



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

Re: PL-CON-2025-00096
PL-CON-2025-00098
PL-CON-2026-00010
PL-CON-2026-00011
PL-CON-2026-00012
PL-CON-2026-00013
PL-CON-2026-00022
PL-CON-2026-00023

NOTICE OF CONSENT APPLICATION

In the matter of an application for Consent under Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

Take notice that an application has been made by:

DALRON CONSTRUCTION LIMITED

The Owner(s) of: PIN 73602-0563, Block D, Plan M-1044; PIN 73602-0538, Block 5, Plan 53M-1424; and, PIN 73602-0539, Block 6, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1493, 1495, 1501, 1503, 1509, 1511, 1517 and 1519 Montrose Avenue, Sudbury

For Consent to: Sever and create one new semi-detached dwelling lot.

Anyone interested in this matter may call the number noted above or attend at the Office of the Consent Official, Tom Davies Square, 200 Brady Street, Sudbury, ON, during regular office hours, where additional information regarding the application will be available for inspection.

For more information about this matter contact Nia Lewis, Consent Official for the City of Greater Sudbury at (705) 674-4455, ext 4376 or 4346, by email to coa_mv@greatersudbury.ca, fax to (705) 673-2200 or attend the above address.

Written submission regarding this application must be received no later than

Friday, April 24, 2026

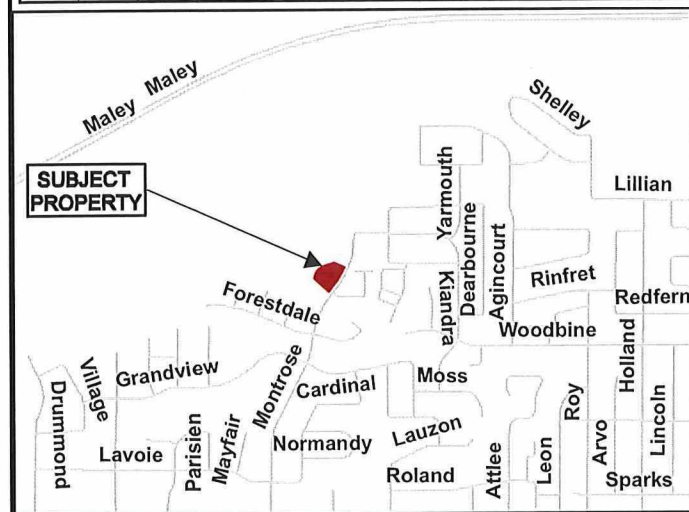
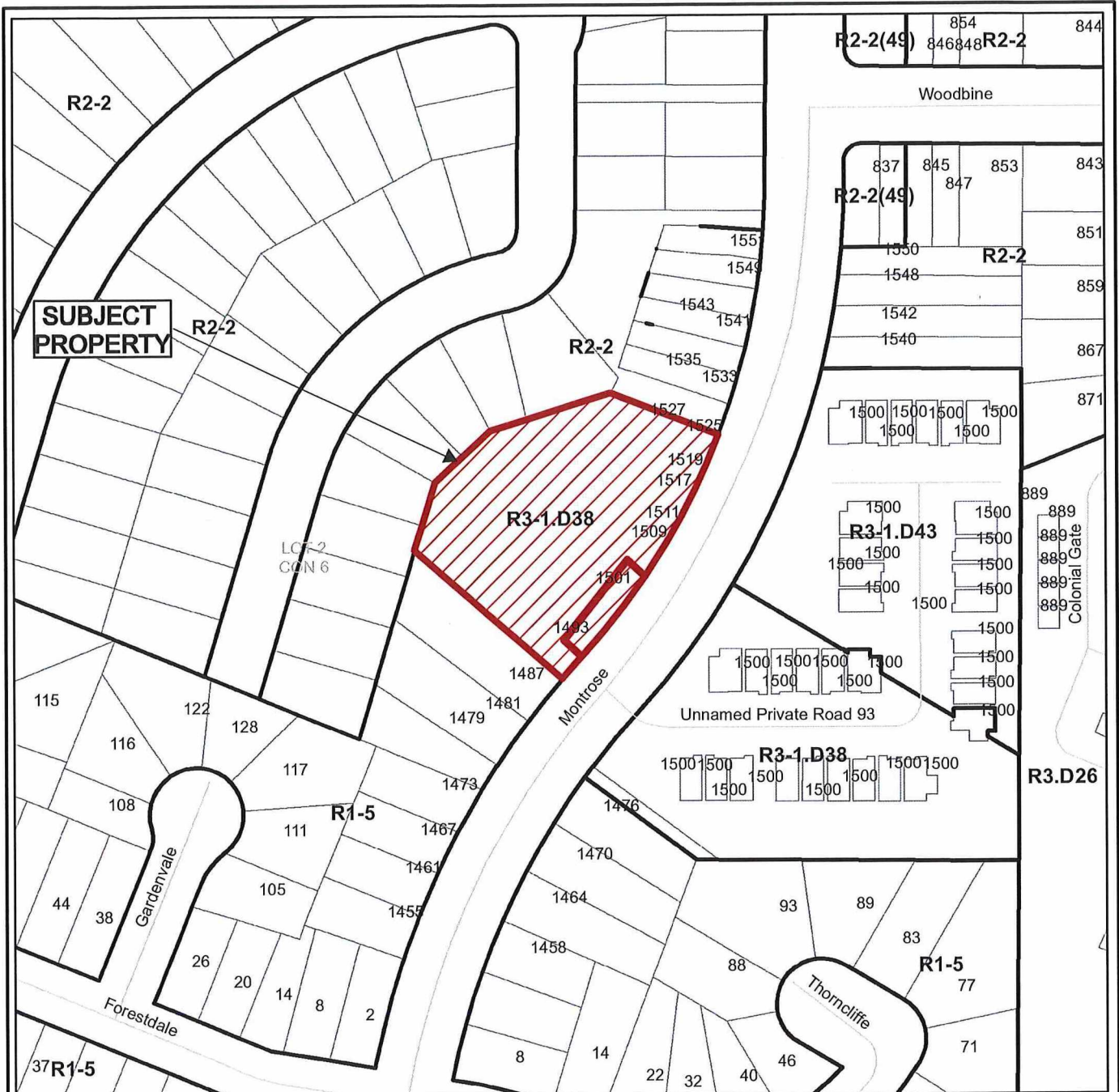
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained the consent of the persons whose personal information is included in the information to be disclosed to the public.

