

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.*

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**Take notice that an application has been made by:**

**2256671 ONTARIO LTD.**

**The Owner(s) of:** PIN(s) 735780040, 735780080, 735780229, Firstly: PIN 73578-0040, Parcel 47168 SEC SES, Part Lot 12, Concession 3, Parts 1 to 3, Plan 53R-10640; Secondly: 73578-0080, Parcel 8206 SEC SES, Part Lot 12, Concession 3 as in LT46110; and Thirdly: 73578-0229, Parcel 17994 SEC SES, Part Lot 12, Concession 3, as in LT103760, Township of Neelon, 20 Second Avenue, Sudbury P3B 3L6

**For Consent to:** To sever and create one new lot on the north side of the subject property providing an approximate 495.0 sq. m lot area.

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](mailto: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, July 4, 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.

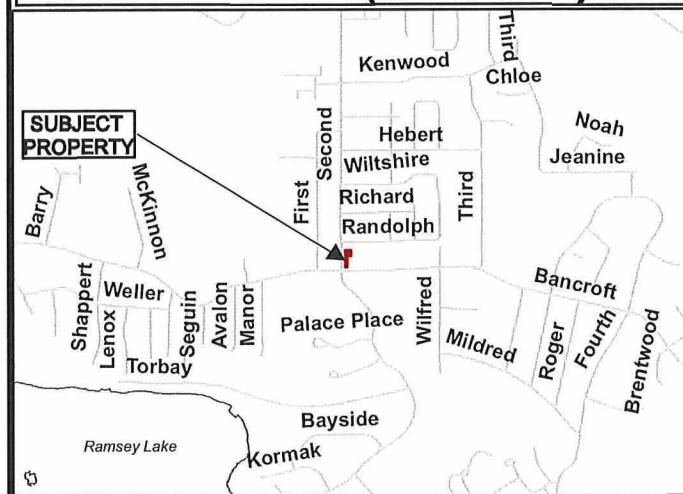
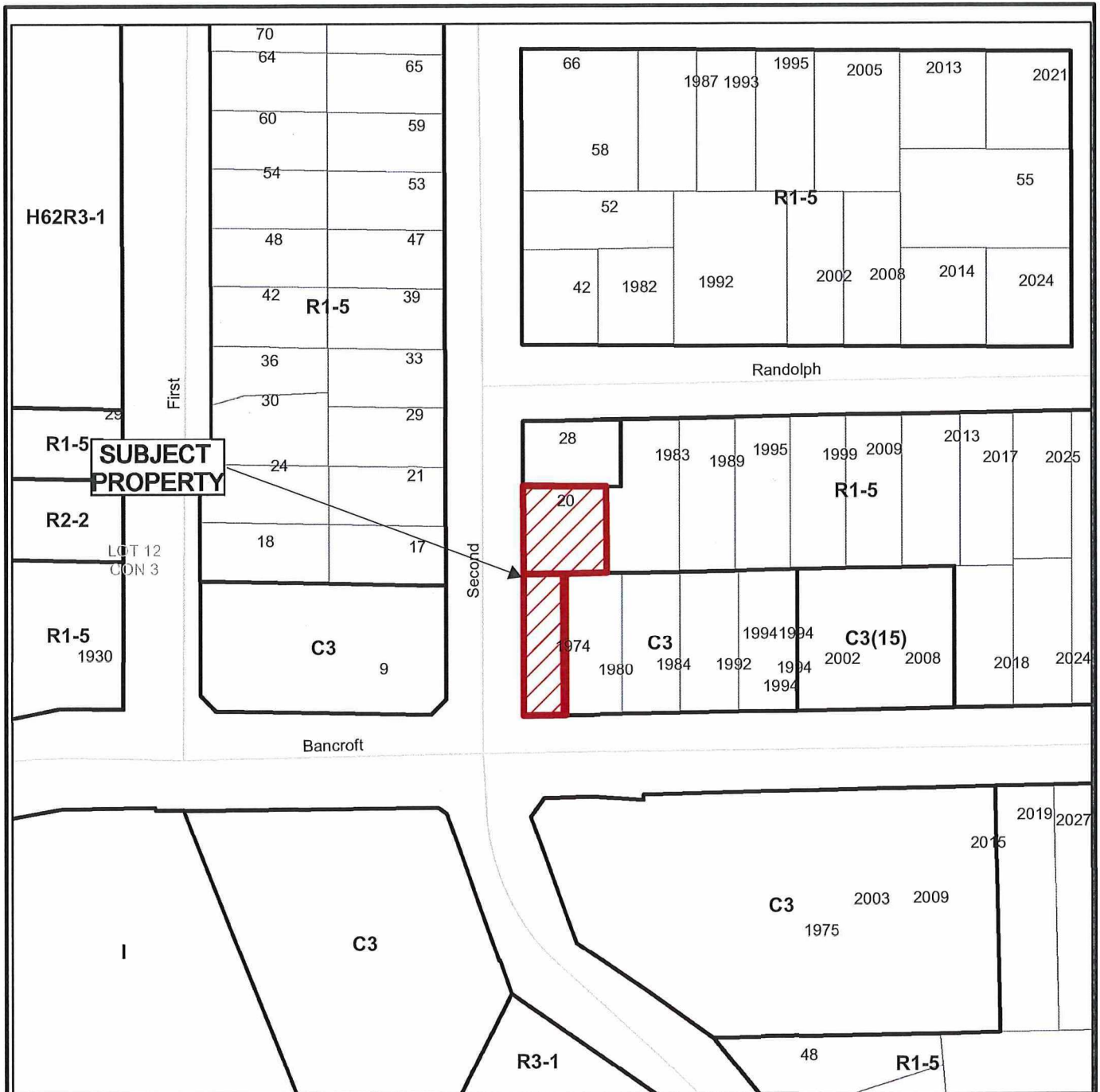
A copy of the decision will only be sent to each person who files with the Consent Official a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

Zoning: C3


**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.

*La version française de ce document est disponible sur demande.*



## Application for Consent



Subject Property being PINs 73578-0040, 73578-0080 and 73578-0229, Parcels 8206, 17994 and 47168 SEC SES, Parts 1-3, Plan 53R-10640, Part Lot 12, Concession 3, Township of Neelon, 20 Second Avenue, Sudbury, City of Greater Sudbury

