



Re: PL-CON-2025-00050

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

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:
235 CASWELL DRIVE HOLDING CORPORATION

The Owner(s) of: PIN(s) 735950543, Part Lot 6, Concession 1, Part Lot 7, Plan M-140, designated as Parts 1-9, Plan 53R-21148, Township of McKim, 235 Caswell Drive, Sudbury P3E 2P1

For Consent to: To sever and consolidate an approximate 3670.0 sq. m south portion with abutting PIN 73595-0248, municipally known as 1760-1788 Regent Street.

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, December 5, 2025

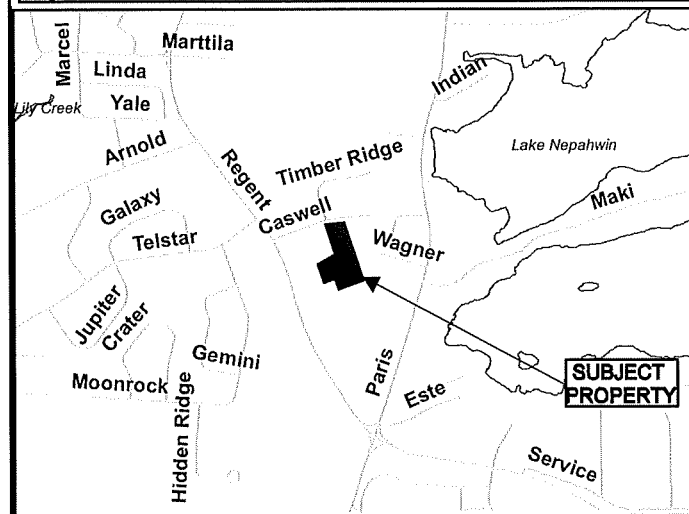
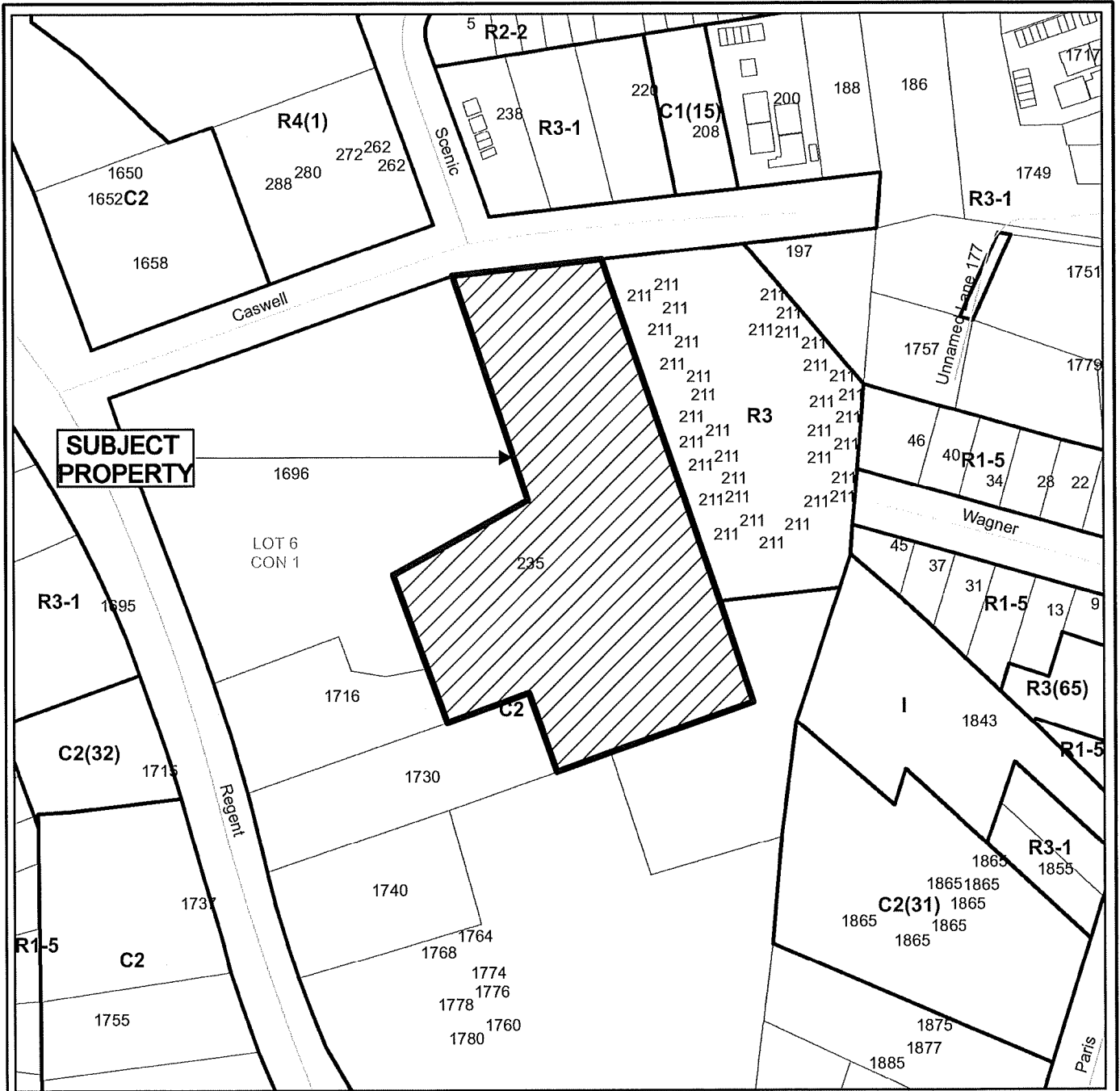
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained 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: C2

