



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:

ALEXANDER HAYWOOD

The Owner(s) of: PIN(s) 735990624, Parcel 40674 SEC SES SRO, Lot 21, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 27 Cobalt Street, Copper Cliff P0M 1N0

For Consent to: Grant an approximate 10.56 sq. m access easement/right-of-way in favour of abutting property municipally known as 25 Cobalt 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, May 15, 2026

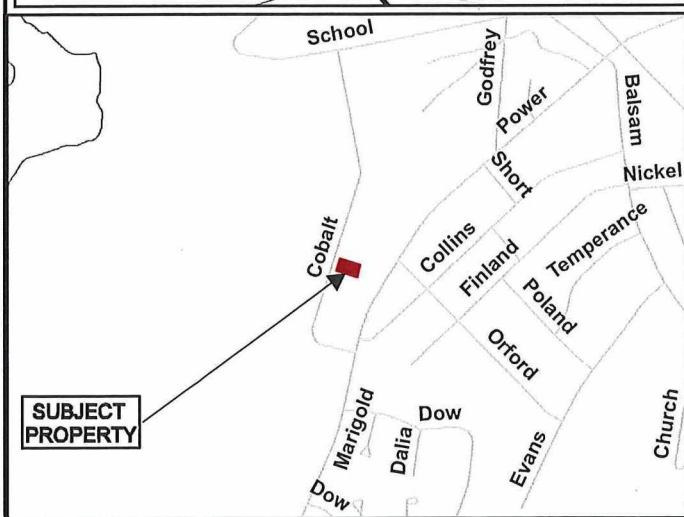
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained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

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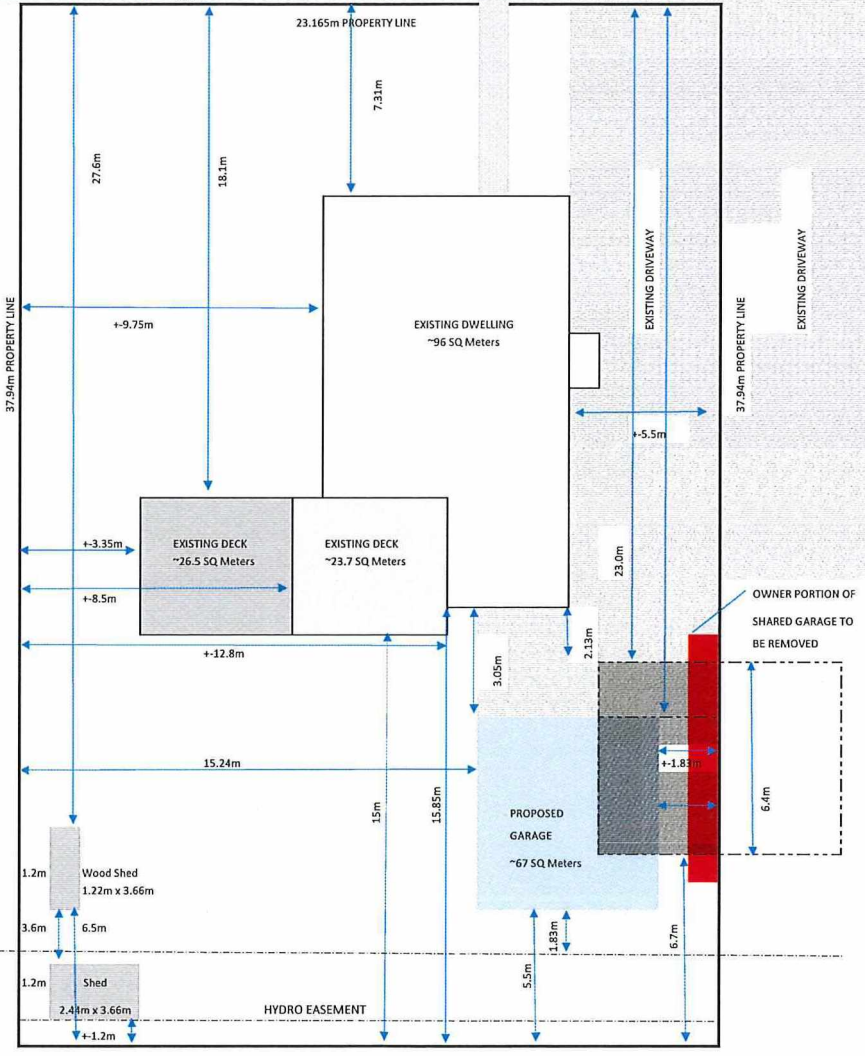
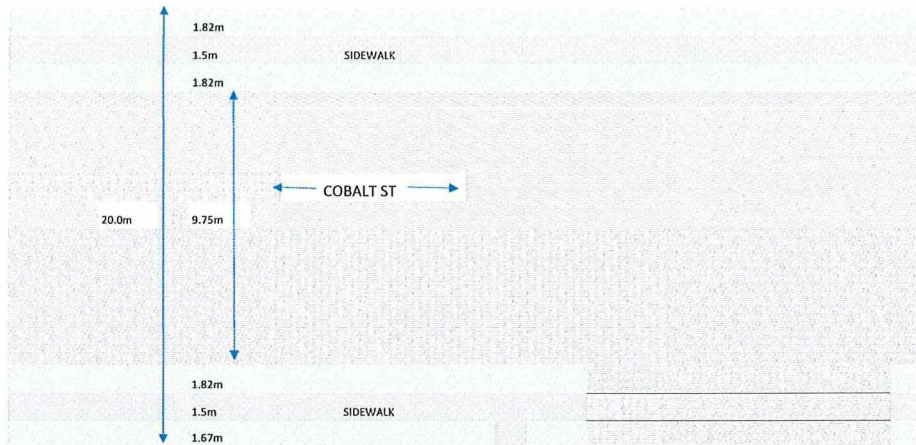
Application for Consent