NTS PL-CON-2025-00022  
 Sketch 1 Date: 2025 04 30

**"CAUTION"**

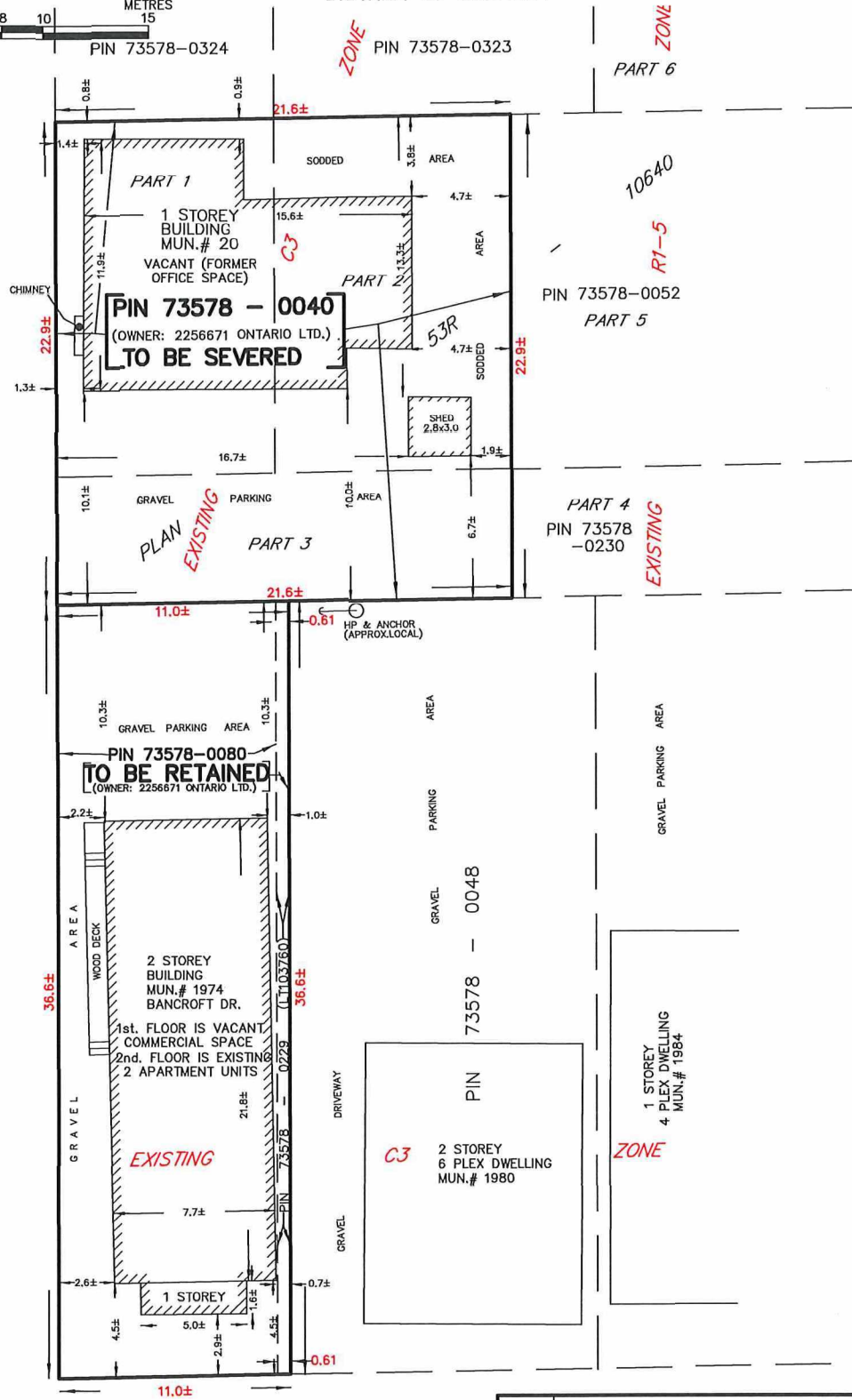
- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

SKETCH FOR PLANNING ACT APPLICATION  
**PART OF LOT 12, CON. 3**  
**#20 SECOND AVE & # 1974 BANCROFT DR.**  
 GEOGRAPHIC TOWNSHIP OF NEELON  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE 1: 200



SECOND AVENUE



BANCROFT DRIVE

**NOTE**

PIN 73578-0040 (PARTS 1-3, PLAN 53R-10640) IS TO BE SEVERED. (AREA = ±495 sq.m.)  
 PIN 73578-0080 & PIN 73578-0029 IS TO BE RETAINED (AREA = ±403 sq.m.)

BUILDINGS SHOWN IN ABUTTING LANDS HAVE BEEN ROUGHLY DIGITIZED FROM GOOGLE EARTH IMAGERY.

DIMENSIONS SHOWN HEREON ARE COMPILED FROM EXISTING SOURCES.

D.S.		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
<b>DORLAND</b>		LIMITED	
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA			
PREPARED BY: A.A.	SCALE: 1:200 METRIC		
CHECKED: SJG	CAD FILE: 18800-SKETCH.dwg		
DATE: APRIL 17, 2025	P.S. TAB: SKETCH 200s		

PL-000-2025-00022  
 sketch 2

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.*

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**Take notice that an application has been made by:**

**RICHARD POWLESLAND AND MARIA THERESA POWLESLAND**

**The Owner(s) of:** PIN(s) 733820211, Parcel 29086 SEC SWS, Part Lot 7, Concession 1, Part 1, Plan 53R-12071, Township of Denison, 6020 Highway 17 West, Whitefish P0M 3E0

**For Consent to:** To sever and create one new lot on the west side of the subject property providing an approximate 20234.3 sq. m (5.0 acre) lot area.

