

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:

7055579 CANADA INC.

The Owner(s) of: PIN(s) 73349-2175, 73349-0828, Parcel 20990 SEC SWS, Part Lot 1, Concession 3, Parts 6-7, Plan 53R-22163 and Part 1, Plan SR-2980, except the row of the Canadian Pacific Railway, Township of Balfour, 3702 Highway 144, Chelmsford P0M 1L0

For Consent to: Grant an easement/right-of-way for access purposes.

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, October 3, 2025

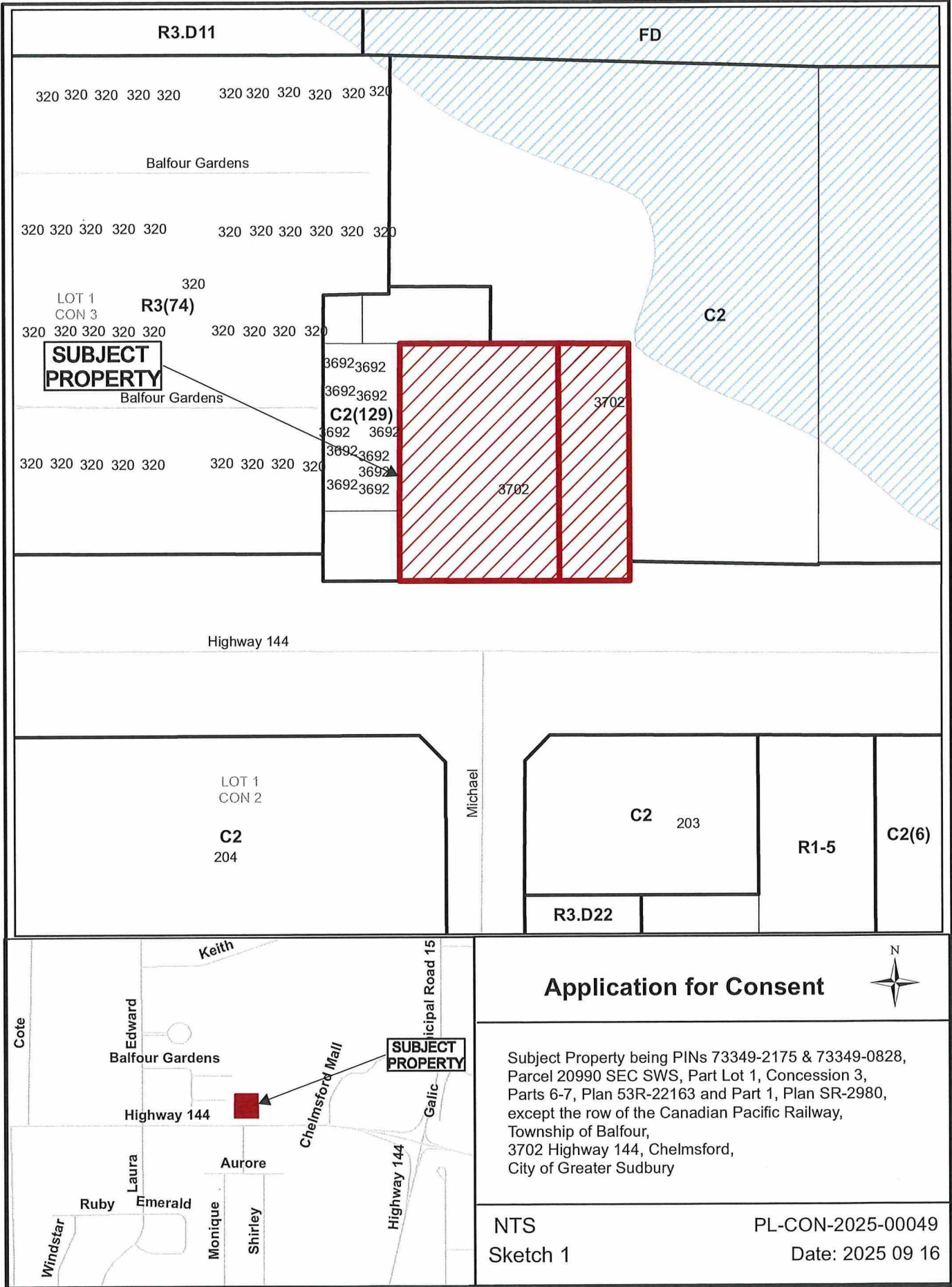
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained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

