

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:

EILA KYRZAKOS

The Owner(s) of: PIN(s) 734760781, Part Lot 8, Concession 3, Township of Broder, 1150 Dew Drop Road, Sudbury P3G 1L2

For Consent to: To sever and create one new lot on the east vacant portion of the subject property providing an approximate 1950.0 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 24, 2025

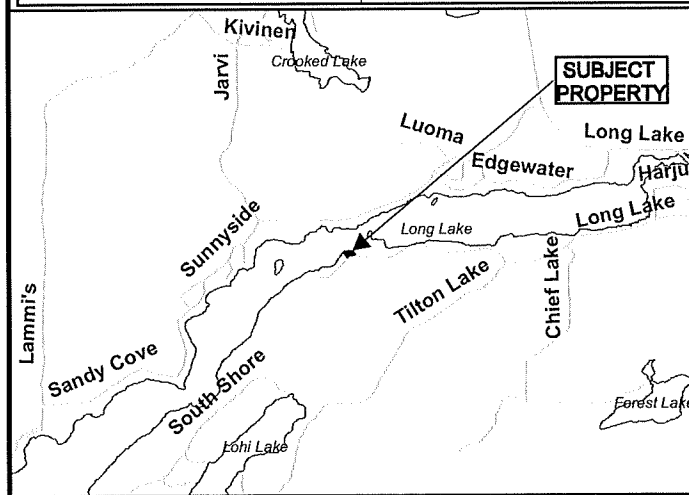
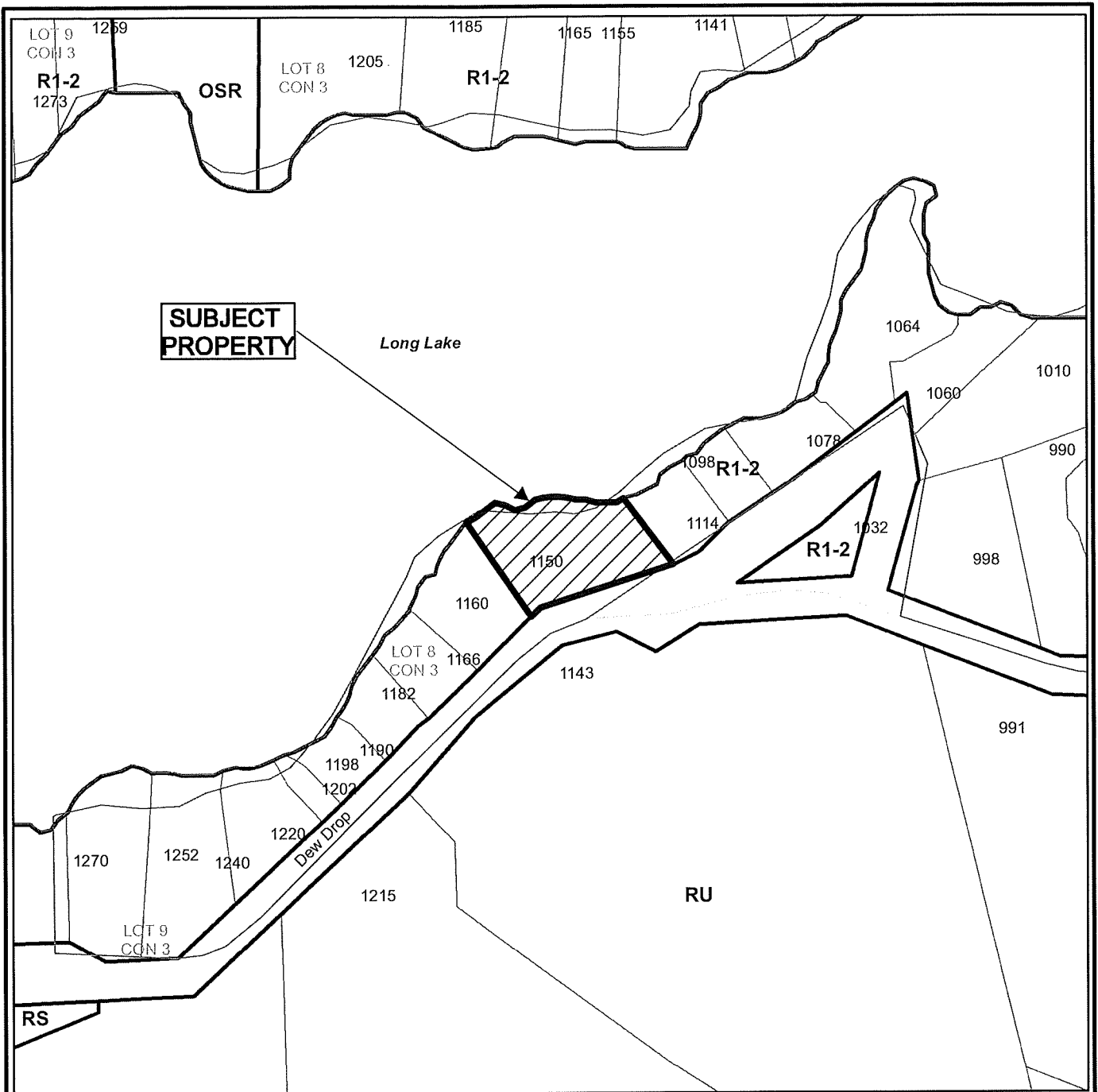
Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in the Consent Official's decision. By submitting information, including print or electronic information, you are indicating that you have obtained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

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 73476-0781,
 Part Lot 8, Concession 3,
 Township of Broder,
 1150 Dew Drop Road, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00034
 Date: 2025 06 09

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:
DOMINION PARK DEVELOPMENTS CORP

The Owner(s) of: PIN(s) 735043218, Lot 151, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 2101 Schreyer Street, Valley East P3P 0E3, 2105 Schreyer Street, Valley East P3P 0E3

For Consent to: Divide the subject property along the party wall of a 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.

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Written submission regarding this application must be received no later than