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.



N


Application for Consent

Subject Property being PIN 73595-0543,
 Part Lot 6, Concession 1,
 Part Lot 7, Plan M-140,
 designated as Parts 1-9, Plan 53R-21148,
 Township of McKim,
 235 Caswell Drive, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00050
 Date: 2025 11 18

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



THE INTENDED PLOT SIZE OF THIS PLAN IS 6150mm IN WIDTH BY 8145mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

CAUTION:

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

NOTICE:

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

DIMENSIONS:

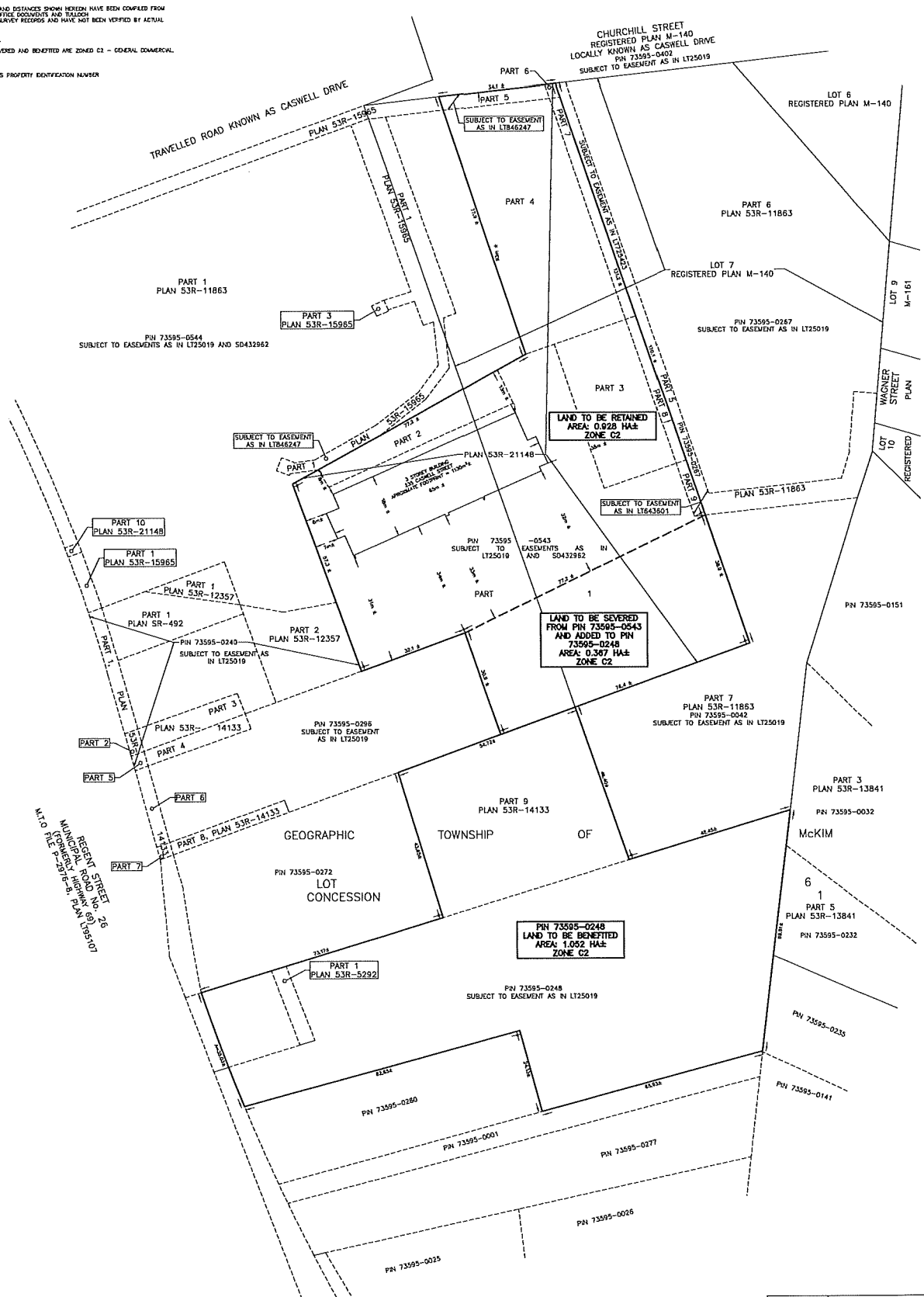
THE DIMENSIONS AND DISTANCES SHOWN HEREIN HAVE BEEN COMPILED FROM LAND RECORDS BY THE SURVEYORS AND TULLOCH GEOMATICS INC. SURVEY RECORDS AND HAVE NOT BEEN VERIFIED BY ACTUAL SURVEY.

