Planning Services
Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3

February 12, 2026 File: # PL-RZN-2025-00043

NOTICE OF APPLICATION

having been submitted to the City of Greater Sudbury

IN THE MATTER OF AN application under Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13:

Applicants:	Dorland Geomatics Applicant	MTR Group Ltd. Owner
Location:	PINs 73504-2036, 73504-3177 and 73504-3153, Part 5-7, Plan 53R-12983, Part of Part 2 and Parts 1 & 3, Plan 53R-21423, Lot 5, Concession 3, Township of Hanmer (4633 Deschene Road, and 0 Highway 69 North, Hanmer)	
Application:	To amend By-law 2010-100Z being the Zoning By law for the City of Greater Sudbury by changing the zoning classification from “OSP(7)", Open Space Private Special, “RU”, Rural and “R1-5”, Low Density Residential One to a revised “R3-1 (35)”, Medium Density Residential Special Zone. An “H”,(Holding) Symbol is requested to restrict development to a maximum of 208 residential dwelling units and accessory uses until additional sanitary sewer capacity and water capacity are available.	
Proposal:	The application, together with Official Plan Amendment application PL-OPA-2025-00017, would allow the expansion of the existing row housing development at 4633 Deschene Road by adding 208 residential dwelling units and accessory uses, along with a new access to a Primary Arterial Road (Municipal Road 80). Related applications (PL-OPA-2025-00016 & PL-RZN-2025-00042) for lands at 0 Lasalle Boulevard, Sudbury, would remove lands from the settlement area, resulting in no net increase to settlement area lands.	

Any person interested in voicing comments on the application may write to the City of Greater Sudbury, Alex Singbush, Manager of Development Approvals, Planning Services Division, PO Box 5000, Station A, 200 Brady Street, Sudbury, ON P3A 5P3, (alex.singbush@greatersudbury.ca). If you are aware of any person interested or affected by these applications who has not received a copy of this notice, it would be appreciated if you would so inform them.

Please note: Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a planning report, included in a Planning Committee Agenda and posted on the City's website.

By submitting information, including print or electronic information, for presentation to City Council or Committee you are indicating that you have obtained the consent of persons whose personal information is included in the information to be disclosed to the public.

La version française de ce document est disponible sur demande.

If a person or public body would otherwise have an ability to appeal the decision of the Council for the City of Greater Sudbury to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment, you must make a written request to the City of Greater Sudbury, City Clerk, Box 5000, Station A, Sudbury, Ontario, P3A 5P3.

The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all of the residents.

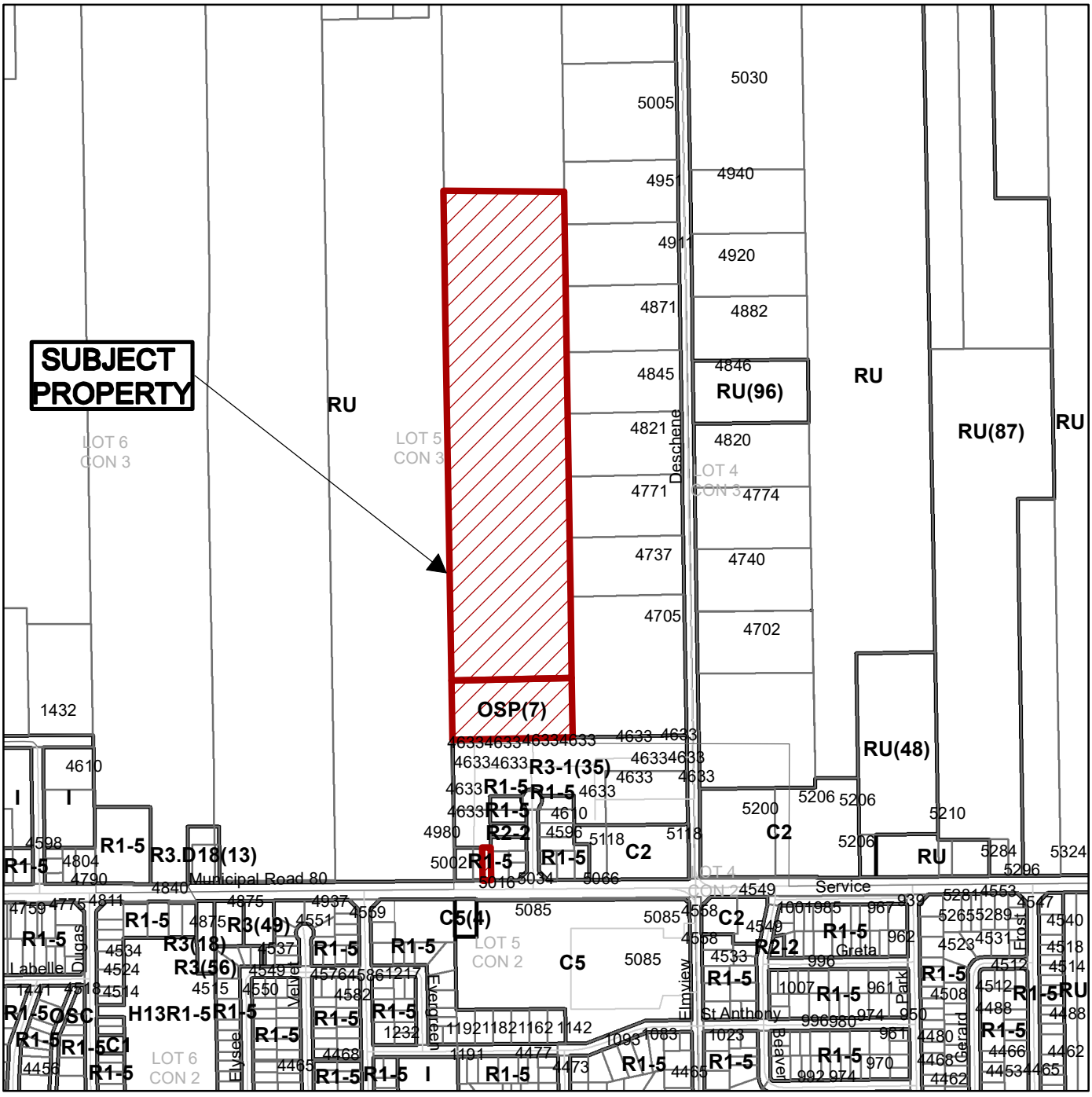
Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays at Tom Davies Square, 200 Brady Street (appointment required).