Friday, October 24, 2025

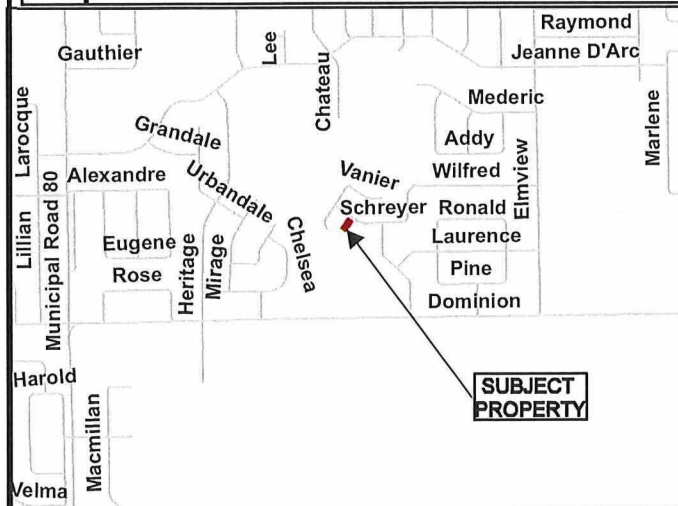
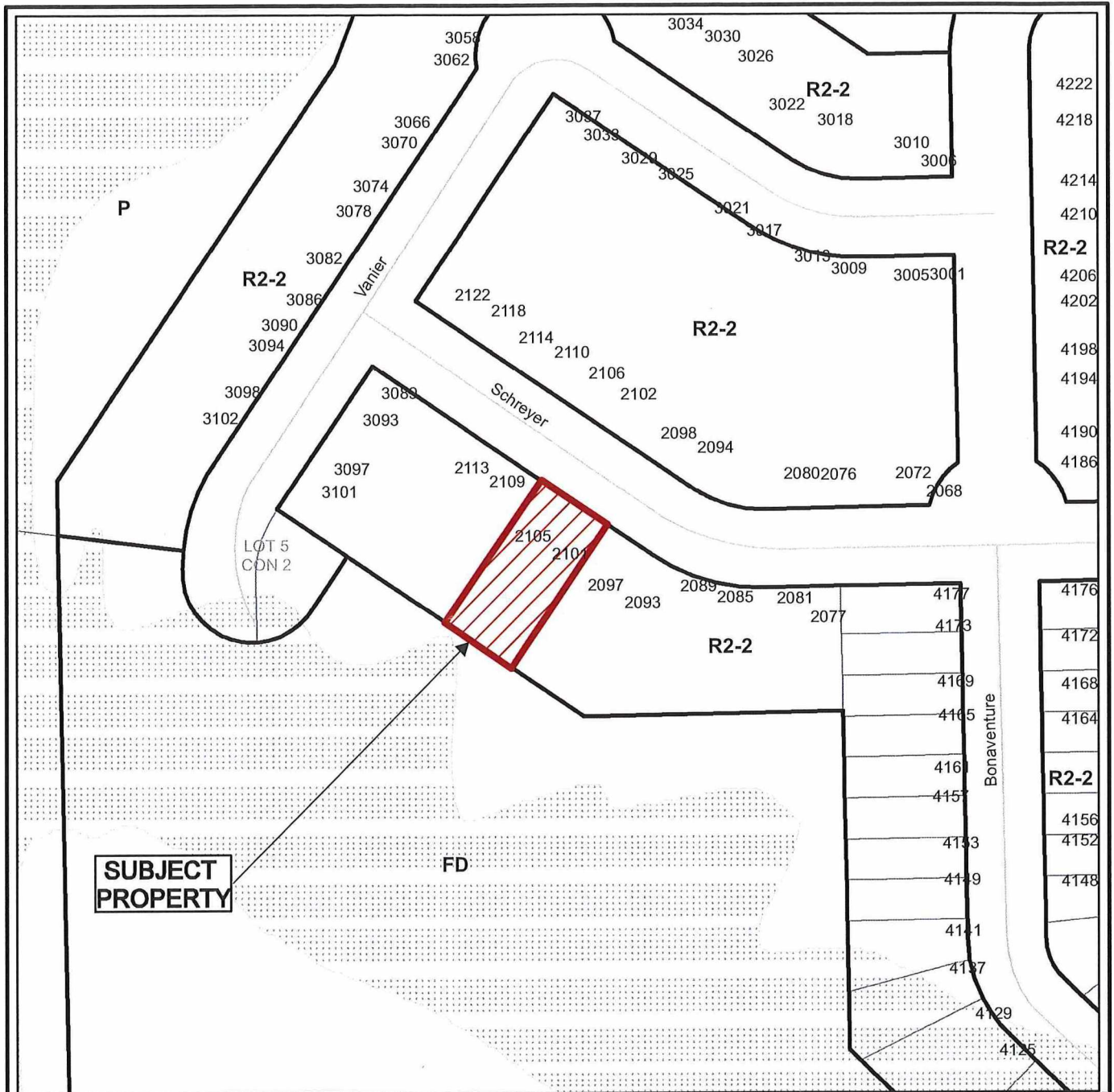
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Zoning: R2-2

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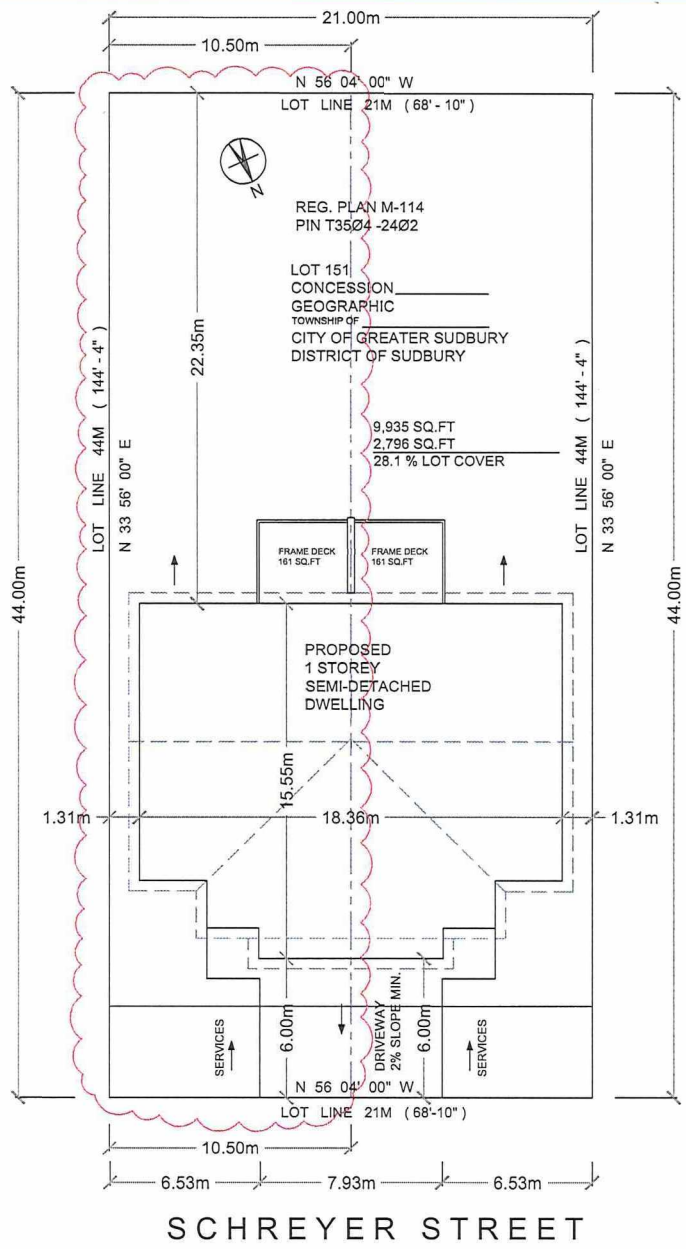




Application for Consent

Subject Property being PIN 73504-3218,
 Lot 151, Plan M-1115,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 2101 Schreyer Street, Valley East,
 City of Greater Sudbury

NTS	PL-CON-2025-00053
Sketch 1	Date: 2025 09 11



Bélanger

BELANGER CONSTRUCTION (1981) INC.
CHELMSFORD, ON
P. ENG OF ONTARIO 11571231

• ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. ALL LOCATIONS & DIMENSIONS ARE APPROXIMATE. FIELD VERIFY PRIOR TO WORK.