ZONING NOTE:

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

LEGEND:

PN DENOTES PROPERTY IDENTIFICATION NUMBER



	TULLOCH GEOMATICS INC.
	131 FERRIS ROAD T. 705 871-2295
	LAVEL, ON F. 705 871-8077
	175 ACES 816-1831
	DATE: 20251110
	SCALE: 1:500
	PROJECT: 235 CASWELL DRIVE
	DRAWN BY: BS
	CHECKED BY: BS
	FILE: 252311

NO REPRODUCTION, ALTERATION OR USE OF THIS SKETCH IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF TULLOCH GEOMATICS INC. OR ITS EMPLOYEES OR AGENTS.

APP. FILE: P:\2025\235311_Severance Sketch - 3M David O'Leary\235311_PlanSketch\235311_Severance Sketch.dwg

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

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:

HEATHER HARE

The Owner(s) of: PIN(s) 735970706, Part Lot 8, Concession 1, Parts 3 & 4, Plan 53R-18362, except Block 16, Plan 53M-1363, Township of McKim, 0 Moonrock Avenue

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

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, December 5, 2025

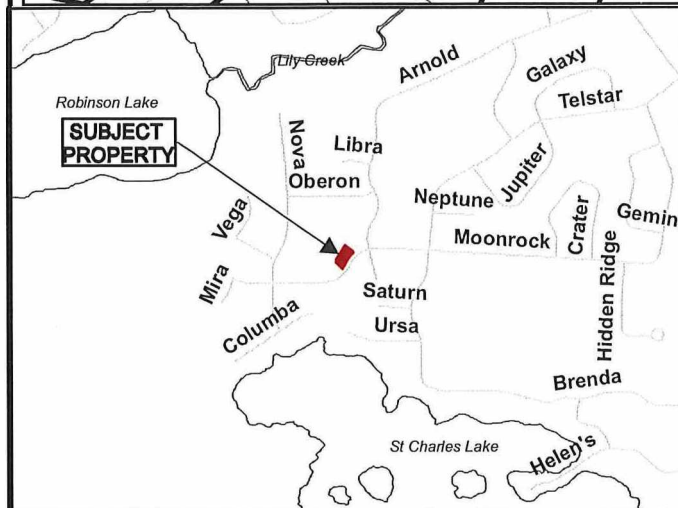
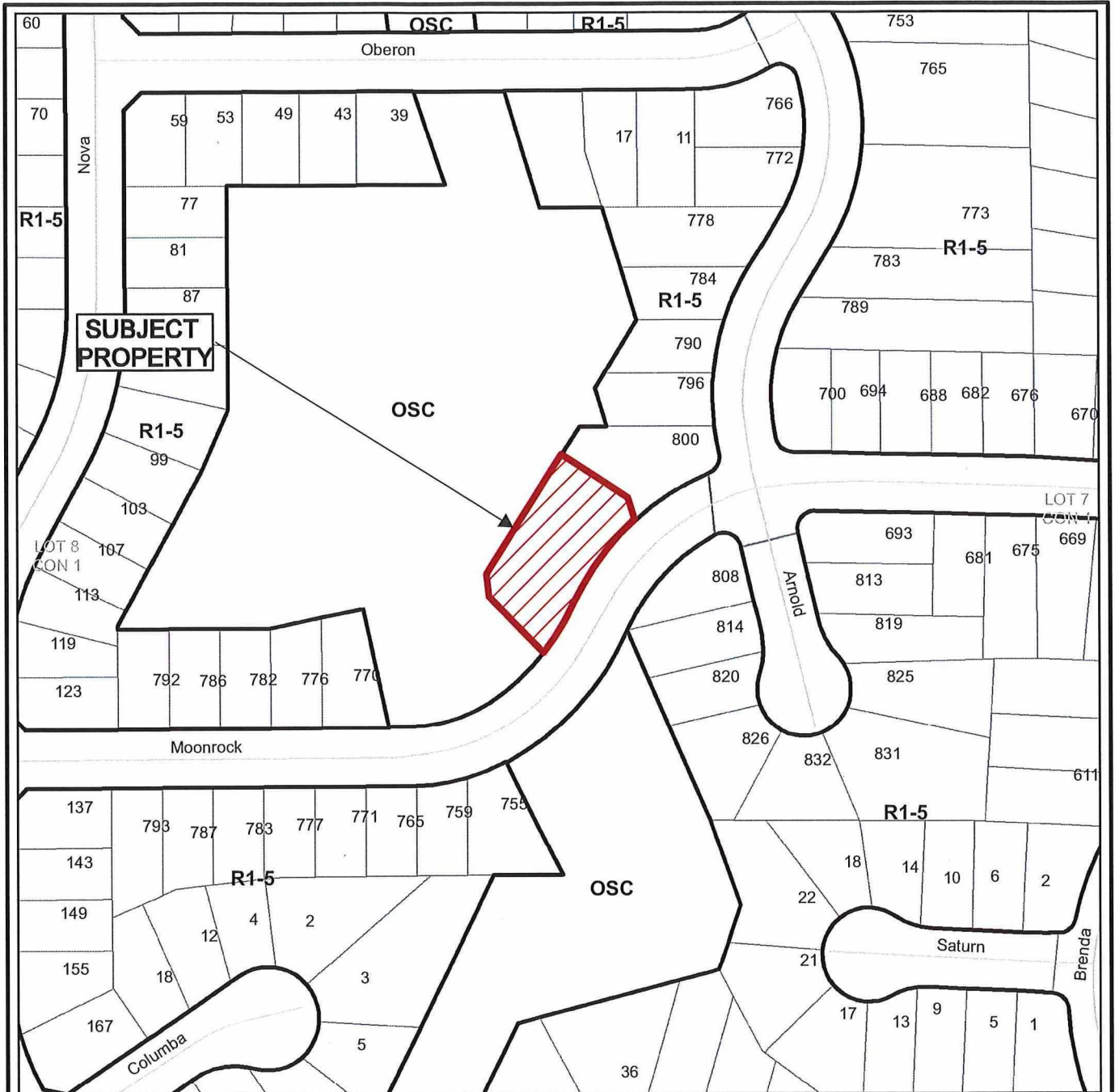
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained 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: R1-5

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.



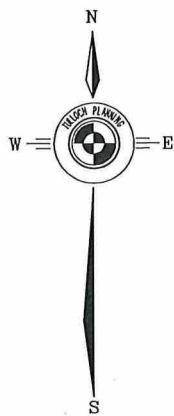
N


Application for Consent

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

NTS
 Sketch 1

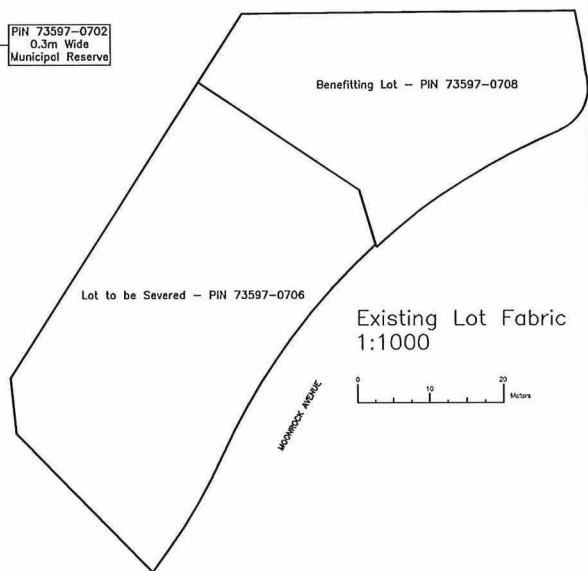
PL-CON-2025-00069
 Date: 2025 10 16



0 7.5 15 Meters
1:500



PIN 73597-0702
0.3m Wide
Municipal Reserve



Existing Lot Fabric
1:1000

0 10 20 Meters

GENERAL NOTES:

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

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

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

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

CAUTION

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

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2025.