A copy of the decision will only be sent to each person who files with the Consent Official a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal


Zoning: R3-1.D38

Note: If a person or public body that files an appeal of decision of the Consent Official in respect of the proposed consent does not make a written submission to the Consent Official before a provisional consent is given, the Ontario Land Tribunal may dismiss the appeal.

The owner of any land that receives the notice, where land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.



Application for Consent



Subject Property being PIN 73602-0563, Block D, Plan M-1044; PIN 73602-0538, Block 5, Plan 53M-1424; and, PIN 73602-0539, Block 6, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1493, 1495, 1501, 1503, 1509, 1511, 1517 and 1519 Montrose Avenue, Sudbury City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00096, PL-CON-2025-00098, PL-CON-2026-00010, PL-CON-2026-00011, PL-CON-2026-00012, PL-CON-2026-00013, PL-CON-2026-00022 and PL-CON-2026-00023

Date: 2026 01 27

SKETCH FOR SEVERANCE
APPLICATION
MONTROSE AVENUE
SUDBURY, ONTARIO
TULLOCH GEOMATICS INC.
2026
SCALE 1:200



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 510mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

FIELD WORK DATED: DECEMBER 1ST, 2025.
DRAWING DATED: FEBRUARY 20th, 2025.

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

METRIC:

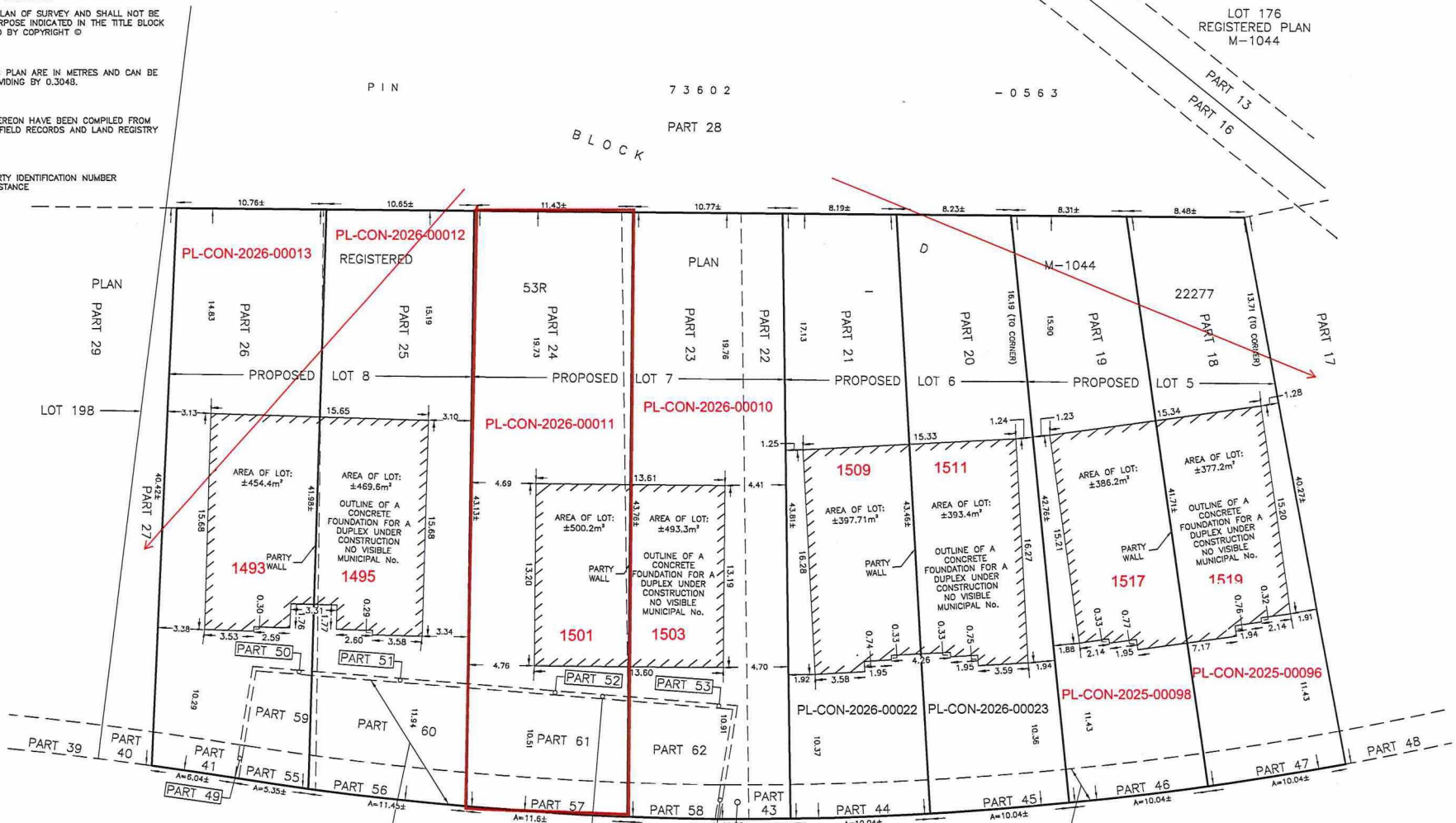
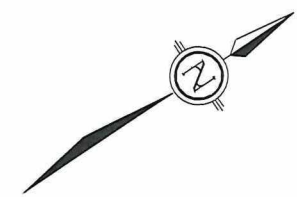
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DIMENSIONS:

THE DIMENSIONS SHOWN HEREON HAVE BEEN COMPILED FROM TULLOCH GEOMATICS INC., FIELD RECORDS AND LAND REGISTRY OFFICE DOCUMENTATION.

LEGEND:

PIN DENOTES PROPERTY IDENTIFICATION NUMBER
A= DENOTES ARC DISTANCE



BLOCK 5
REGISTERED PLAN 53M-1424
PIN 73602-0538

BLOCK 6 (0.3 WIDE)
REGISTERED PLAN 53M-1424
PIN 73602-0539

SUBJECT TO EASEMENTS
AS IN LT404382 & LT404384

MONTROSE AVENUE
REGISTERED PLAN M-1044
PIN 02118-0132

THE REPRODUCTION, ALTERATION, OR USE OF THIS SKETCH IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF TULLOCH GEOMATICS INC., O.L.S. IS STRICTLY PROHIBITED. 2025.

	TULLOCH GEOMATICS INC.
	131 FIELDING RD P3Y 1L7 LVELLY, ON T. 705 671.2295 F. 705 671.9477 TF. 800 810.1937 austbury@tulloch.ca
DRAWN BY: SL	FILE: 252525

PL-CON-2025-00096, PL-CON-2025-00098, PL-CON-2026-00010, PL-CON-2026-00011, PL-CON-2026-00012, PL-CON-2026-00013, PL-CON-2026-00022 and PL-CON-2026-00023

Sketch &