PROFESSIONAL STAMP

RO	FOR PERMIT	24 SEP, 2025
NO.	ISSUE / REVISION	DATE

PROJECT: --
CLIENT: BELMAR BUILDER
ADDRESS:- LOT 151
2101 SCHREYER STREET,
VALLEY EAST P3P 0E3

DRAWING:

SITE PLAN

SCALE	N.T.S
DESIGN	RB
DRAWN	DR
CHECKED	RB
RMB JOB #	---
DWG#	01

CLIENT: BELMAR BUILDER
ADDRESS:- LOT 151
2101 SCHREYER STREET,
VALLEY EAST P3P 0E3

PL-CON-2025-00053
Sketch 3

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:
LYNDALE HOLDINGS LIMITED

The Owner(s) of: PIN(s) 734960718, Lot 5, Plan 53M-1452, Part Lot 1, Concession 10, Township of Garson, 85 National Street, Garson, Ontario P3L 1L6

For Consent to: Grant an easement/right-of-way in favour of PIN 73496-0717, Lot 4, Plan 53M-1452, National 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, October 24, 2025

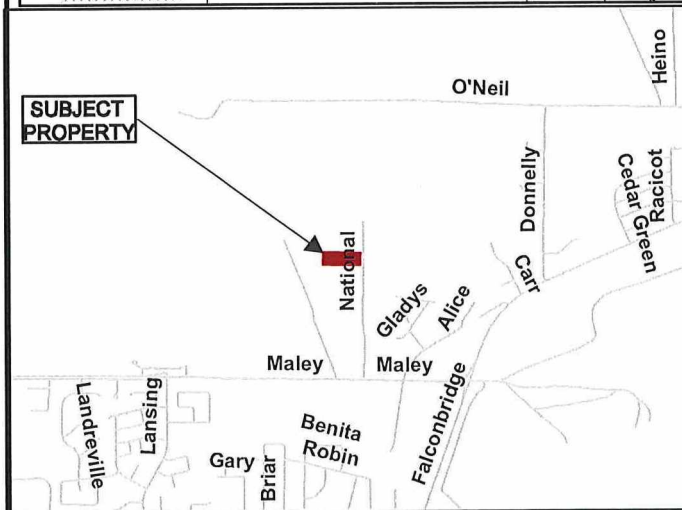
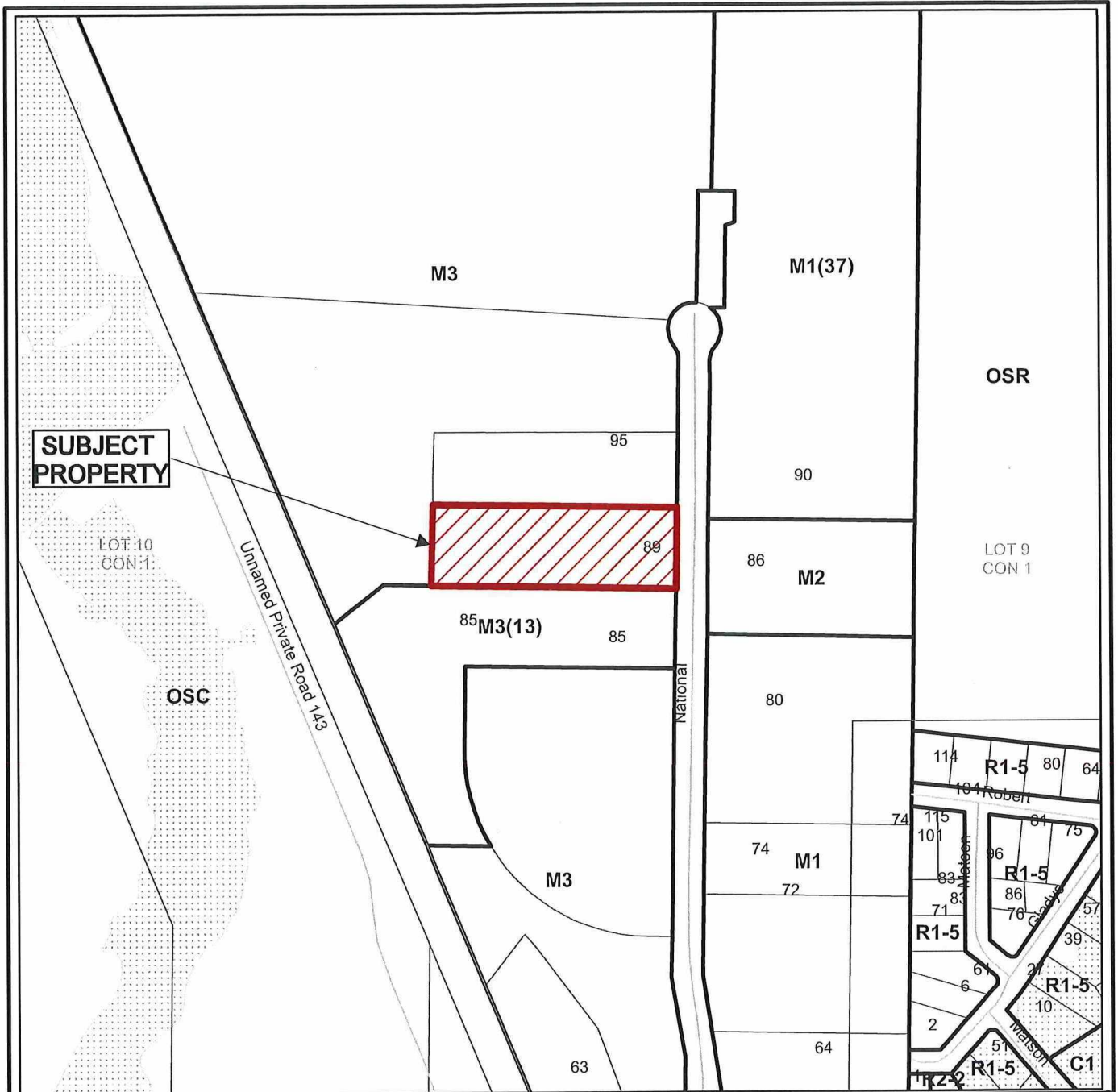
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Zoning: M3

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Application for Consent



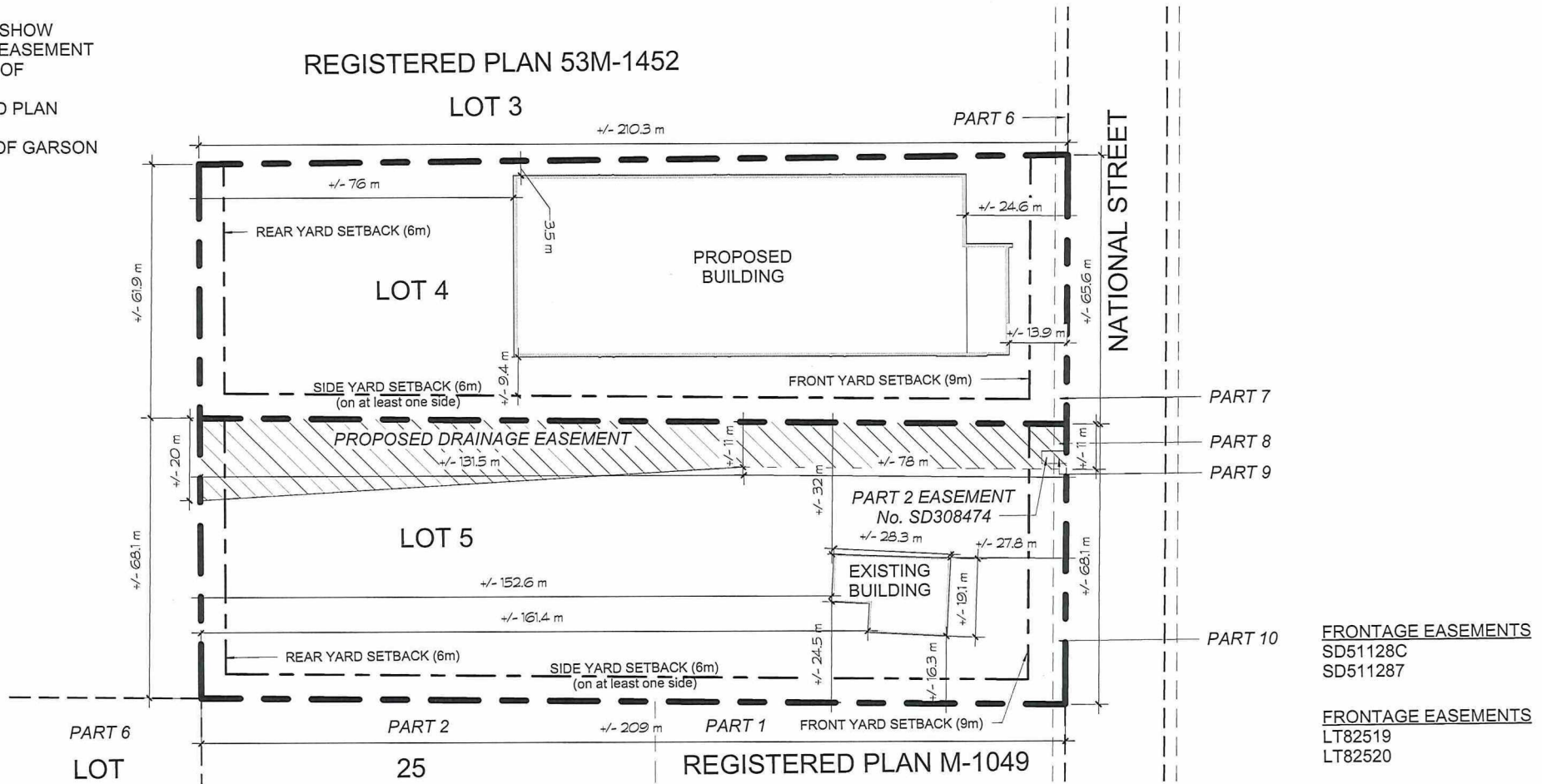
Subject Property being PIN 73496-0718,
 Lot 5, Plan 53M-1452,
 Part Lot 1, Concession 10,
 Township of Garson,
 89 National Street, Garson,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00061
 Date: 2025 09 26