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](mailto: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, July 4, 2025**

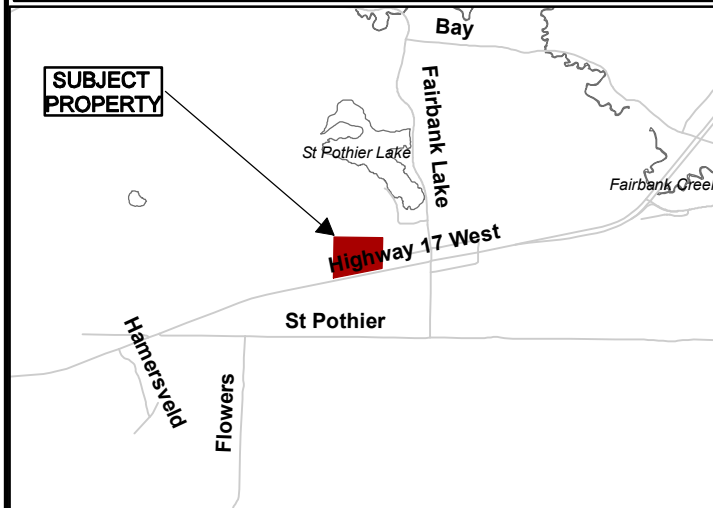
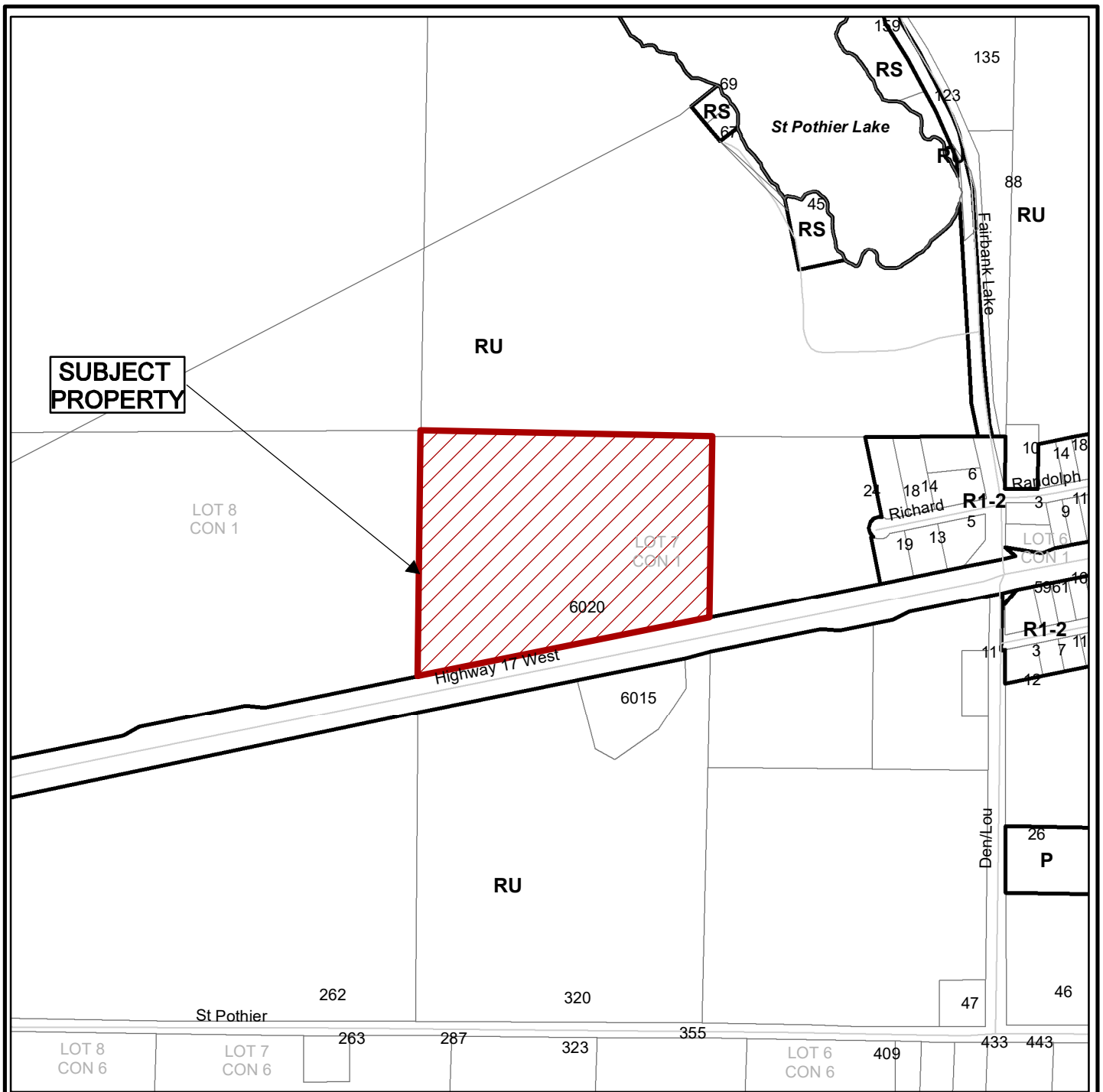
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained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

