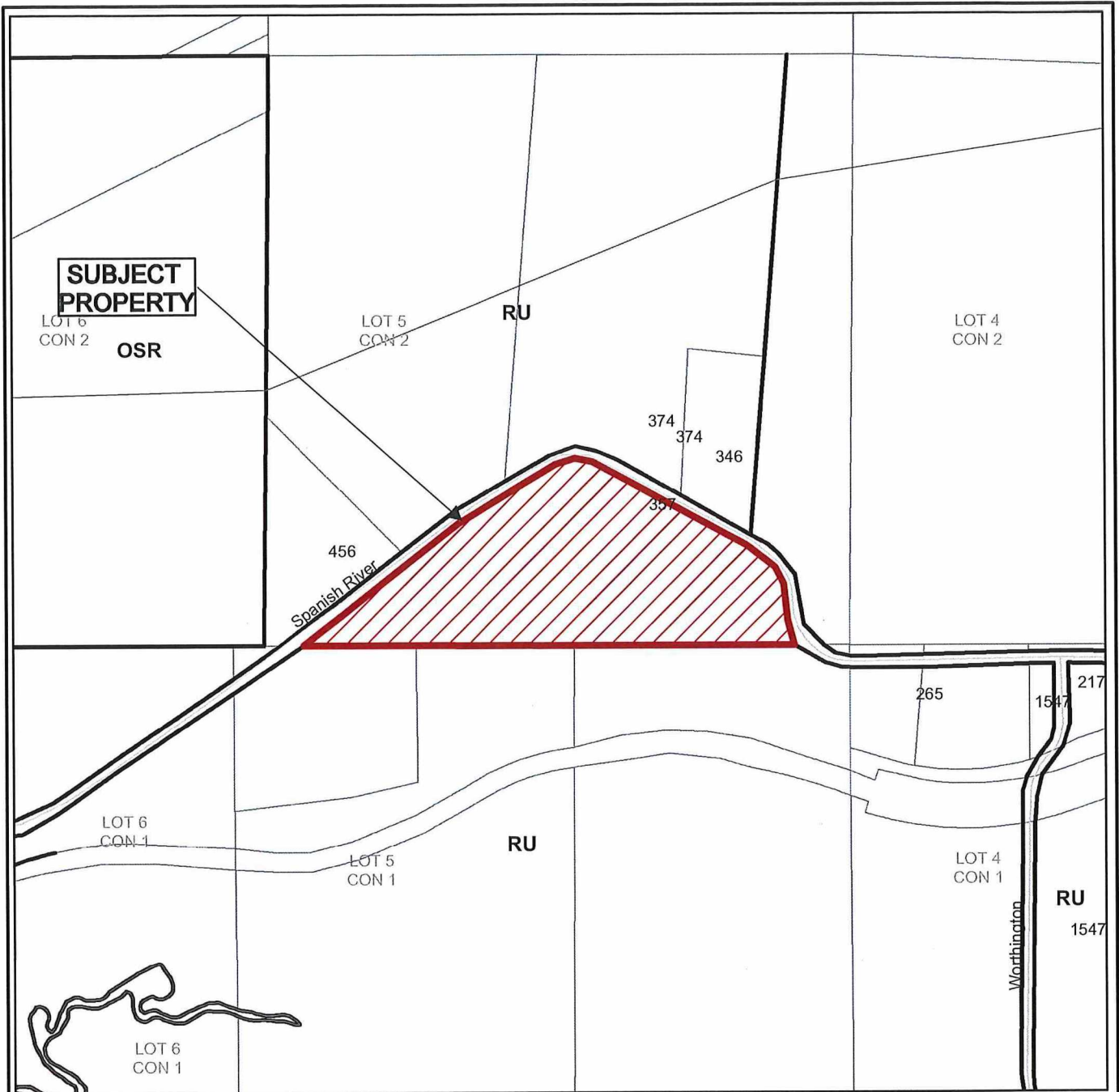
Estimate the distance of these facilities from the severed land and nearest public road by water

## PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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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)
Raised three bedroom, one bath bungalow with a cottage style roof and vinyl siding. Unfinished basement. Heated by propane.	Retained Land	No	128.074	256.149	1	9.906	12.929	3.606	30.18	244.294	129	136.351
Two car garage with a metal roof, insulated and wired but not heated.	Retained Land	No	69.677	139.354	1	7.62	9.144	3.86	47.24	197.816	156.62	149