SKETCH TO SHOW
 PROPOSED EASEMENT
 OVER PART OF
 LOT 5
 REGISTERED PLAN
 53M-1452
 TOWNSHIP OF GARSON

REGISTERED PLAN 53M-1452



FRONTAGE EASEMENTS
 SD51128C
 SD511287

FRONTAGE EASEMENTS
 LT82519
 LT82520



Industrial Building

National Street, Sudbury, ON
 PROPOSED EASEMENT SKETCH - R2

PROJECT No. 24057

SK-1

25-09-26
 SCALE 1" = 80'-0"



PL-CON-2025-00061
 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.

Take notice that an application has been made by:

ROBERT JOHN D'AGOSTINO AND LISA CLAIRE D'AGOSTINO

The Owner(s) of: PIN(s) 734720273, Part Lot 12, Concession 2, as in EP5827, except LT43520, LT49814, LT50136, LT50398, LT59333, LT61558, LT67436 and Parts 2, 3, & 4, Plan 53R-20093, Township of Broder, 4574 Lammi's Road, Sudbury P3G 1H4

For Consent to: To sever and create one new lot on the eastern portion of the subject property providing an approximate 67,700.0 sq. m lot area, together with and subject to a mutual access easement.

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 24, 2025

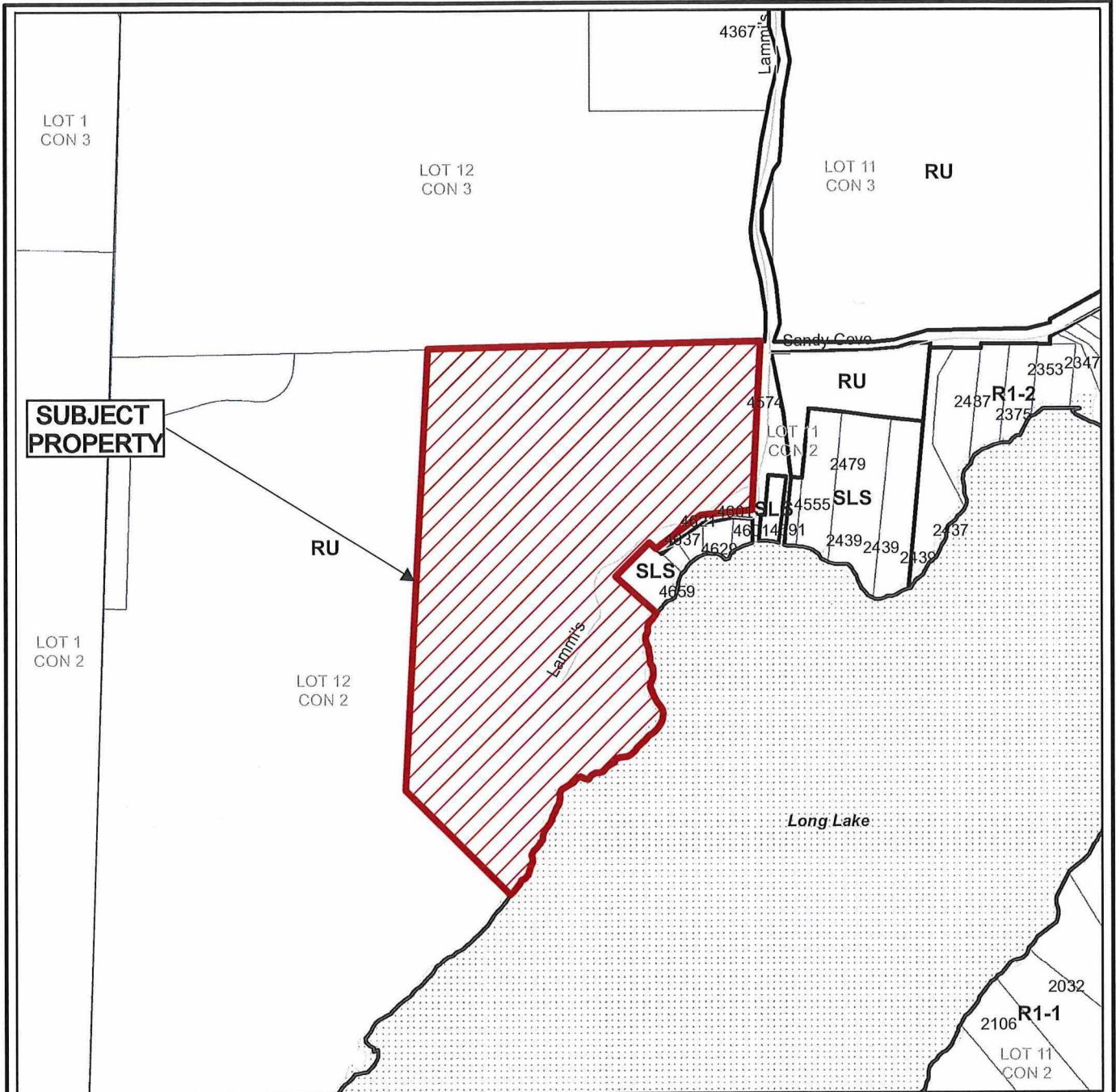
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Zoning: SLS, RU