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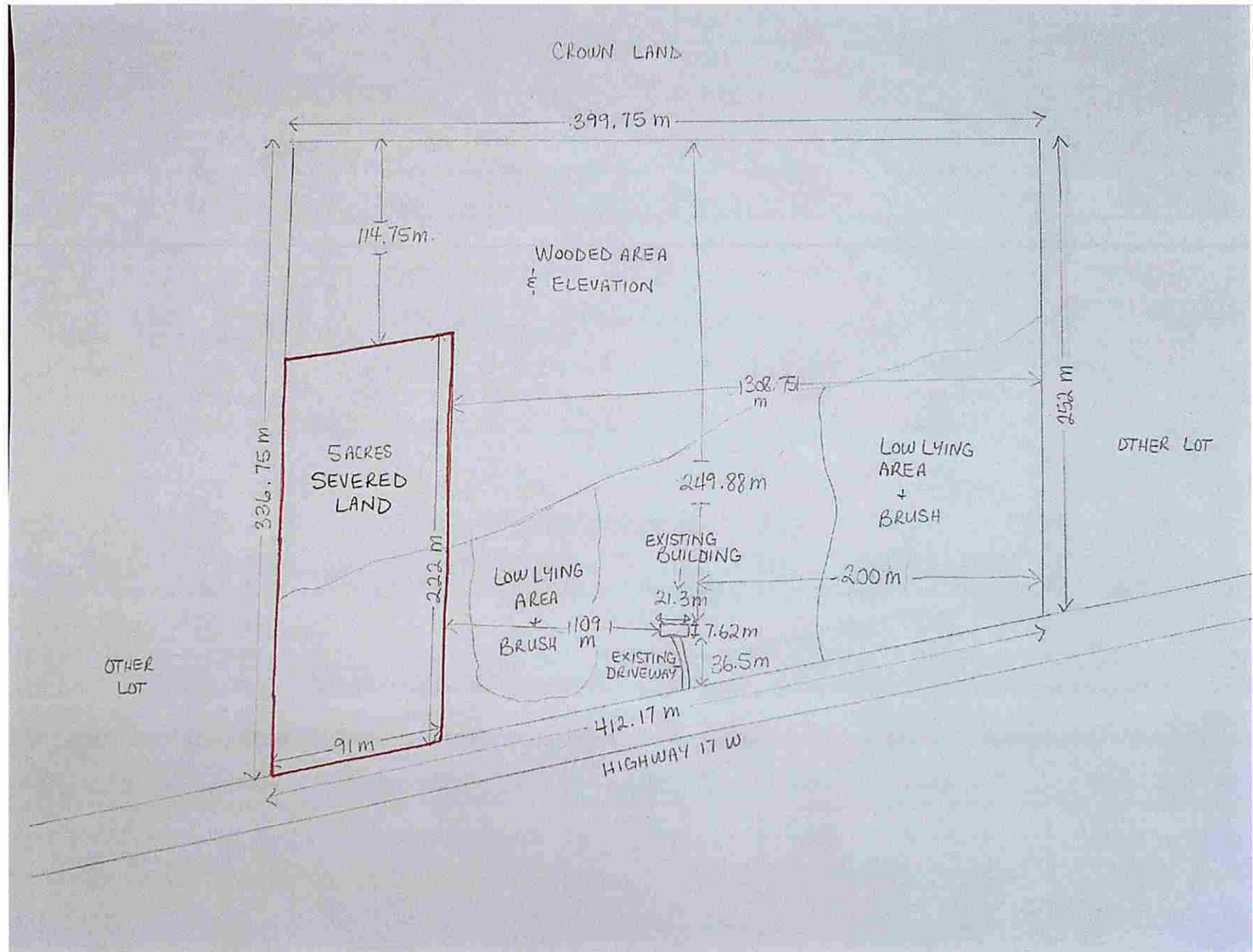


## Application for Consent



Subject Property being PIN 73382-0211,  
 Parcel 29086 SEC SWS,  
 Part Lot 7, Concession 1,  
 Part 1, Plan 53R-12071,  
 Township of Denison,  
 6020 Highway 17 West, Whitefish,  
 City of Greater Sudbury

NTS PL-CON-2025-00025  
 Sketch 1 Date: 2025 05 08



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
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## 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.*

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**Take notice that an application has been made by:**  
**CURTIS OLSON AND VERNON OLSON AND LINDA OLSON**

**The Owner(s) of:** PIN(s) 733950149, Parcel 10503 SEC SWS, Part Broken Lot 10, Concession 3 as in LT68517, Township of Lorne, 163 Wirtanen Road, Worthington P0M 3H0

**For Consent to:** To sever and create two new lots on the subject property providing approximate lot areas of 2.9ha and 2.8ha.

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](mailto: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, July 4, 2025**

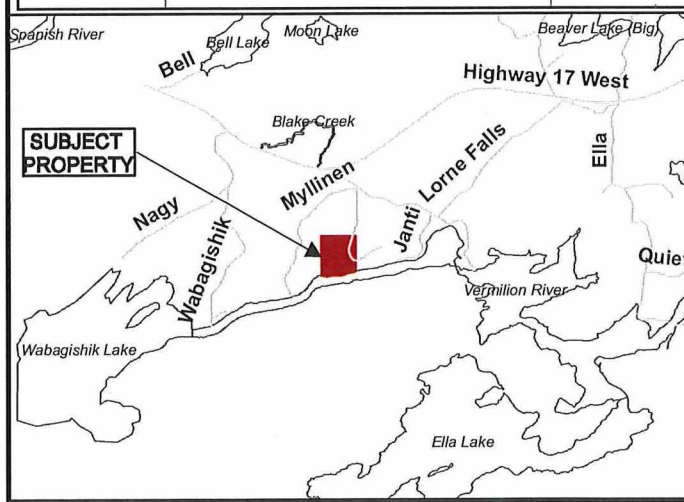
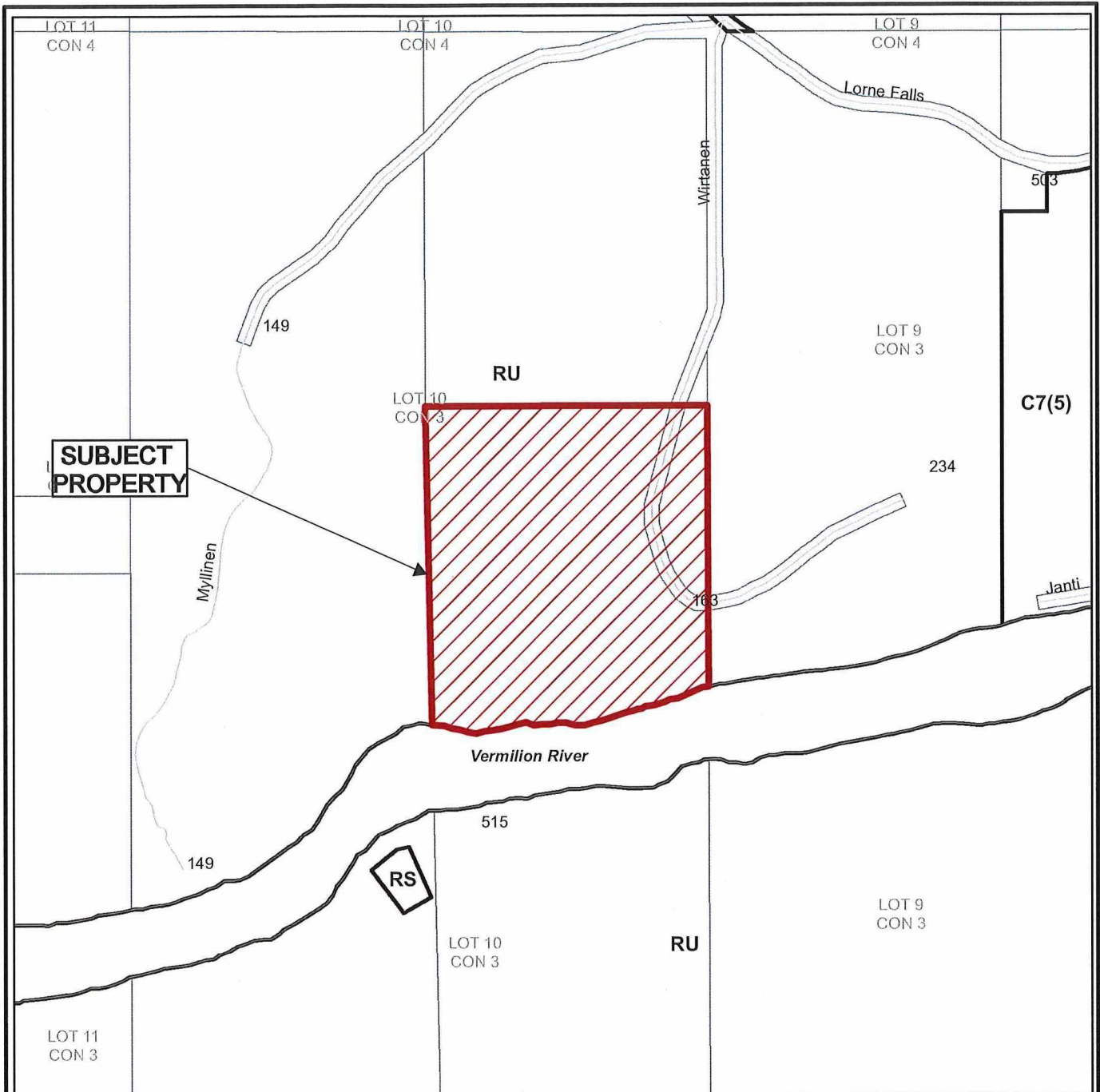
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Zoning: RU