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Subject Property being PIN 73599-0624,
Parcel 40674 SEC SES SRO,
Lot 21, Plan M-1023,
Part Lot 1, Concession 2,
Township of Snider,
27 Cobalt Street, Copper Cliff,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00015
Date: 2026 03 24



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

Access Easement

SCALE AS SHOWN
 1 SQ M

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Take notice that an application has been made by:

TAJANA CENTIS AND KYLE OLSON

The Owner(s) of: PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503 except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road, Sudbury P3G 1K1

For Consent to: To sever and create two new lots on the west vacant portion of the subject property providing approximate lot areas of 3.15 hectares and 2.9 hectares.

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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Friday, May 15, 2026

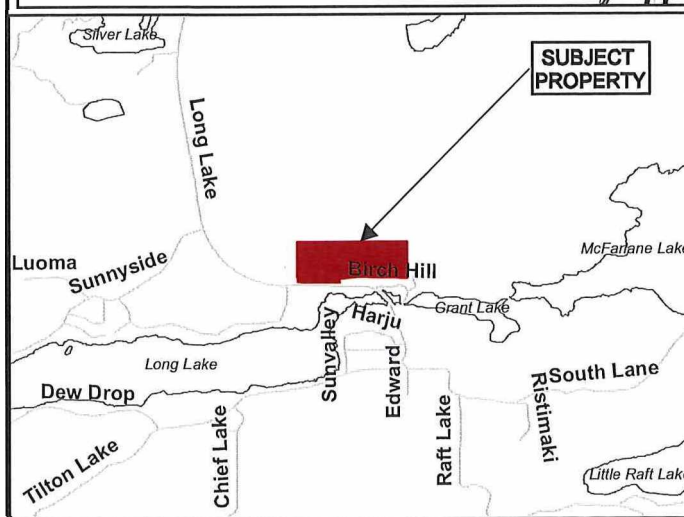
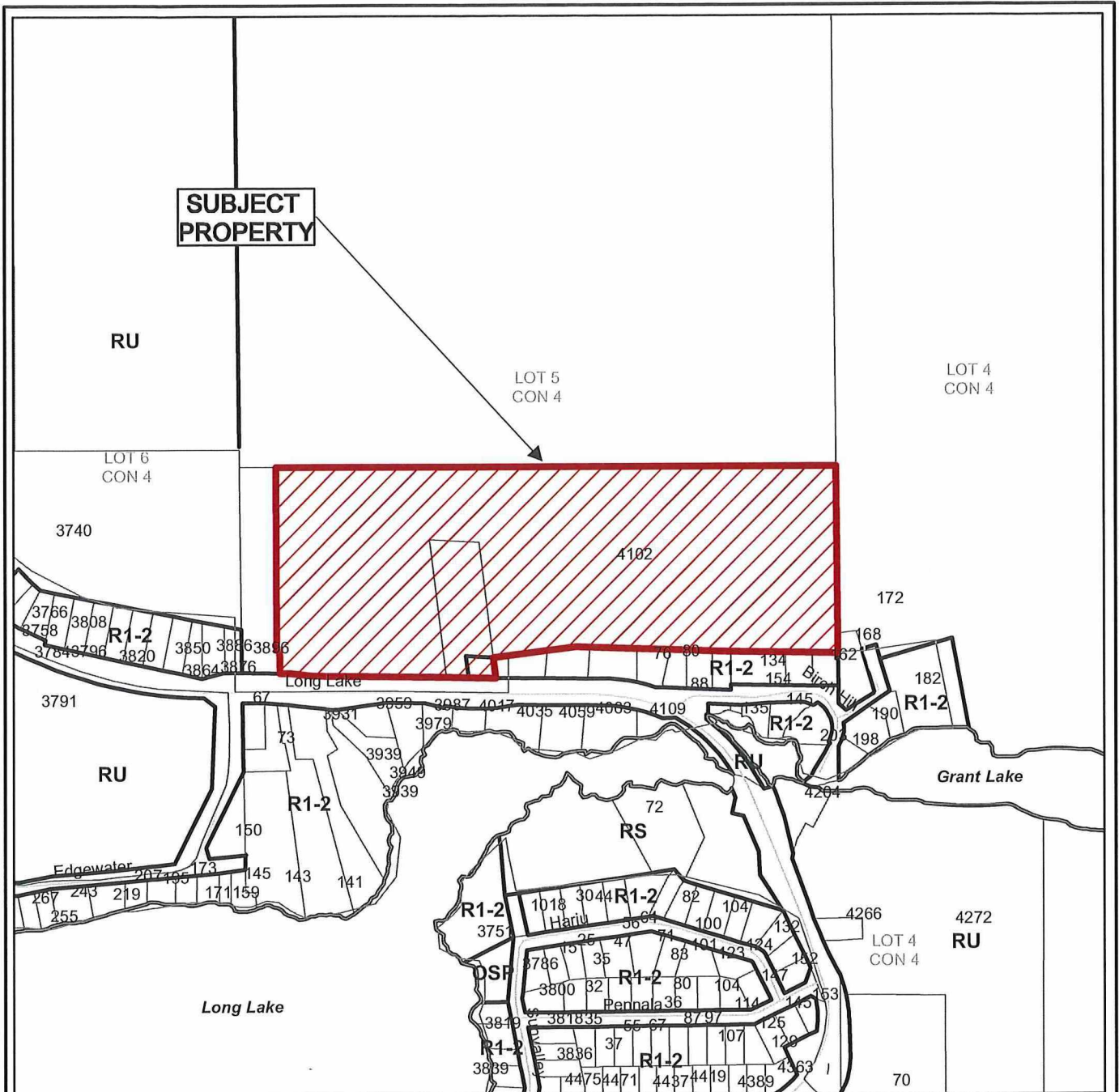
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Zoning: RU