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SUBJECT PROPERTY

RU

RU

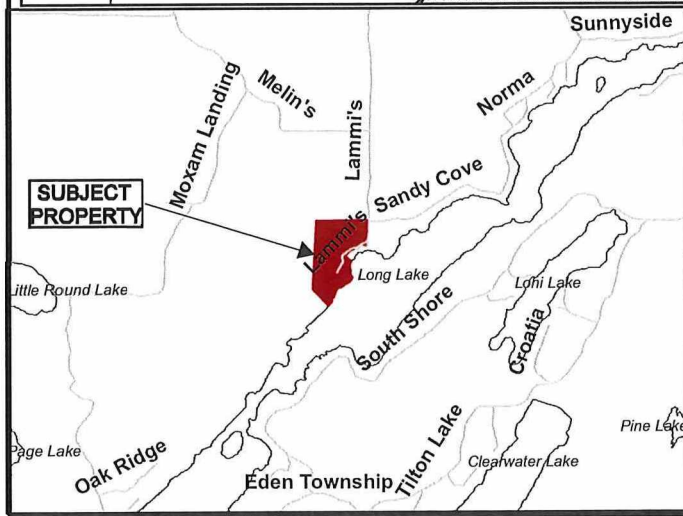
R1-2

SLS

SLS

R1-1

Long Lake



SUBJECT PROPERTY

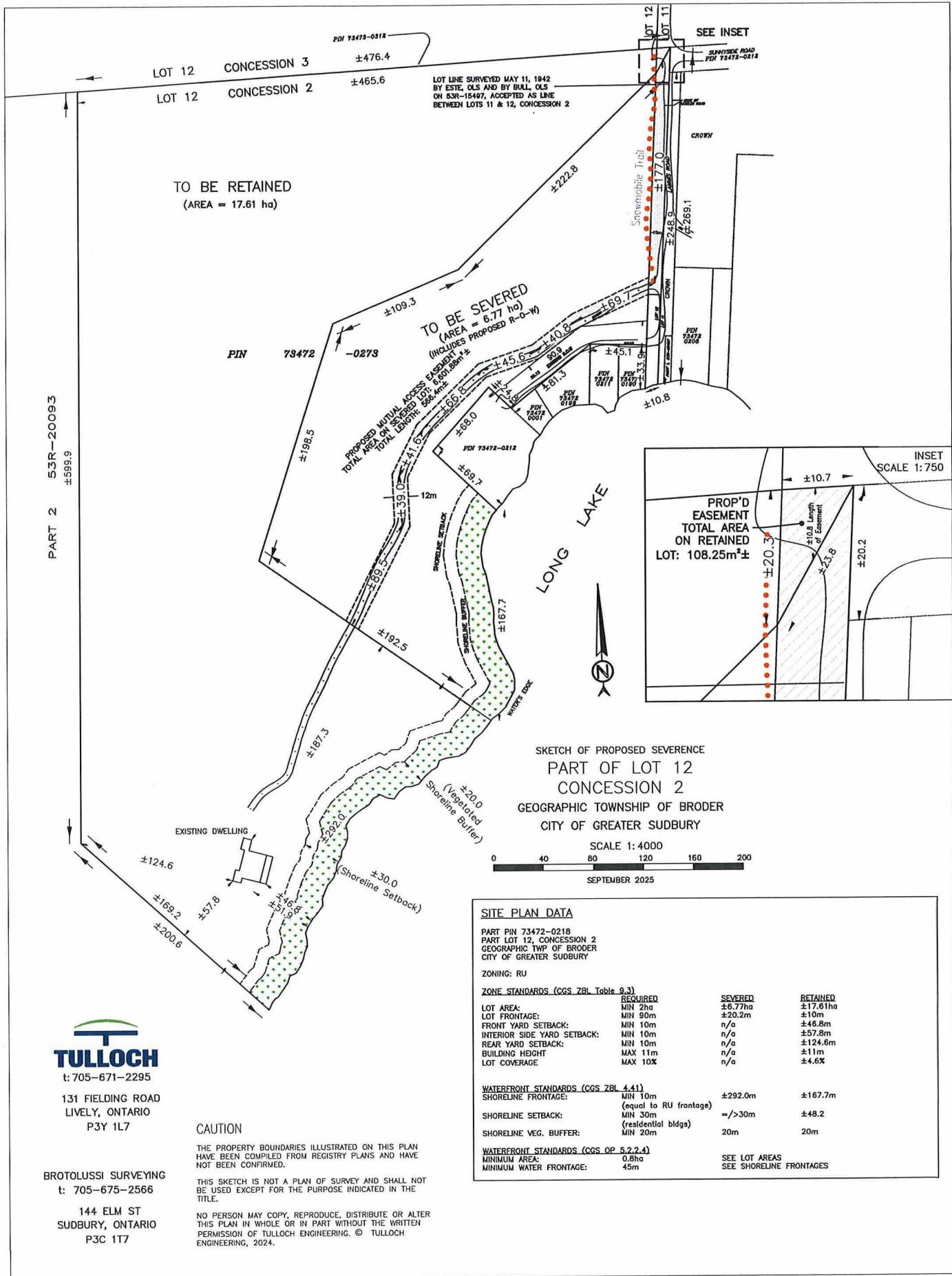
Application for Consent



Subject Property being PIN 73472-0273, Part Lot 12, Concession 2, as in EP5827, except LT43520, LT49814, LT50136, LT50398, LT59333, LT61558, LT67436 and Parts 2, 3, & 4, Plan 53R-20093, Township of Broder, 4574 Lammi's Road, Sudbury, City of Greater Sudbury

NTS
Sketch 1

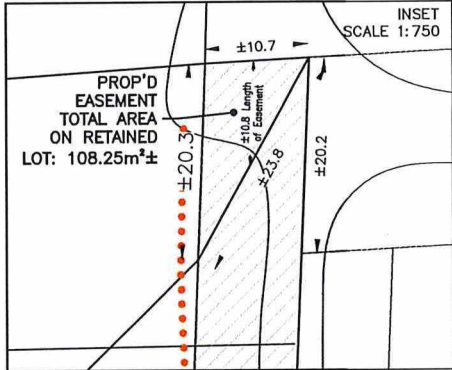
PL-CON-2025-00062
Date: 2025 09 19



TO BE RETAINED
(AREA = 17.61 ha)

LOT LINE SURVEYED MAY 11, 1942
BY ESTE, OLS AND BY BALL, OLS
ON 53R-15497, ACCEPTED AS LINE
BETWEEN LOTS 11 & 12, CONCESSION 2

TO BE SEVERED
(AREA = 6.77 ha)
(INCLUDES PROPOSED R-O-W)



SKETCH OF PROPOSED SEVERANCE
PART OF LOT 12
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF BRODER
CITY OF GREATER SUDBURY

SCALE 1:4000
0 40 80 120 160 200
SEPTEMBER 2025

SITE PLAN DATA			
PART PIN 73472-0218 PART LOT 12, CONCESSION 2 GEOGRAPHIC TWP OF BRODER CITY OF GREATER SUDBURY			
ZONING: RU			
ZONE STANDARDS (CGS ZBL Table 9.3)			
	REQUIRED	SEVERED	RETAINED
LOT AREA:	MIN 2ha	±6.77ha	±17.61ha
LOT FRONTAGE:	MIN 90m	±20.2m	±10m
FRONT YARD SETBACK:	MIN 10m	n/a	±48.8m
INTERIOR SIDE YARD SETBACK:	MIN 10m	n/a	±57.8m
REAR YARD SETBACK:	MIN 10m	n/a	±124.8m
BUILDING HEIGHT:	MAX 11m	n/a	±11m
LOT COVERAGE:	MAX 10%	n/a	±4.6%
WATERFRONT STANDARDS (CGS ZBL 4.41)			
SHORELINE FRONTAGE:	MIN 10m (equal to RU frontage)	±292.0m	±167.7m
SHORELINE SETBACK:	MIN 30m (residential bldgs)	=/>30m	±48.2
SHORELINE VEG. BUFFER:	MIN 20m	20m	20m
WATERFRONT STANDARDS (CGS OP 5.2.2.4)			
MINIMUM AREA:	0.8ha	SEE LOT AREAS	
MINIMUM WATER FRONTAGE:	45m	SEE SHORELINE FRONTAGES	

TULLOCH
t: 705-671-2295
131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

BROTOLUSSI SURVEYING
t: 705-675-2566
144 ELM ST
SUDBURY, ONTARIO
P3C 1T7

CAUTION
THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN
HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE
NOT BEEN CONFIRMED.
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, 2024.