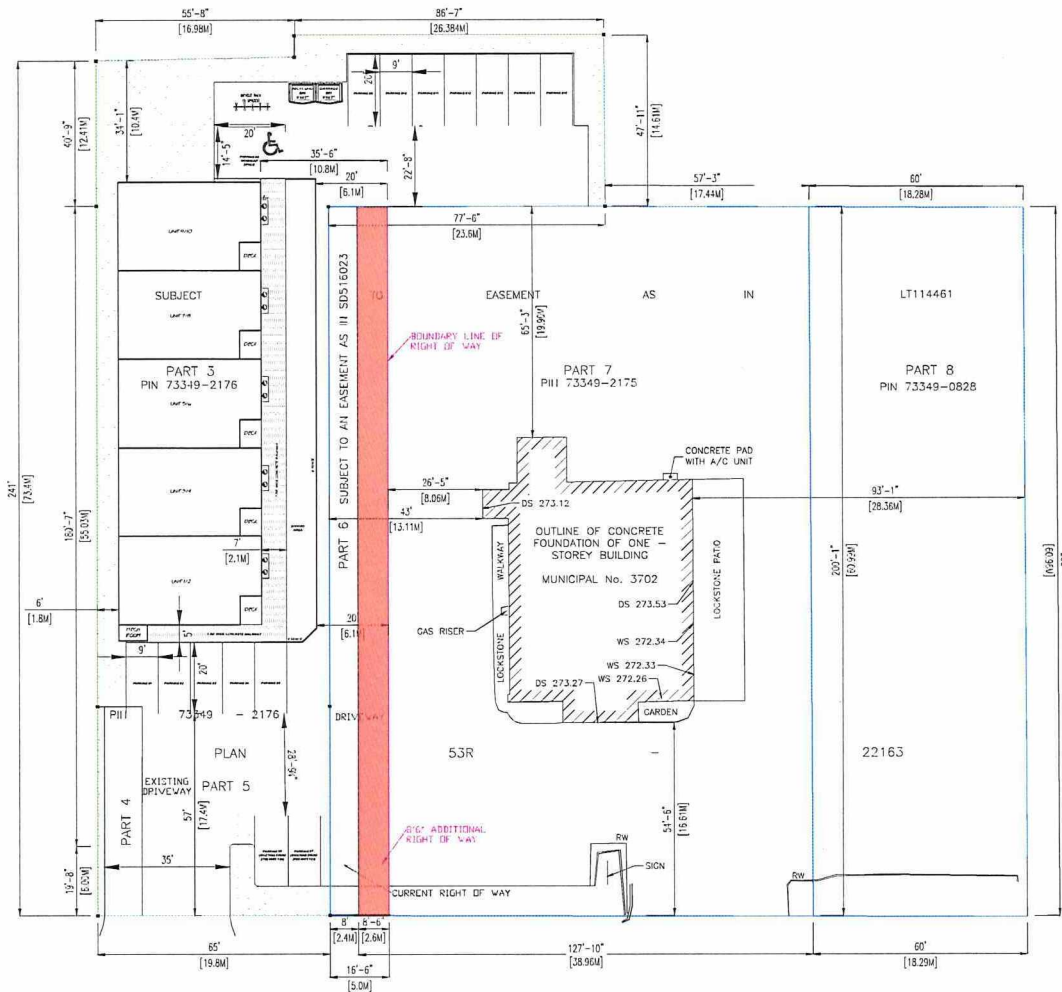
A copy of the decision will only be sent to each person who files with the Consent Official a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

Zoning: C2

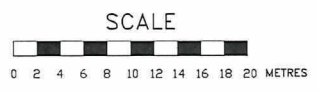
Note: If a person or public body that files an appeal of decision of the Consent Official in respect of the proposed consent does not make a written submission to the Consent Official before a provisional consent is given, the Ontario Land Tribunal may dismiss the appeal.

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.





HIGHWAY 144



- 3702 HWY 144
- 3692 HWY 144
- PROPOSED RIGHT OF WAY


CR Design

PROJECT	OWNER	SHEET
10 UNIT BUILDING	RW	
	DESIGNED	PROJECT #
	RW	
ADDRESS		
3692 HWY. 144		
DATE		
Plot Plan		PP
DATE		
2025-07-22		
SCALE		
1/16"=1'-0"		

PL-CON-2025-00049
Sketch 2

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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.