ZONING MATRIX

CURRENT ZONING: Low Density Residential One (R1-5)

REQUIRED

LOT AREA: MIN 465m²
LOT FRONTAGE: MIN 17m
LOT DEPTH: MIN 30m
LOT COVERAGE: MAX 40%
BUILDING HEIGHT: MAX 11m

SETBACKS

FRONT YARD: 6m
INTERIOR YARD: 1.2m + 0.6/storey
EXTERIOR YARD: 4.5m
REAR YARD: 7.5m

LANDSCAPING

LANDSCAPE BUFFER: MIN 3m
WITHIN FRONT/CORNER YARDS: MIN 50%

P:\2025\250707 DJ Here - Moonrock Ave Lot Addition\Planning\07 Drawings\250707-101-CAD 2025-07-23.dwg



T: 705-522-6303

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:

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

DRAWING:

**Sketch for
Consent to Sever**

DRAWN BY:

MDJ

CHECKED BY:

RT

PROJECT NUMBER:

25-0707

SCALE:

AS NOTED

PLOT SIZE:

8.5x11

DATE:

July 24, 2025

PL-CON-2025-00069
Sketch 2



Re: PL-CON-2025-00070

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

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:

MYRIAM BALS

The Owner(s) of: PIN(s) 735000602, Part Lot 10, Concession 6, Parts 1 & 3, Plan 53R-21029, save and except Parts 1 & 2, Plan 53R-22006, Township of Blezard, 3070 Martin Road, Blezard Valley P0M 1E0

For Consent to: To sever and consolidate an approximate 18454.0 sq. m eastern portion with abutting PIN 73500-0009, municipally known as 3106 Martin Road.

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, December 5, 2025

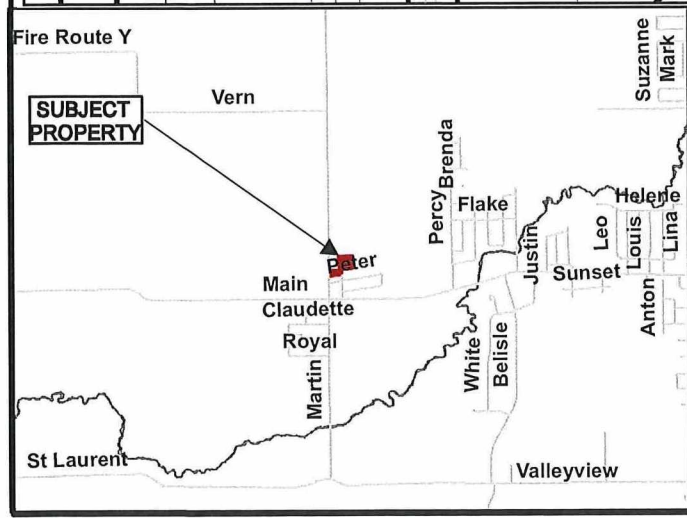
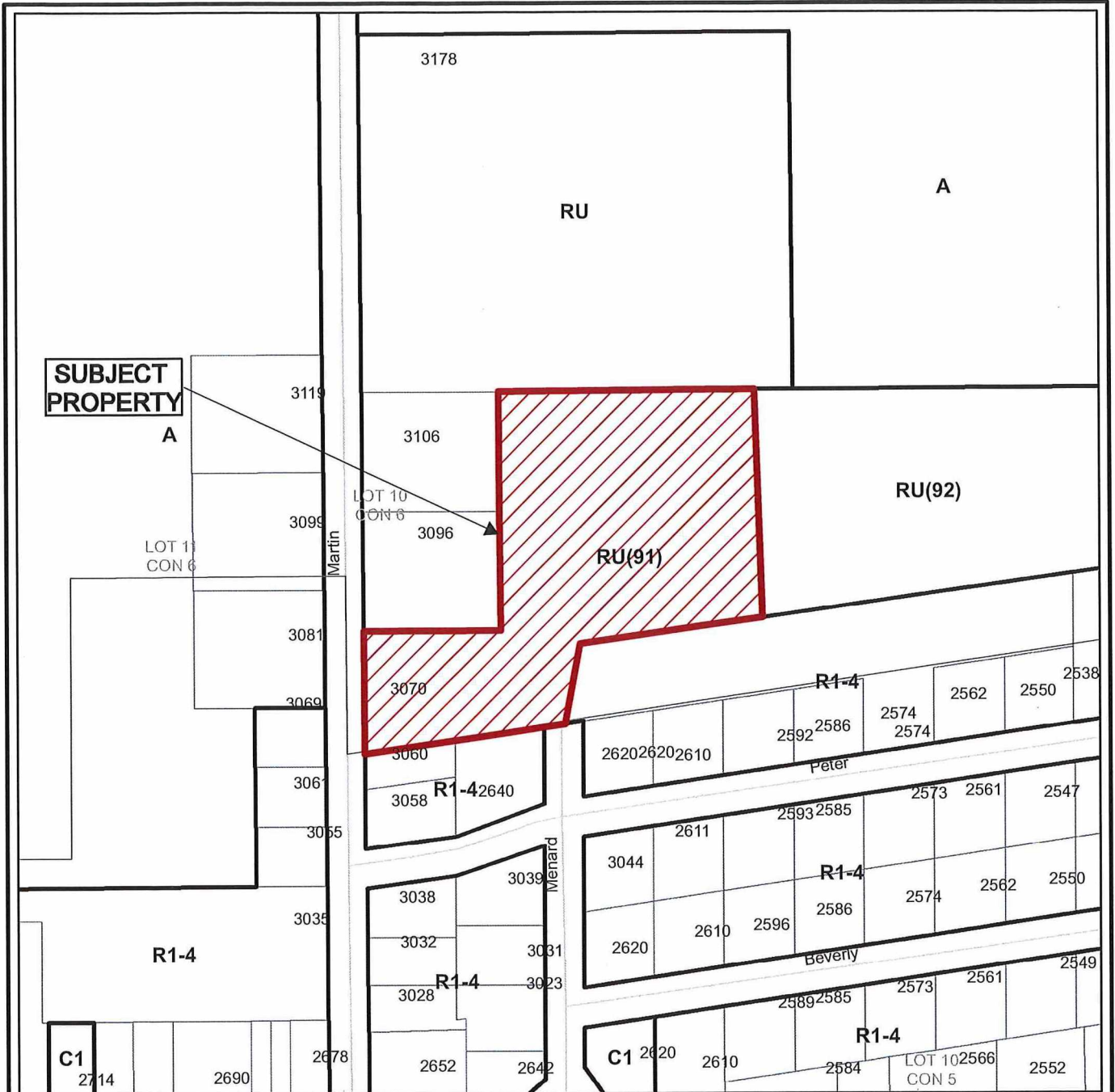
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Zoning: RU(91)