Box 5000, Station A
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(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:
SUZANNE LEBLANC AND RICHARD LEBLANC

The Owner(s) of: PIN(s) 735041262, Parcel 39818 SEC SES SRO, Lot 72, Plan M-699, Part Lot 5, Concession 2, Township of Hanmer, 1194 Evergreen Court, Valley East P3P 1A9

For Consent to: To sever and create one new lot on the north side of the subject property providing an approximate lot area of 733.0 sq. m, subject to an access easement in favour of the retained 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, October 24, 2025

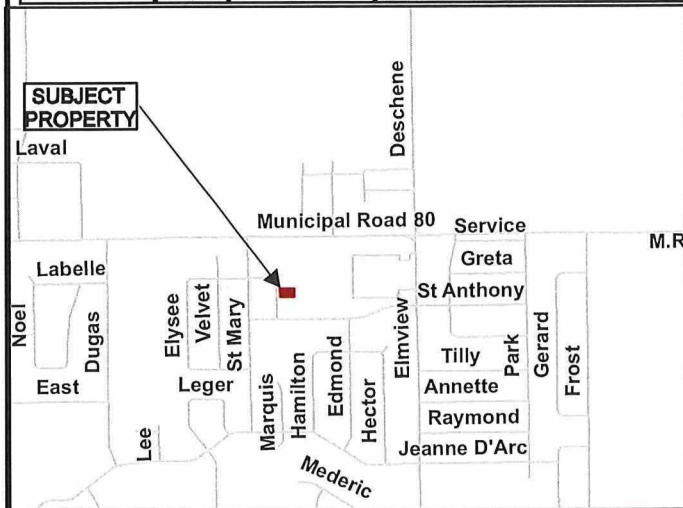
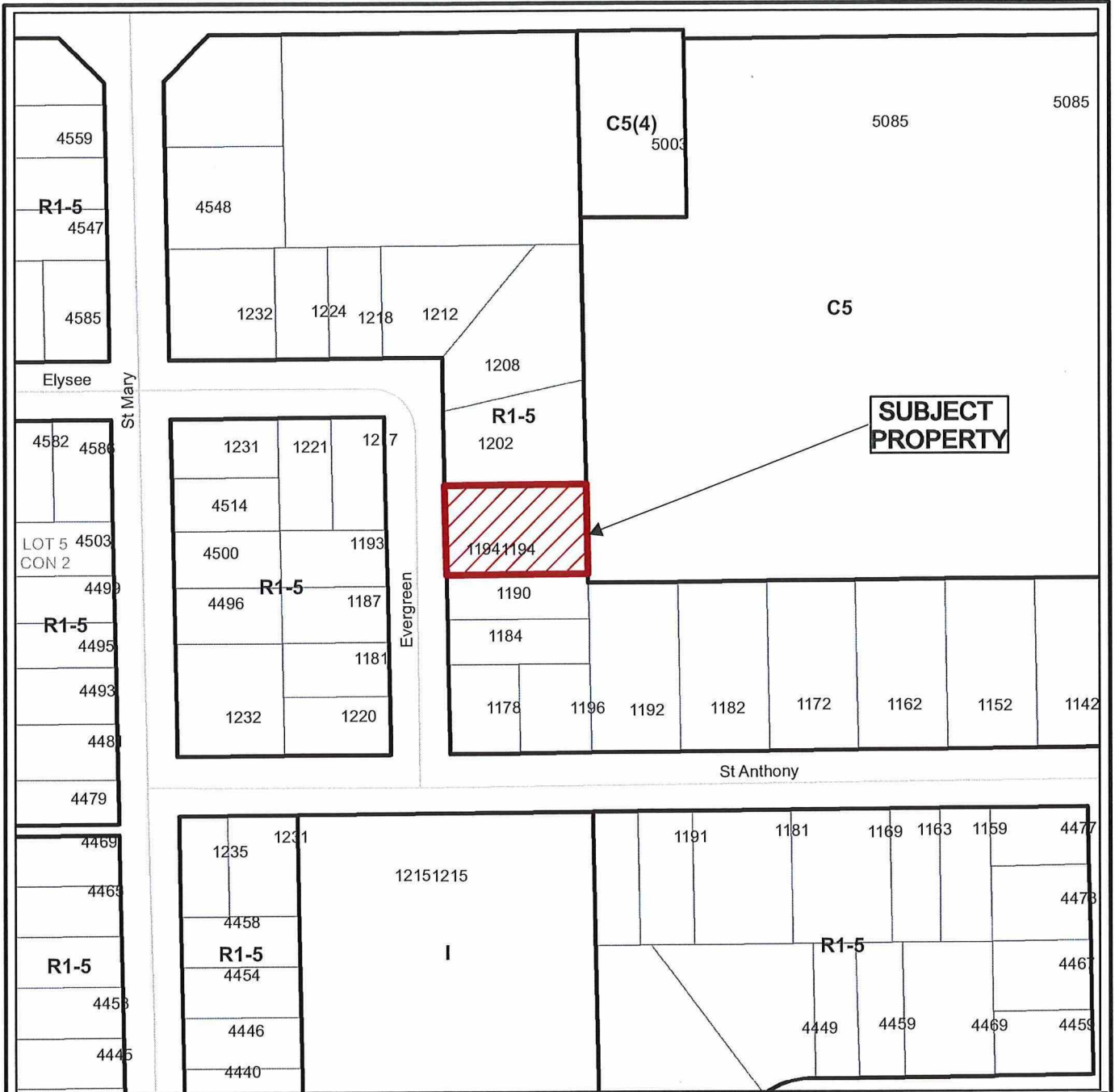
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Zoning: R1-5

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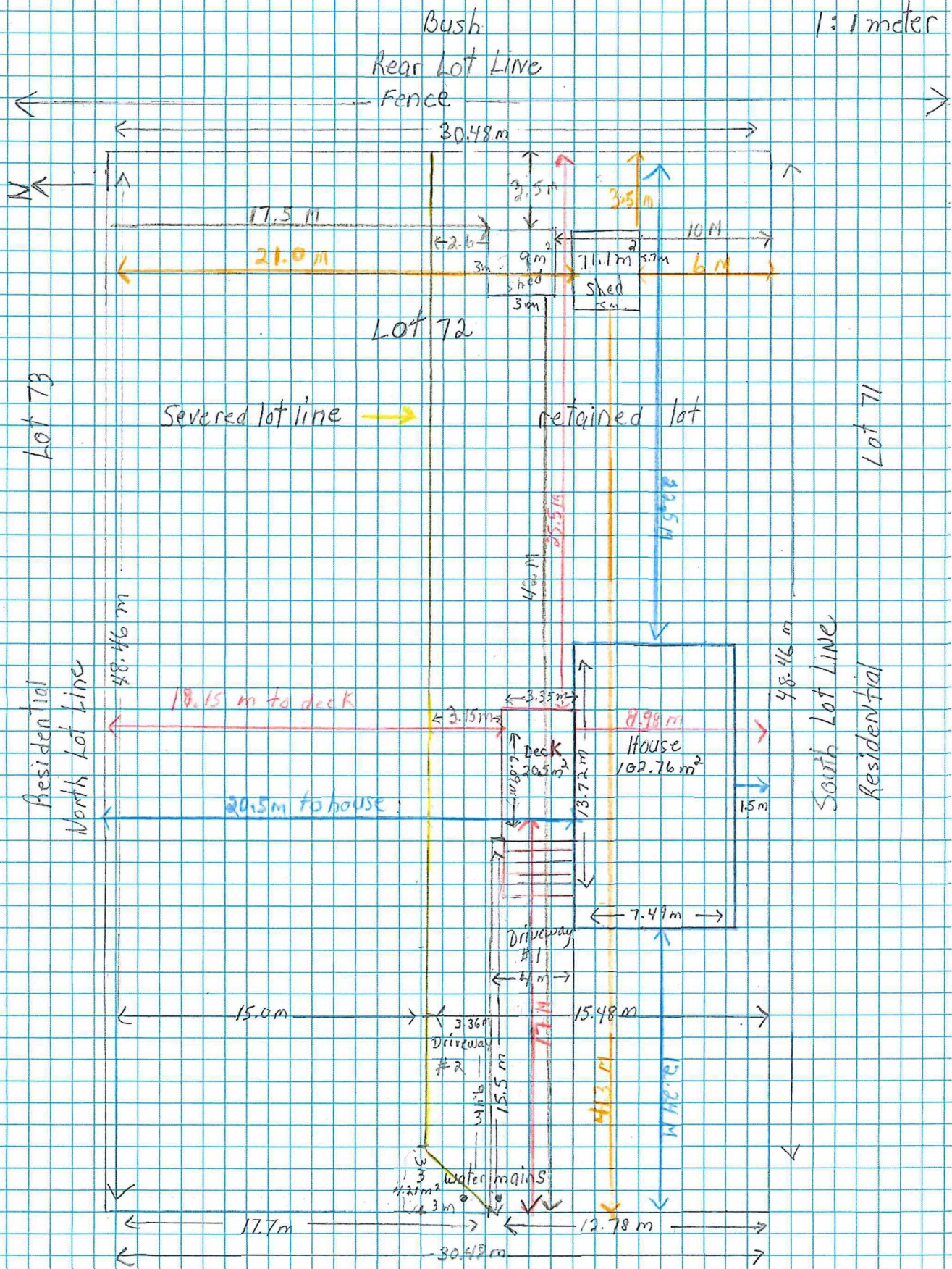
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Application for Consent 