## Application for Consent



Subject Property being PIN 73383-0142,  
 Parcel 8871A SEC SWS,  
 Part Lot 5, Concession 2,  
 Parts 1 & 2, Plan 53R-9758,  
 Township of Drury,  
 357 Spanish River Road, Whitefish,  
 City of Greater Sudbury

NTS  
 Sketch 1

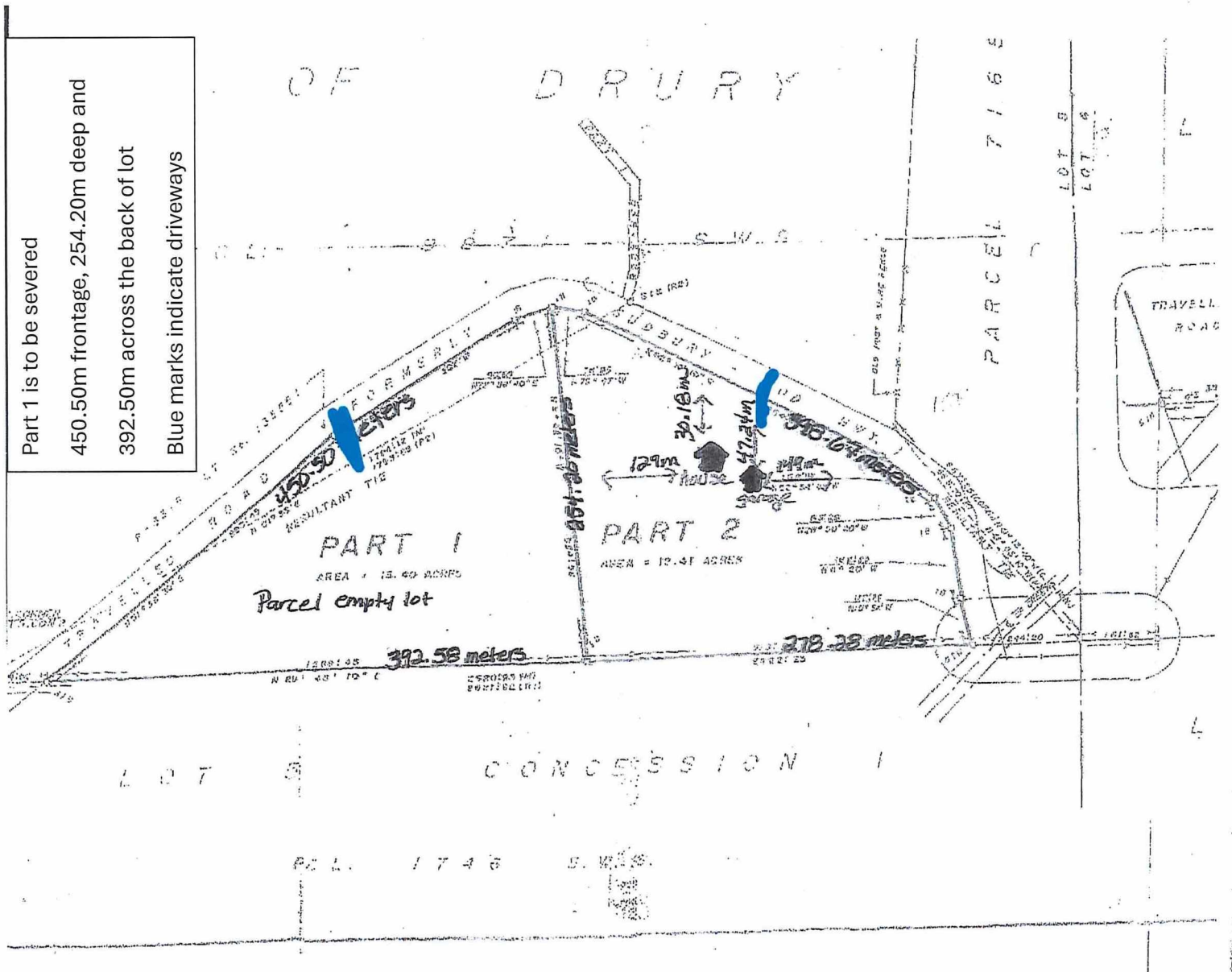
PL-CON-2025-00072  
 Date: 2025 10 29

Part 1 is to be severed

450.50m frontage, 254.20m deep and

392.50m across the back of lot

Blue marks indicate driveways



PL-CON-2025-00072  
Sketch 2