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Application for Consent

N


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

NTS
 Sketch 1

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



Re: PL-CON-2025-00073
to PL-CON-2025-00078

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

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:

GREATER SUDBURY HOUSING CORPORATION

The Owner(s) of: PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford

For Consent to: Consent to sever six lots each containing two semi-detached dwelling units.

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.

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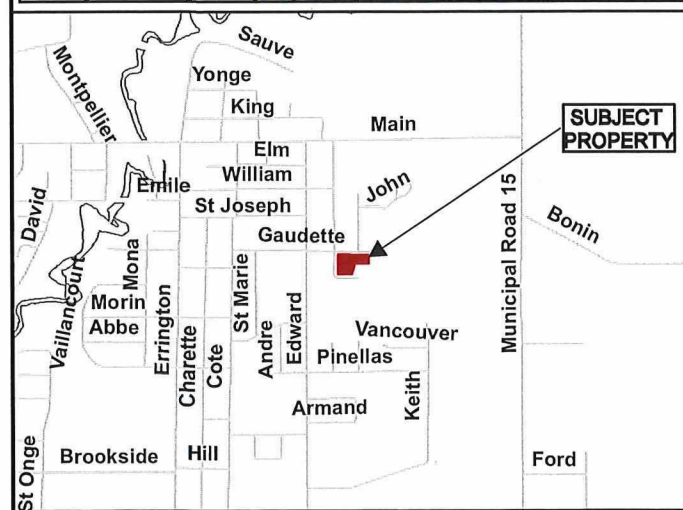
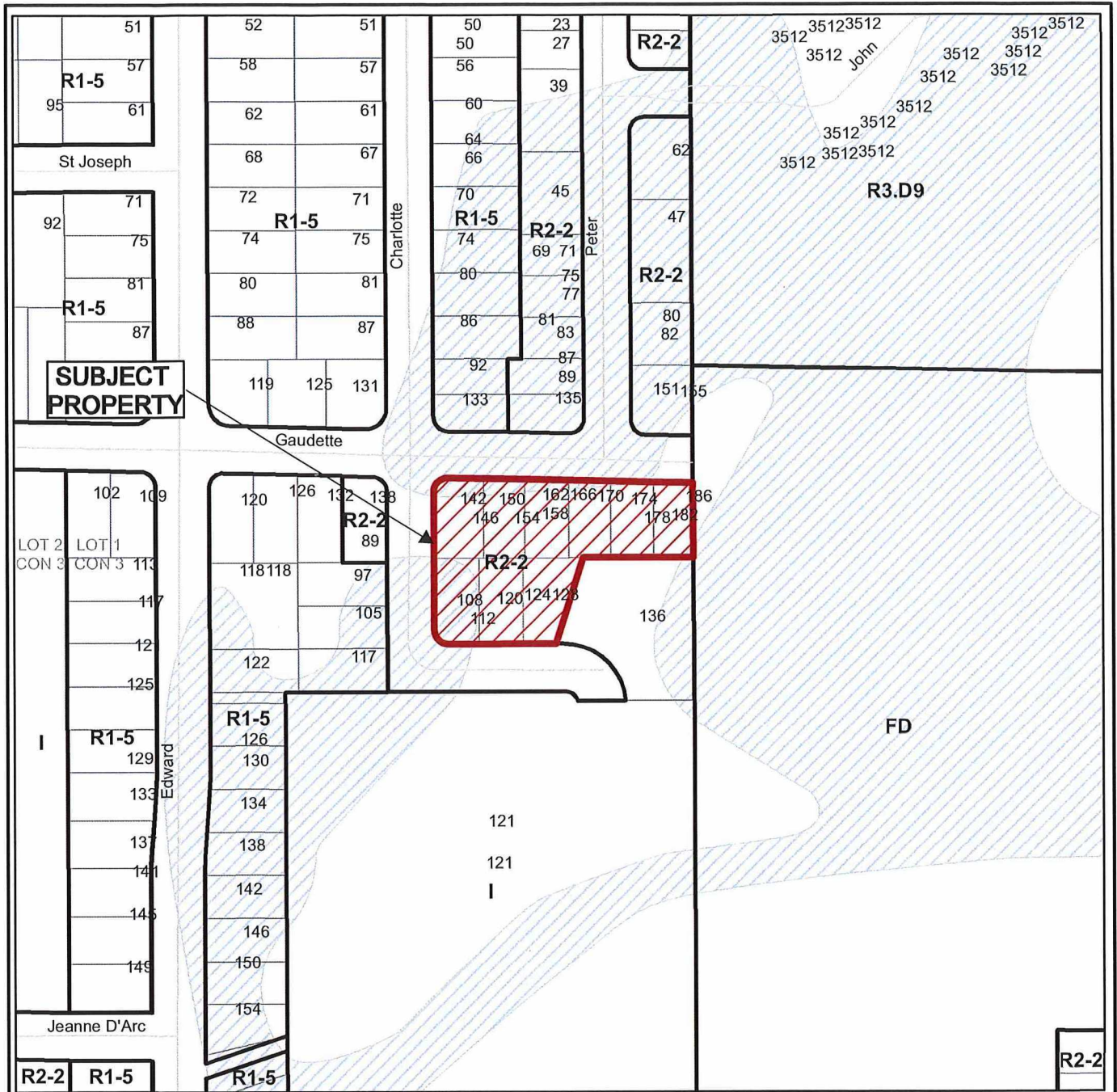
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Zoning: R2-2