Subject Property being PIN 73504-1262,
 Parcel 39818 SEC SES SRO,
 Lot 72, Plan M-699,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 1194 Evergreen Court, Valley East,
 City of Greater Sudbury

NTS PL-CON-2025-00063
 Sketch 1 Date: 2025 09 19



PL-CON-2025-00863
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 APPLICATIONS

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 four applications have been made by:
VYTIS LANDS (KAGAWONG) LTD.**

The Owner(s) of: PIN(s) 733480749; 733480750; 733480751; 733480752; 733480753; 733480754, SRO, Lots 12-14, Plan 53M-1420, being Parts 1-21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montée Génereux, Chelmsford, Ontario

For Consent to: Consent to sever four street townhouse dwellings along the common party walls.

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 24, 2025

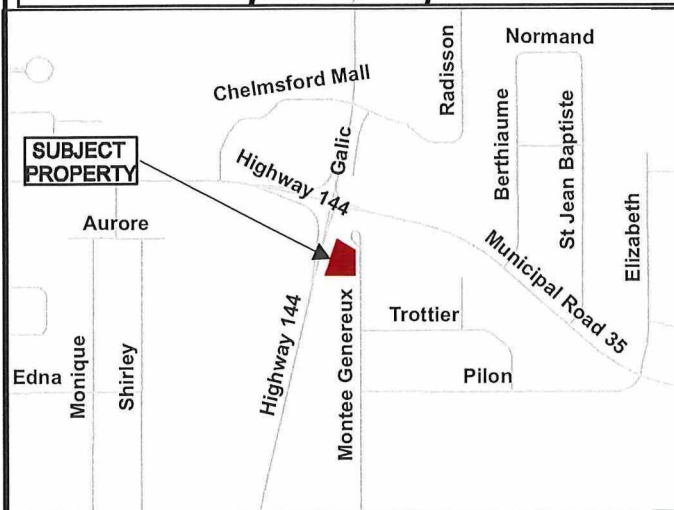
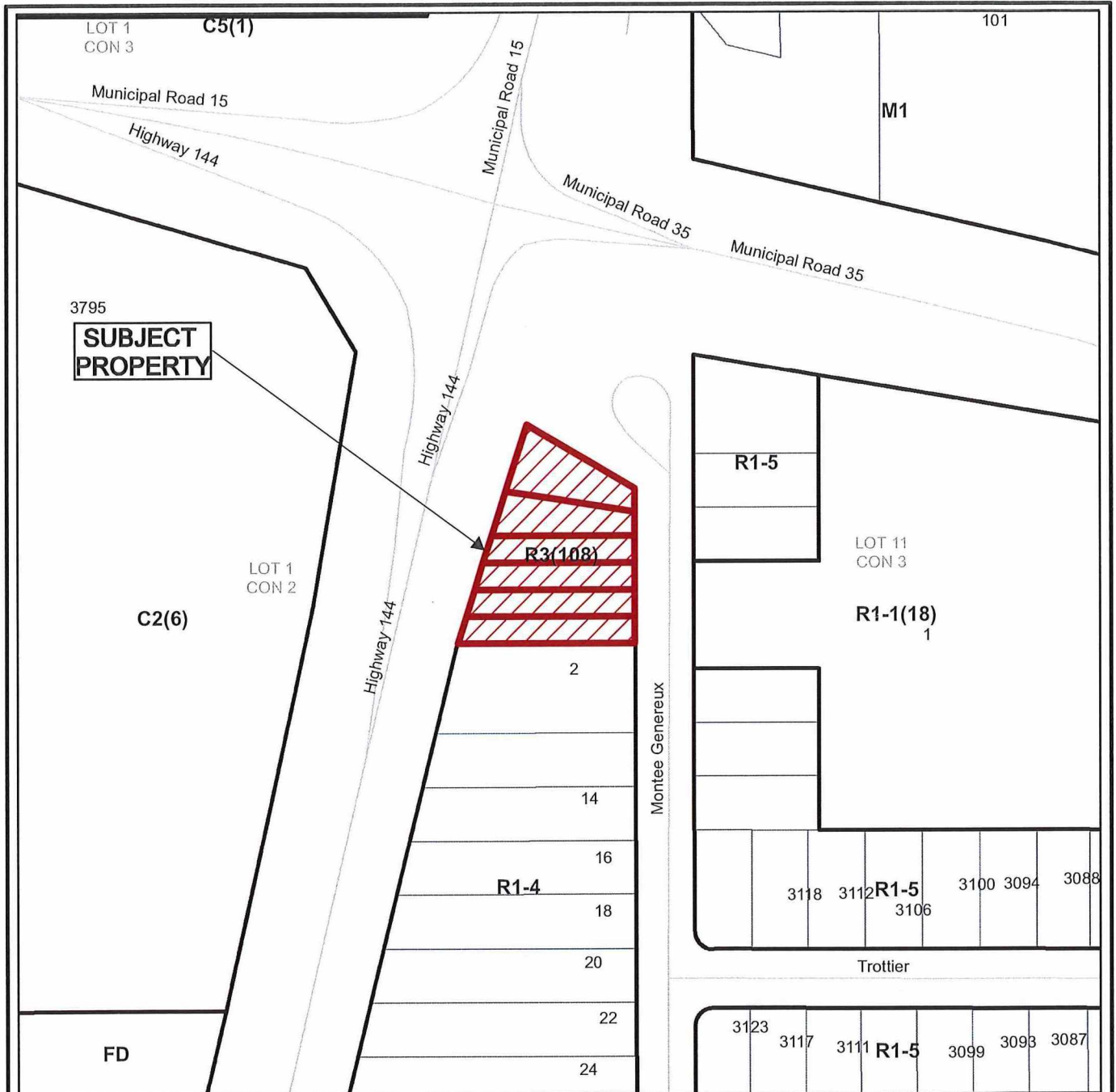
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Zoning: R3(108)

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Application for Consent

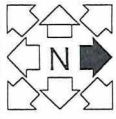


Subject Property being PINs 73348-0749, 73348-0750, 73348-0751, 73348-0752, 73348-0753 & 73348-0754, SRO, Lots 12-14, Plan 53M-1420, being Parts 1-21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, Montee Genereux, Chelmsford, City of Greater Sudbury