Take notice that an application has been made by:
DAN SIMPSON AND KIM DUBREUIL

The Owner(s) of: PIN(s) 734781082, Parts 1, 2, 9, 10, and 11, Plan 53R-18375, Part Lot 1, Concession 5, Township of Broder, 1147 Goodview Road, Sudbury P3G 1B5

For Consent to: To sever and create one new lot on the south vacant portion of the subject property providing an approximate 1662.0 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, fax to (705) 673-2200 or attend the above address.

Written submission regarding this application must be received no later than

Friday, October 3, 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.

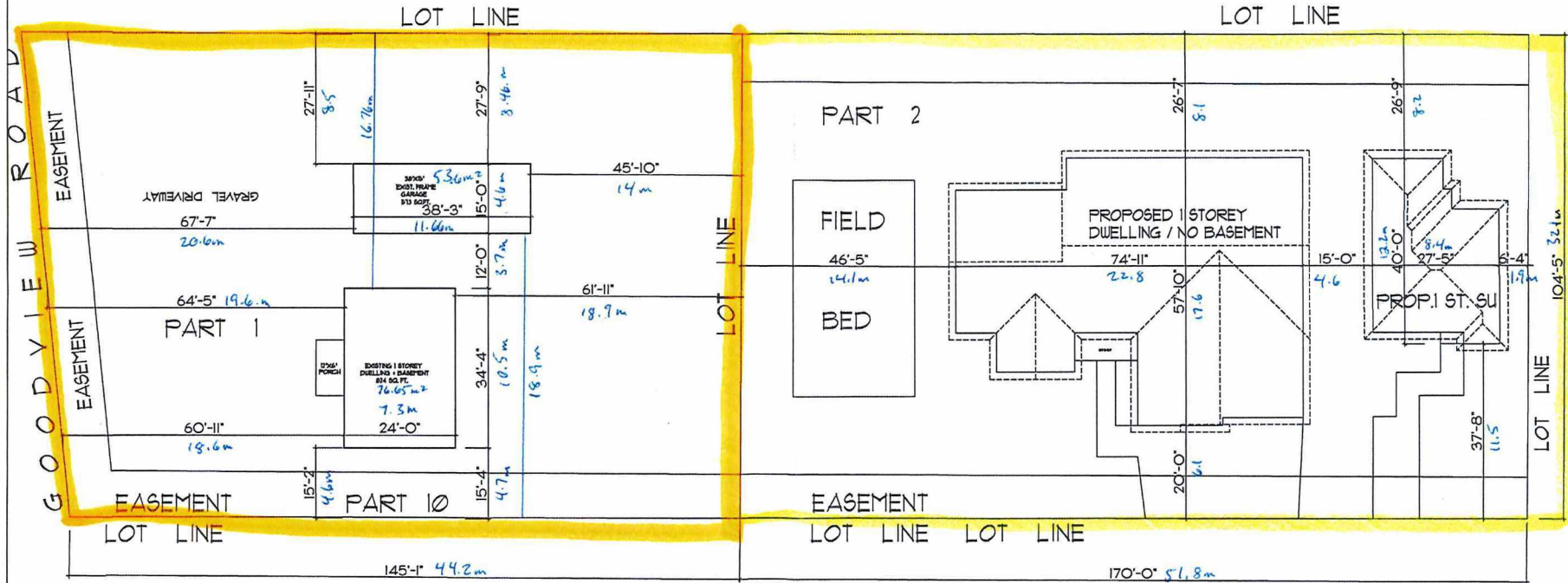
A copy of the decision will only be sent to each person who files with the Consent Official a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

Zoning: R1-2

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.

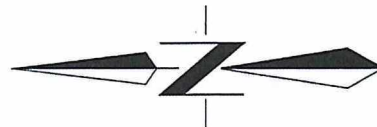
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PLAN 53R-8375
 PART OF LOT 1
 CONCESSION 5
 GEOGRAPHIC TWP. OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



17,752 SQ. FT. LOT	1662.78m ²
3,496 SQ.FT. DWELLING	324.8m ²
923 SQ.FT. SU	85.7m ²
4,419 SQ. FT TOTAL	410.5
24.8% TOTAL LOT COVERAGE	

OCTAVE STREET



DRAWING OCTAVE ROAD	
DATE AUG 2025	
PLAN NAME SITE PLAN	REV. SP-1

PL-CO-2025-00057
 sketch 2