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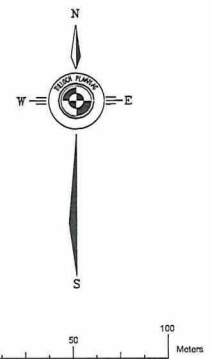
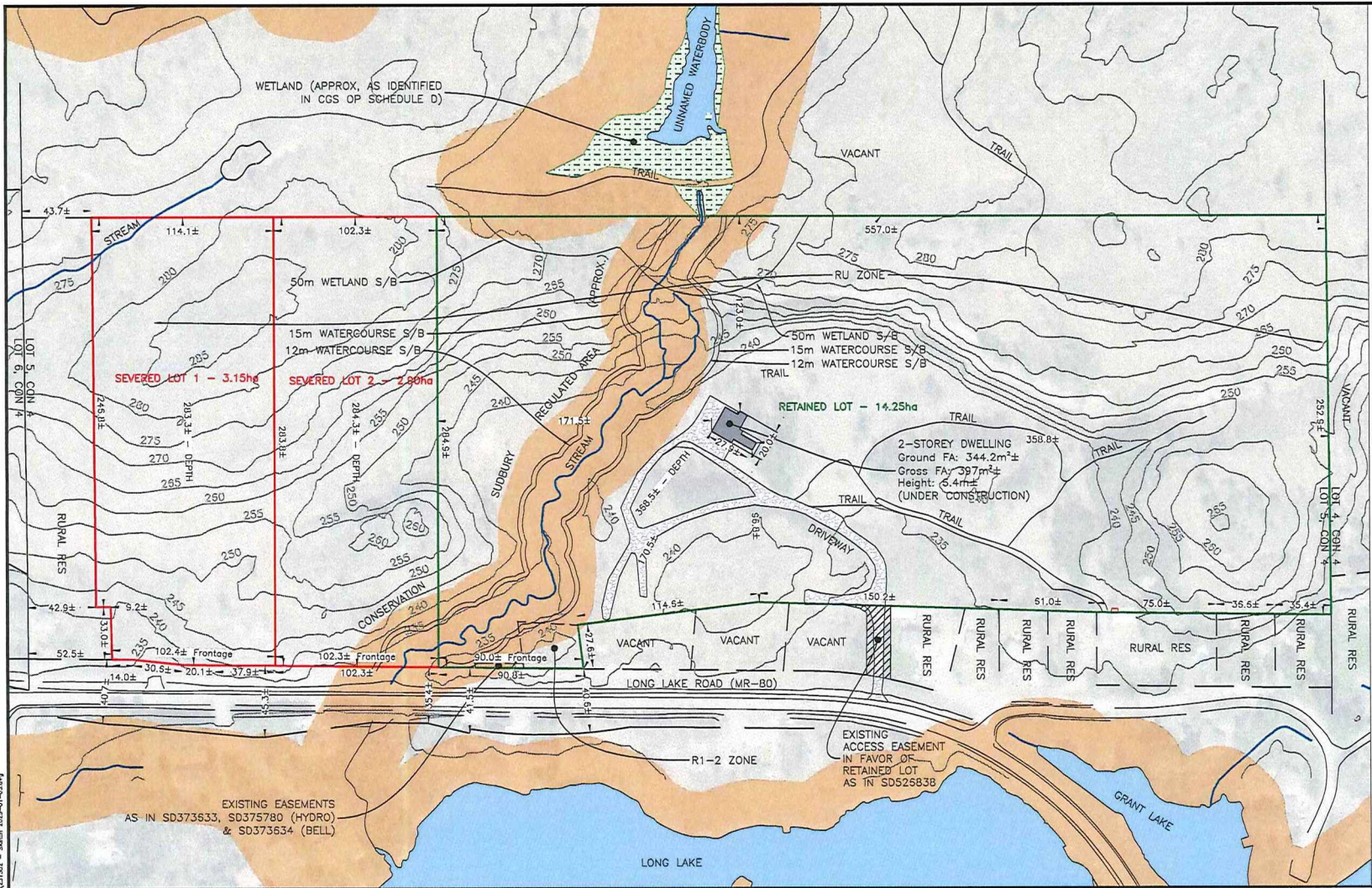


N


Application for Consent

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

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

ADDRESS
CITY OF GREATER SUDBURY

ZONING: RU, R1-2 (AS SHOWN) **REQUIRED (RU)**

LOT AREA: MIN 2ha
LOT FRONTAGE: MIN 50m

NOTES:
ZSL 4.23(b): The lot area and lot frontage requirements of the most restrictive zone on the lot shall be applied to the entire lot.