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N

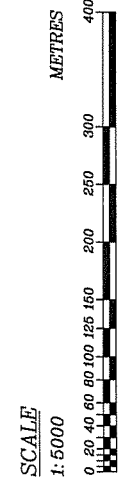
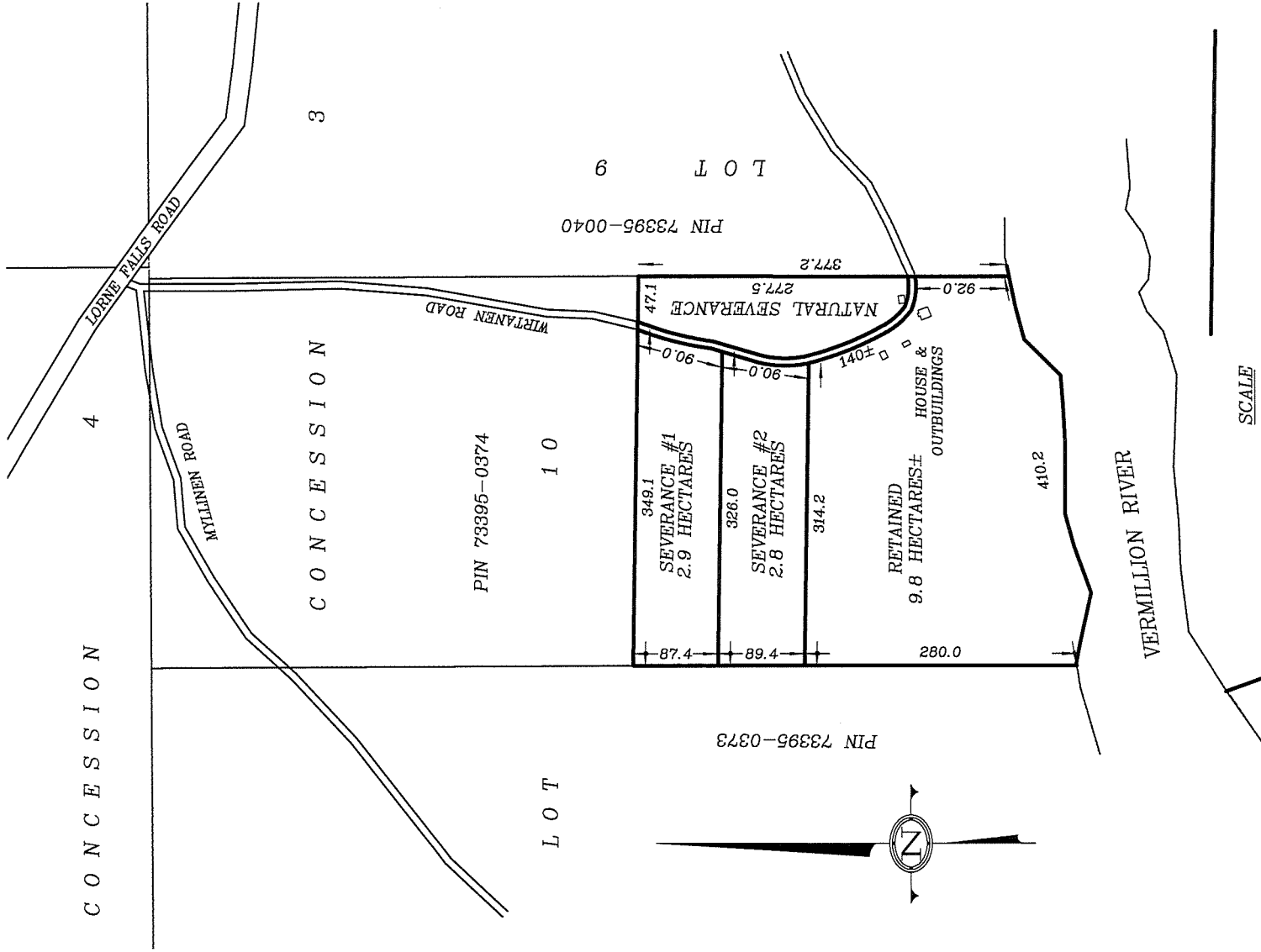
**Application for Consent**