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N

Application for Consent

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

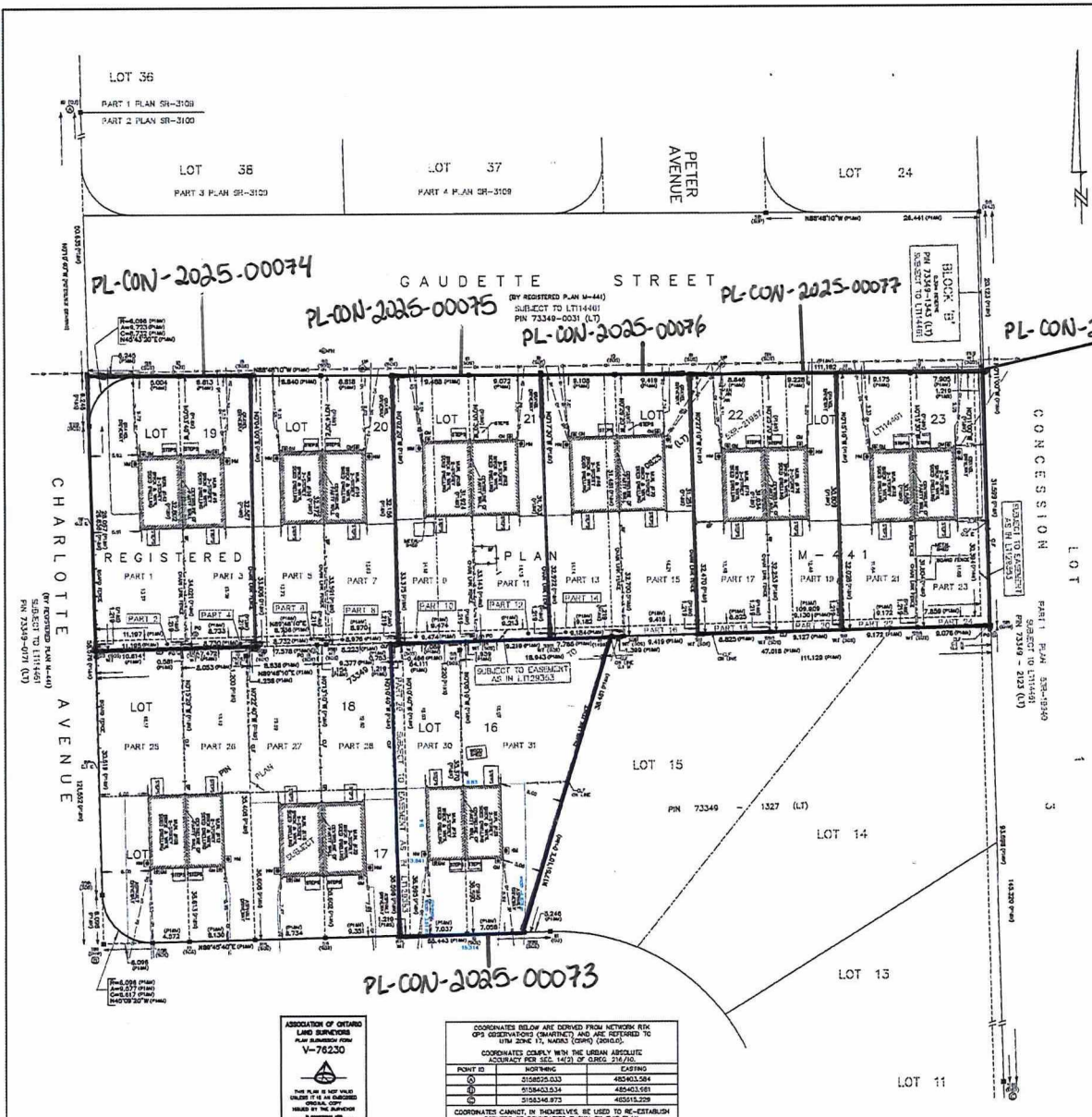
NTS
Sketch 1

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

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

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

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 6, 2024.
 THIS REPORT WAS PREPARED FOR CREATOR CLOSURE HOLDING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



- LEGEND**
- WORKMENT PLANTED
 - WORKMENT FOUND
 - STANDARD BRON BAR
 - SHORT STANDARD BRON BAR
 - RISK BAR
 - RISK FLAG
 - MEASURED
 - SET
 - REFICES
 - PLAN 228-21887
 - D.E. DORLAND LTD.
 - ENCLAW, HODGE & WALLACE SURVEYING LTD.
 - S.E. PANTING, C.L.S.
 - SURVEYORS ON SITE INC.
 - D.W. ENCLAW, C.L.S.
 - J.E. HIRSHLAND, C.L.S.
 - ORIGIN UNRECORDED
 - BOUNDARY
 - CHAIN LINK FENCE
 - IRON PIPE
 - IRON TIE ROD
 - 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 3.048.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO CURVE DISTANCES BY MULTIPLYING BY THE ANGLE CORRECTED SCALE FACTOR OF 0.99966.

BOUNDARIES ARE WITH ORDNANCE SURVEY NETWORK BY GPS OBSERVATIONS (SMARTNET OR MONUMENTS) AND AS SHOWN HEREON, HAVING A GRID SCALING OF 1070'40", NAD83 CODE (21042) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 Q UTM (LONGBEAR).

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 06th DAY OF FEBRUARY, 2024.

APRIL 6, 2024

R. K. S.
 RYAN K. SCHMIDT
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN REGISTRATION
 V-76230

COORDINATES BELOW ARE DERIVED FROM NETWORK RISK GPS COORDINATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 CODE (21042).
 COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF OREG. 218/70.

POINT ID	NORTHING	EASTING
1	5158275.033	485403.584
2	5158403.034	485403.051
3	5158346.873	485516.209

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

SOS
 SURVEYORS ON SITE INC.

50 WHITWOOD AVENUE
 NEW LISBARD, ONTARIO
 P.O. BOX 705
 705-822-0872
 www.surveyorsonsite.com

ISSUED BY: AS CHECKED BY: PMS DATED: APRIL 6, 2024 FILE: 2024-03-28-2024

PL-CON-2025-00073 PL-CON-2025-00076 SKETCH 2
 PL-CON-2025-00074 PL-CON-2025-00077
 PL-CON-2025-00075 PL-CON-2025-00078