SOURCES:
LOT FABRIC & DRIVEWAYS: TULLOCH GEOMATICS, O.L.S. (2022-2024)
TOPOGRAPHIC FEATURES (APPROX.): CITY OF GREATER SUDBURY (2022)
BUILDING ENVELOPE: DELANGER SALACH ARCHITECTURE (2023)
CONSERVATION SUDBURY REGULATED AREA: CONSERVATION SUDBURY MAPPING TOOL (2025)
AERIAL: MICROSOFT, MAXAR, CNES (2025)

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131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING:
**Concept Plan
for
Consent to Sever**

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

DRAWN BY:
MDJ

SCALE:
1:2500

CHECKED BY:
VS

PLOT SIZE:
11x17

PROJECT No.:
251382

DATE:
Jan 8, 2026

PL-COV-2026-00016
PL-COV-2026-00017
Sketch 2



Re: PL-CON-2026-00019
PL-CON-2026-00020
PL-CON-2026-00021

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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:

FELIX LOPES JR. AND RICHARD ROBERT FERNAND NOLIN AND CATHERINE THERESA NOLIN

The Owner(s) of: PIN 73559-0117, Part Lot 10, Concession 2, as in EP5414, Township of Neelon, 2750 Dube Road, Sudbury

For Consent to: To sever and create three new lots from the subject property providing approximate lot areas of 1.88 hectares, 1.21 hectares and 1.98 hectares.

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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Written submission regarding this application must be received no later than

Friday, May 15, 2026

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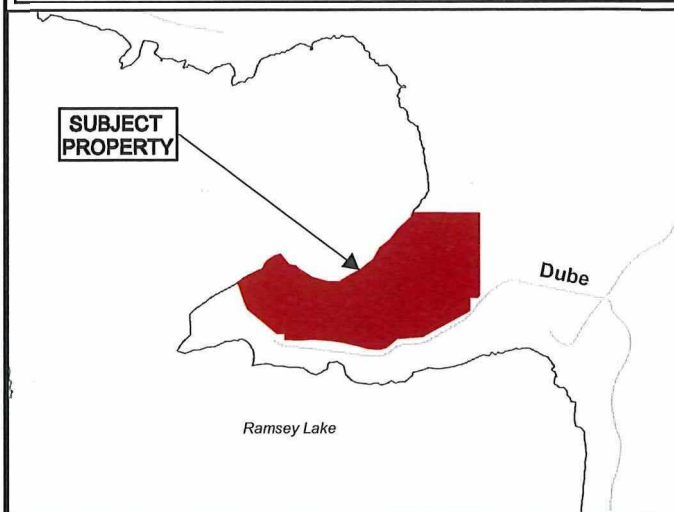
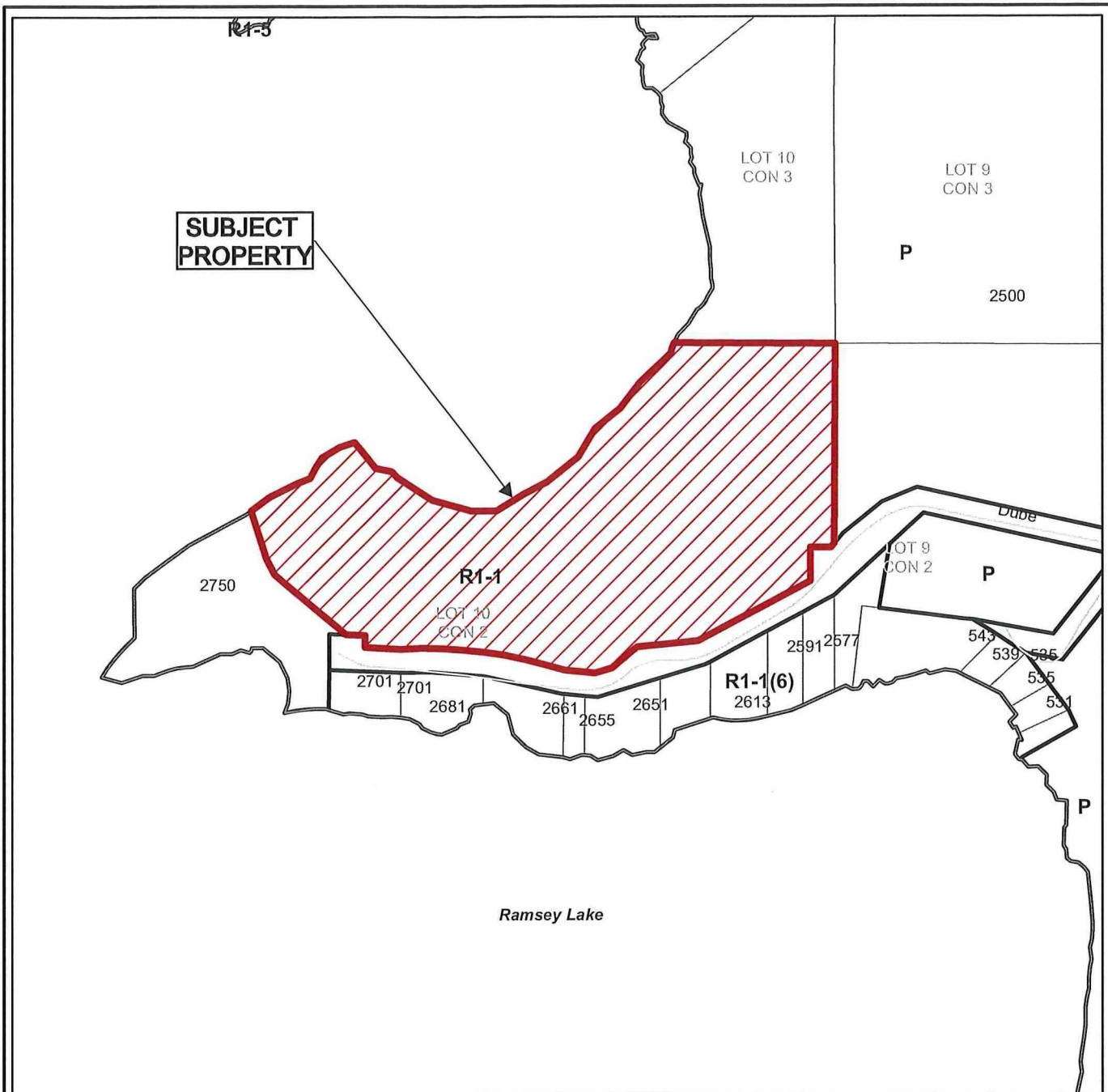
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Zoning: R1-1