Subject Property being PIN 73395-0149,  
 Parcel 10503 SEC SWS,  
 Part Broken Lot 10, Concession 3 as in LT68517,  
 Township of Lorne,  
 163 Wirtanen Road, Worthington,  
 City of Greater Sudbury

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NTS                      PL-CON-2025-00030 and PL-CON-2025-00033  
 Sketch 1                      Date: 2025 06 02

SKETCH PREPARED FOR SEVERANCE APPLICATION  
 PART LOT 10, CON. 3  
 TOWNSHIP OF LORNE  
 PIN 73395-0149



**NOTE**  
 THIS SKETCH IS PREPARED FROM COMPILED AND  
 CALCULATED INFORMATION NOT FROM AN ACTUAL SURVEY.  
 DISTANCES SHOWN HAVE NOT BEEN VERIFIED.

**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED  
 FOR TRANSACTION OR MORTGAGE PURPOSES.

DATE: MAY 9, 2025

FILE: 5973

SCALE = 1:5,000

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 KEATLEY SURVEYING LTD., is STRICTLY PROHIBITED.

KEATLEY SURVEYING LTD.  
 ONTARIO LAND SURVEYOR  
 P.O. BOX 578  
 LITTLE CURRENT, ONTARIO

PL-CON-2025-00030 and  
 PL-CON-2025-00033  
 SKETCH 2

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.*

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**Take notice that an application has been made by:  
DOMINION PARK DEVELOPMENTS CORP.**

**The Owner(s) of:** PIN(s) 735043218 (Part of), Lot 152, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 2093 Schreyer Street, Valley East P3P 0E3

**For Consent to:** Divide the subject property along the party wall of a proposed semi-detached dwelling.

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](mailto: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, July 4, 2025**

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Zoning: R2-2

**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.

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PLAN OF SURVEY OF  
 LOT 152  
 REGISTERED PLAN M-1115  
 GEOGRAPHIC TOWNSHIP OF HANMER  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY  
 TULLOCH GEOMATICS INC.  
 2025  
 SCALE 1:100

THE INTENDED PLOT SIZE OF THIS PLAN IS 810mm IN WIDTH  
 BY 810mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100.

**METRIC:**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048.  
**DISTANCE NOTE:**  
 GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999354.  
**BEARING NOTE:**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) GNSS OBSERVATIONS USING THE SHARPEY SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

**ROTATION NOTE:**  
 NO ROTATION HAS BEEN APPLIED TO THE GRID BEARINGS OF UNDERLYING PLAN P.

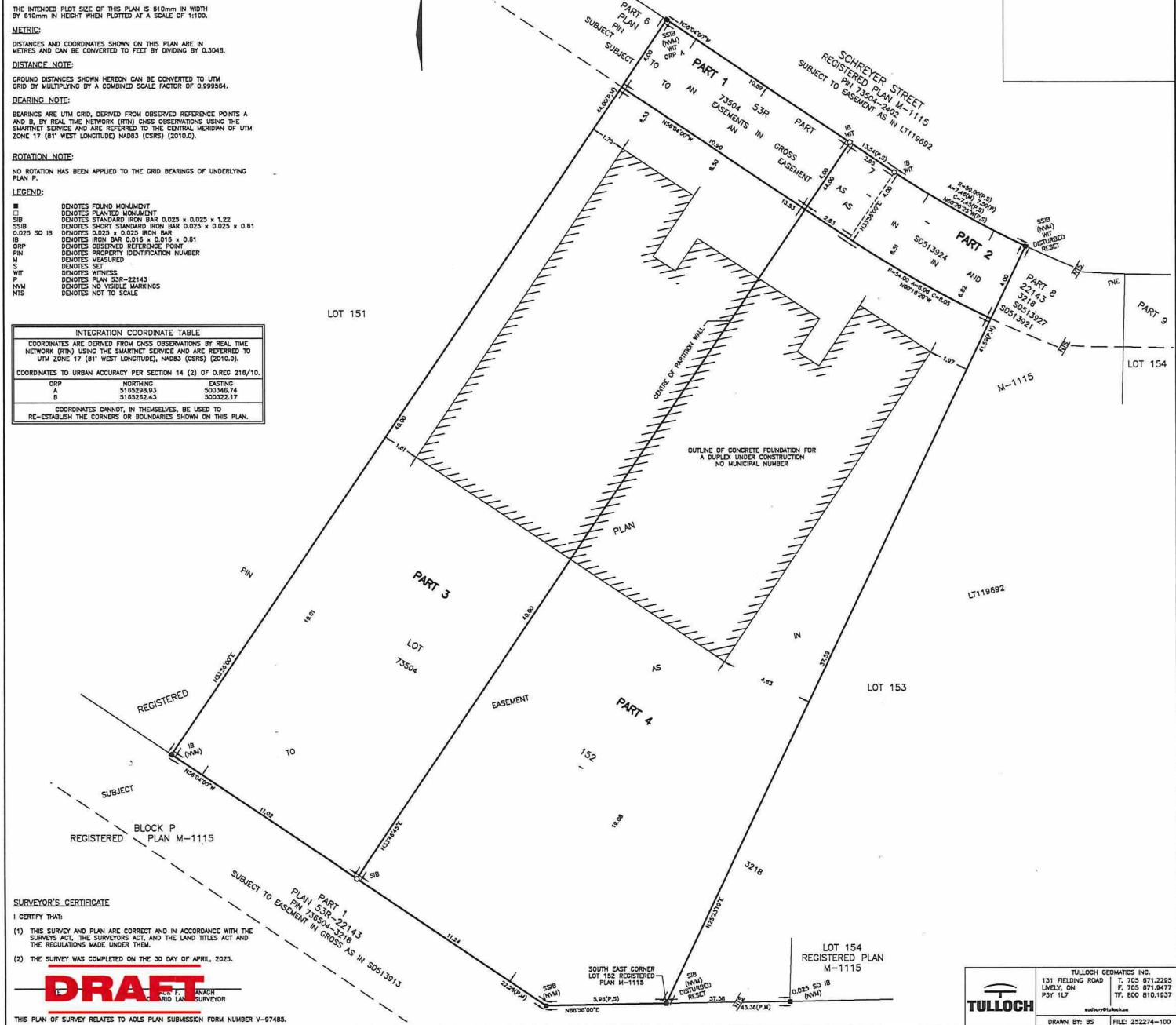
**LEGEND:**  
 ■ DENOTES FOUND MONUMENT  
 □ DENOTES PLANTED MONUMENT  
 SSB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22  
 SSB (N) DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.81  
 0.025 SSB IB DENOTES 0.025 x 0.025 IRON BAR  
 IB DENOTES IRON BAR 0.018 x 0.018 x 0.81  
 DRP DENOTES OBSERVED REFERENCE POINT  
 PIN DENOTES PROPERTY IDENTIFICATION NUMBER  
 M DENOTES MEASURED  
 S DENOTES SET  
 WIT DENOTES WITNESS  
 P DENOTES PLAN 53R-22143  
 NVM DENOTES NO VISIBLE MARKINGS  
 NTS DENOTES NOT TO SCALE

INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS BY REAL TIME NETWORK (RTN) USING THE SHARPEY SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10.		
DRP	NORTHING	EASTING
A	5185298.93	500348.74
B	5185282.43	500322.17
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



SCHEDULE				
PART	LOT	PLAN	PIN	AREA
1				43.8 m <sup>2</sup>
2	ALL OF LOT 152	REGISTERED PLAN M-1115	PART OF PIN 73504-3218	41.5 m <sup>2</sup>
3				0.044 HA
4				0.054 HA

PARTS 1-2 SUBJECT TO EASEMENTS IN GROSS AS IN S0513924 AND S051927.  
 PARTS 1-3 SUBJECT TO EASEMENT AS IN S0513921.  
 PARTS 1-4 SUBJECT TO EASEMENT AS IN LT119692.



**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 (2) THE SURVEY WAS COMPLETED ON THE 30 DAY OF APRIL, 2025.

**DRAFT**  
 TULLOCH  
 SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER V-97485.

	TULLOCH GEOMATICS INC.
	131 FIELDING ROAD   T. 705 871.2295
	LIVELY, ON   F. 705 871.9477
	P37 117   TF. 800 810.1937
	www.tulloch.com
	DRAWN BY: DS   FILE: 232274-100

PL-CON-2025-00032  
 sketch 2

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.*

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**Take notice that an application has been made by:**

**DENNIS LINDSAY AND LORI LINDSAY**

**The Owner(s) of:** PIN(s) 733750033, Parcel 13564 SEC SWS SRO, Lot 21, Plan M-351, Part Lot 5, Concession 4, Township of Waters, 23 Patricia Street, Lively P3Y 1B1

**For Consent to:** To sever and create one new lot on the westerly vacant portion of the subject property providing an approximate 697.0 sq. m lot area.

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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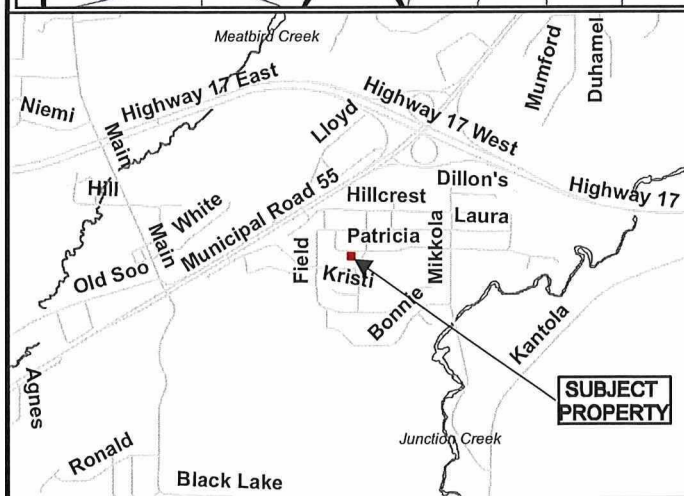
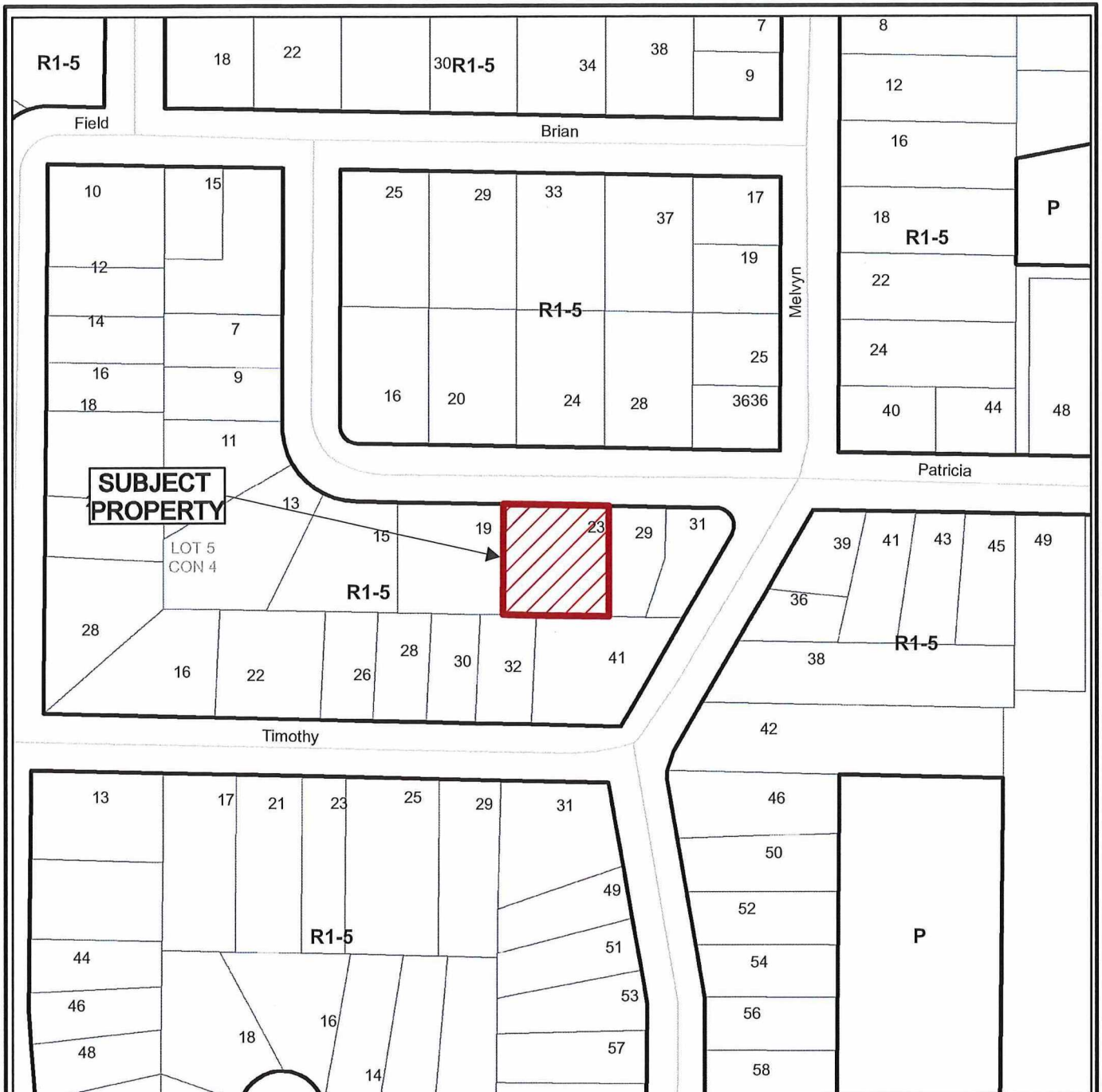
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Zoning: R1-5