NTS
Sketch 1

PL-CON-2025-00064, PL-CON-2025-00065,
PL-CON-2025-00066 & PL-CON-2025-00067

Date: 2025 09 29



SITE PLAN DATA

ADDRESS: 0 Montee Genereux St, Chelmsford (City of Greater Sudbury)
 LEGAL: Part Lot 1, Concession 2, Balfour; Lots 12-14, 53M-1420
 PIN: 73348-0749, 0750, 0751 & 0754

EXISTING ZONING: R2-2
 PROPOSED ZONING: R3-xx

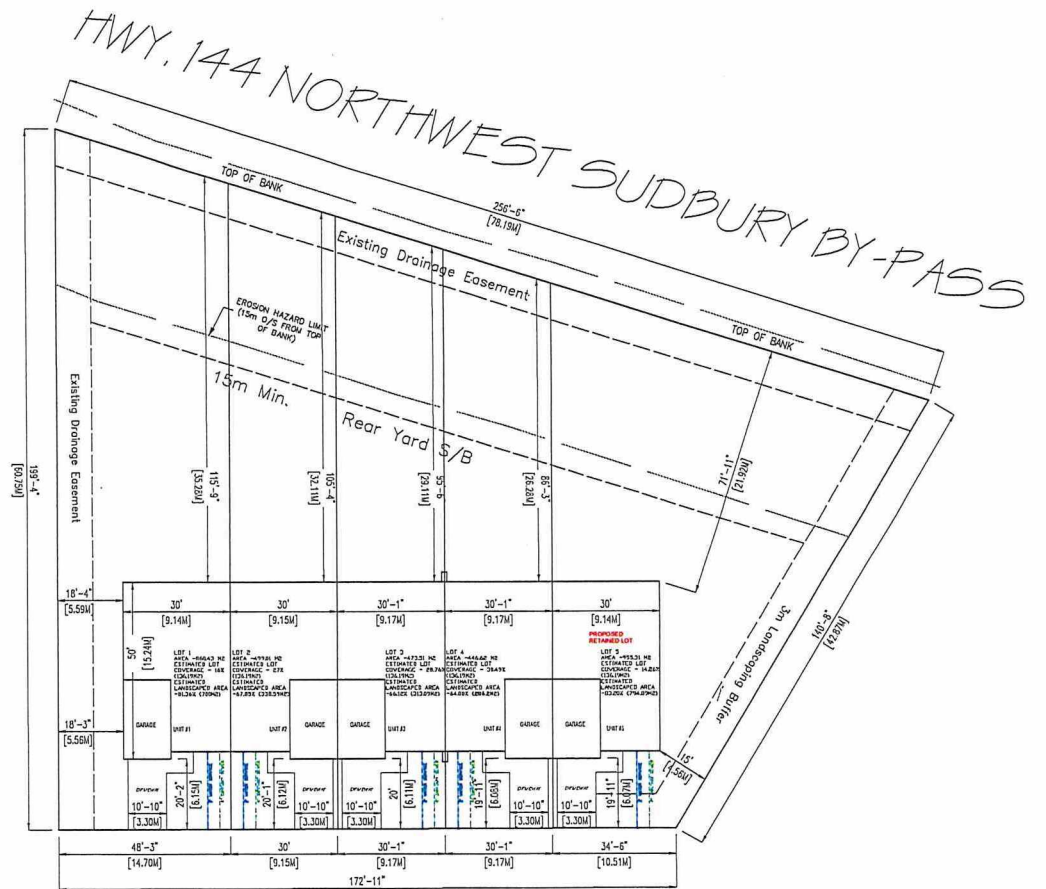
USE OF BUILDING: Street Townhouse Dwellings

LOT STANDARDS	REQUIRED	PROVIDED
MIN LOT AREA:	Min 150m ² /unit	As Shown
FRONTAGE:	Min 6m	As Shown
LOT DEPTH:	Min 45m	As Shown
COVERAGE:	Max 40%	As Shown
LANDSCAPING:	Min 30%	As Shown

SETBACKS, BUFFERS & STRIPS	REQUIRED	PROVIDED
FRONT YARD SETBACK:	Min 6m	6m±
INTERIOR YARD SETBACK:	Min 1.8m (except common walls)	5.5m
CORNER YARD SETBACK:	Min 4.5m	4.5m±
REAR YARD SETBACK:	Min 15m	As Shown
LANDSCAPING BUFFER:	Min 3m	3m±
PLANTING STRIP:	Min 3m	0m
SIGHT TRIANGLE:	Min 7.5m	7.5m±

PARKING:	REQUIRED	PROVIDED
STREET TOWNHOUSE:	1/unit	1/unit

NOTE: Eastern Lot Line to be deemed as the 'Front Lot Line'



MONTEE GENEREUX



GENERAL NOTES: 1. All dimensions given are to Imperial units and are measured from either the stem or finished face or center line, (unless otherwise noted). 2. All construction to comply with the Ontario Building Code 2024 Edition. 3. All building site work shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties. 4. Every excavation shall be undertaken in such a manner as to prevent movement which would cause damage to adjacent property, existing structures, utilities, roads and sidewalks at all stages of construction. Ensure that the bottom of excavation for foundations are free of all organic material. If materials are known to exist, all slumps, rocks and voids shall be removed to a min. depth of 11.34" in excavated area. The distance between excavated structural wood elements and ground should be 9". 5. No work shall encroach onto adjoining properties. Drainage shall not be discharged directly, or indirectly onto adjacent roadway, driveway or any adjoining property. 6. It is the contractor's responsibility to check obstructions and invert at all municipal setbacks and establish appropriate methods of dealing with these services. 7. All framing lumber shall be SPF #1 kiln dried unless noted. Provide exterior grade if needed where approved by OGC. 8. All dimensions and existing conditions shall be verified by the general contractor at their site prior to construction. The general contractor shall be responsible to notify the client of any discrepancies between the site conditions and the assumed design conditions prior to the commencement of construction. 9. All penetrations through a required fire separation are to be fire-stopped and smoke sealed, as well as any and all penetrations services penetrating a required fire separation are to be protected with a fire stop system. 10. The general contractor shall be solely responsible for the construction, method of erection and installation procedures of all structural members including the erection of any pre-engineered components. The general contractor shall exercise extreme caution and care during the demolition process of any existing structure and masonry walls, be solely responsible to support the existing structure and call a professional structural engineer for an inspection and review prior to cutting existing members or removing existing walls.	GENERAL SCOPE OF WORK 1. CLIENT APPLICATION TO CONSTRUCT NEW 5 MULTI RESIDENTIAL BUILDING, IN COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS AND THE ONTARIO BUILDING CODE. 2. CONNECT AND TIE-IN SERVICES TO NEW BUILDING AS PER MUNICIPAL BY-LAWS AND REGULATIONS.	LIMITATIONS OF DESIGN: - It shall be the contractor's responsibility to ensure all material, appliances, assemblies, and labour conforms to all applicable Codes, By-laws, and Good Construction Practices. - Notations on the drawings are to assist the contractor and do not necessarily address all aspects of construction. - The contractor shall check and verify all dimensions and existing site conditions and advise the owner of any discrepancy prior to commencing work. - The contractor shall verify and clear rough shall openings with manufacturer & owner prior to framing. - Technical design data for all pre-engineered framing components are required for the building permit application. - Any expenses for engaging a Professional Engineer shall be the sole responsibility of the Owner.	I, ROHIT WALIA, DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4, DIV. 10 OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES FOR SUCH DESIGN WORK. INDIVIDUAL BCIN#: 35171 FIRM BCIN#: 123403 ROHIT WALIA: PRINCIPAL DESIGNER CR DESIGN BUILD INC.	TITLE: 5 UNIT BUILDING DRAWN: PROJEK DATE: 2024-08-21 SCALE: 1/16"=1'-0" SHEET: PP
	TITLE: MONTEE GENEREUX DRAWING: PLOT PLAN			