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La version française de ce document est disponible sur demande.

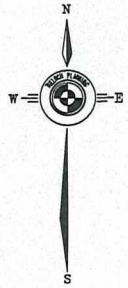


Application for Consent



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

<p>NTS Sketch 1</p>	<p>PL-CON-2026-00019, PL-CON-2026-00020 PL-CON-2026-00021</p>
<p>Date: 2026 04 07</p>	

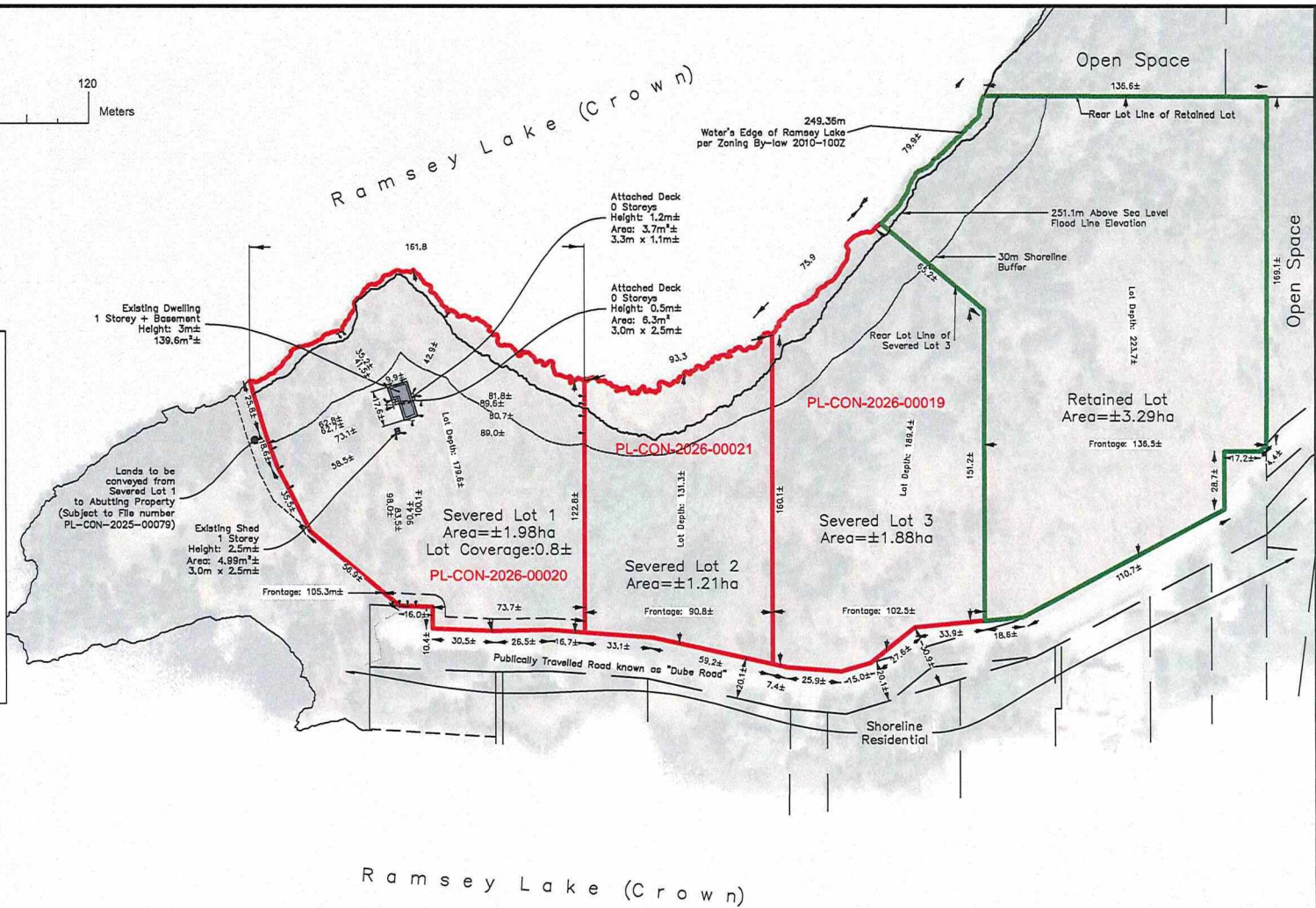


ZONING MATRIX

ZONING:	Low Density Residential One Special "R1-1(20)"	
LOT AREA:	MIN 1.2ha	REQUIRED AS SHOWN
LOT FRONTAGE:	MIN 45m	PROVIDED AS SHOWN
WATER FRONTAGE:	Equal to Lot Frontage	
	MIN 45m	AS SHOWN
LOT DEPTH:	MIN 30m	>30m
LOT COVERAGE (Unserviced Lots)	MAX 10%	AS SHOWN (Lot 1)
SUBJECTING HEIGHT:	MAX 11m	AS SHOWN (Lot 1)
SETBACKS		
FRONT YARD:	8m	ALL S/Bs AS SHOWN (Lot 1)
INTERIOR YARD:	1.2m	+0.5m/storey
REAR YARD:	7.5m	
SHORELINE		
- Buffer	30m	
- Residential Bldg	30m	
- Accessory Structures	30m	
- Leaching Beds	30m	
LANDSCAPING		
FRONT YARDS:	MIN 50%	ALL AS REQUIRED
LANDSCAPE BUFFER:	MIN 3m	

NOTES

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



P:\2025\22-1415_Planet\Drawings\22-1415 - concept - 2025-03-26.dwg

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

PL-CON-2026-00019
 PL-CON-2026-00020
 PL-CON-2026-00021
 sketch 2