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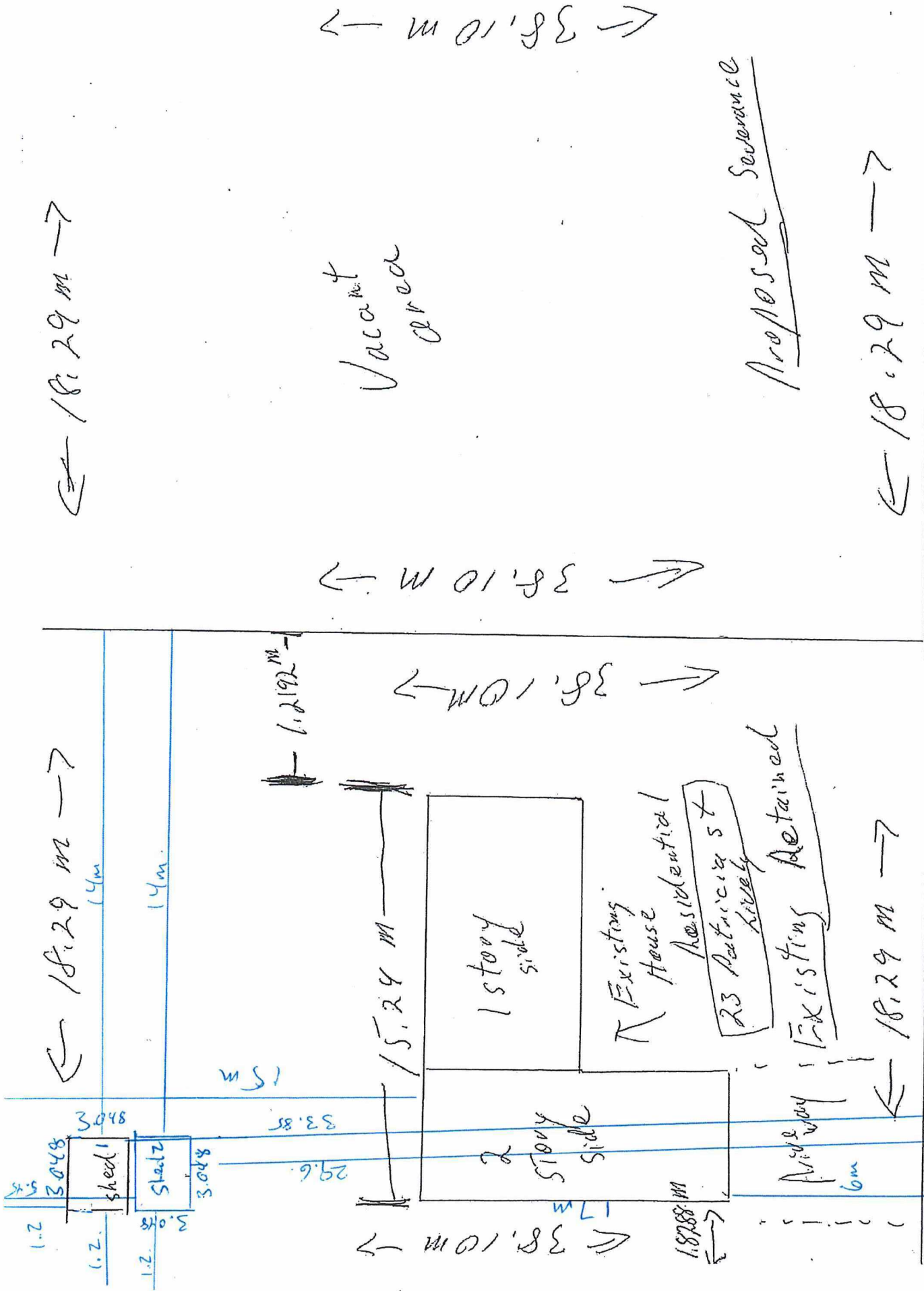
N  


**Application for Consent**

Subject Property being PIN 73375-0033,  
 Parcel 13564 SEC SWS SRO,  
 Lot 21, Plan M-351,  
 Part Lot 5, Concession 4,  
 Township of Waters,  
 23 Patricia Street, Lively,  
 City of Greater Sudbury

NTS  
 Sketch 1

PL-CON-2025-00035  
 Date: 2025 06 10



← 18.29 m →

← 38.10 m →

Vacant  
Grade

Proposed  
Severance

← 18.29 m →

← 38.10 m →

← 38.10 m →

← 18.29 m →

← 18.29 m →

← Road Patricia St, Livey →  
PL-0010-2005-00035 sketena