For more information, please call Wendy Kaufman, Senior Planner in Planning Services at 705-674-4455, Extension 4318.

Additional notice will be provided when the application is scheduled for a public meeting.

Alex Singbush, MCIP, RPP
Manager of Development Approvals

La version française de ce document est disponible sur demande.



Growth and Infrastructure Department

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Subject Property being PINs 73504-2036, 73504-3177 and 73504-3153, Part 5-7, Plan 53R-12983, Part of part 2 and Parts 1 & 3, Plan 53R-21423, Lot 5, Concession 3, Township of Hanmer, 4633 Deschene Road, and 0 Highway 69 North, Hanmer, City of Greater Sudbury

NTS
Sketch 1

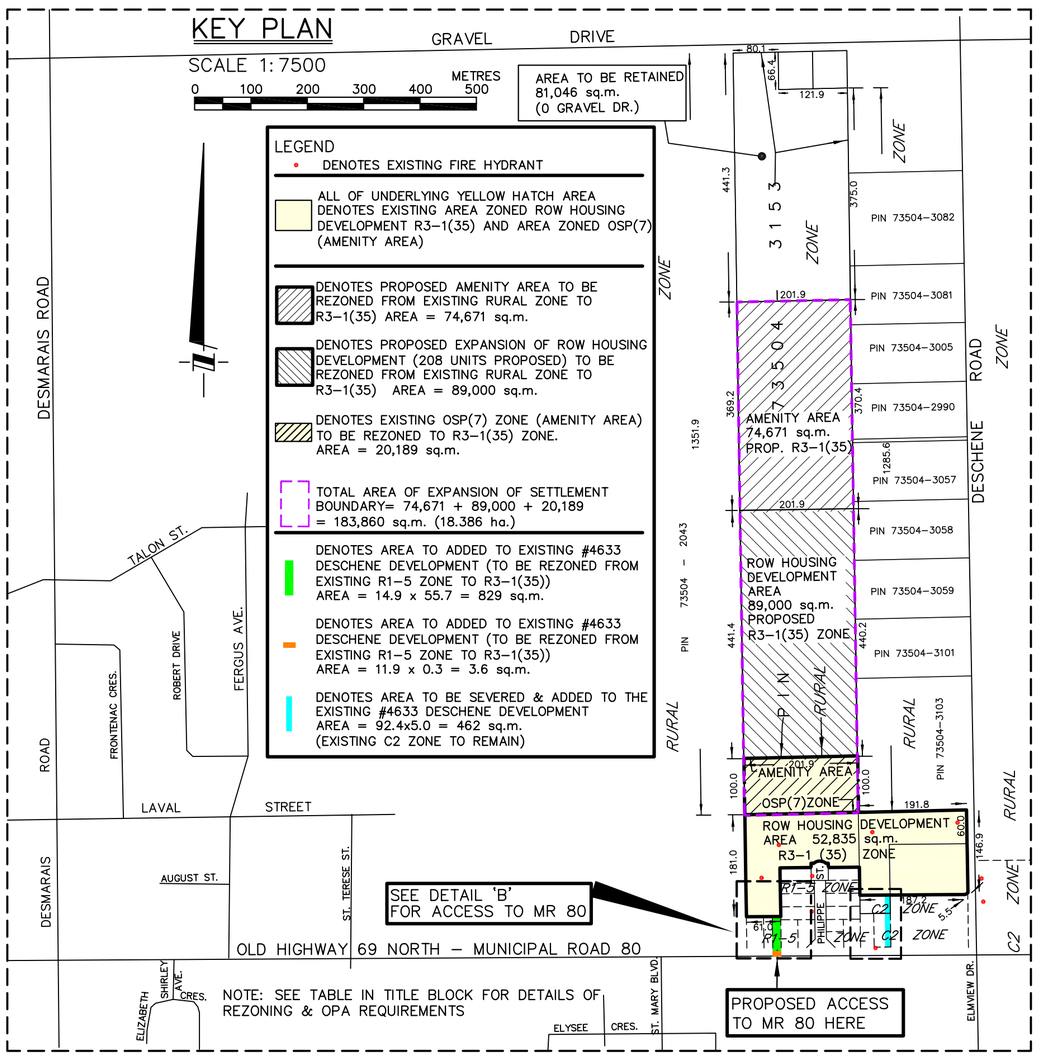
PL-RZN-2025-00043
Date: 2026 01 22

SKETCH FOR PLANNING ACT APPLICATIONS
TO SUMMARIZE REZONING & OFFICIAL PLAN AMENDMENT REQUIREMENTS

EXPANSION OF EXISTING ROW HOUSING OF MUNICIPAL # 4633 DESCHENE ROAD (TO THE NORTH OF EXISTING S.P.C.A. 2021–003A)

PROPOSED EXPANSION INCLUDES A TOTAL OF 208 ROW HOUSING UNITS (BLOCKS 1 TO 52)

SCALE AS SHOWN

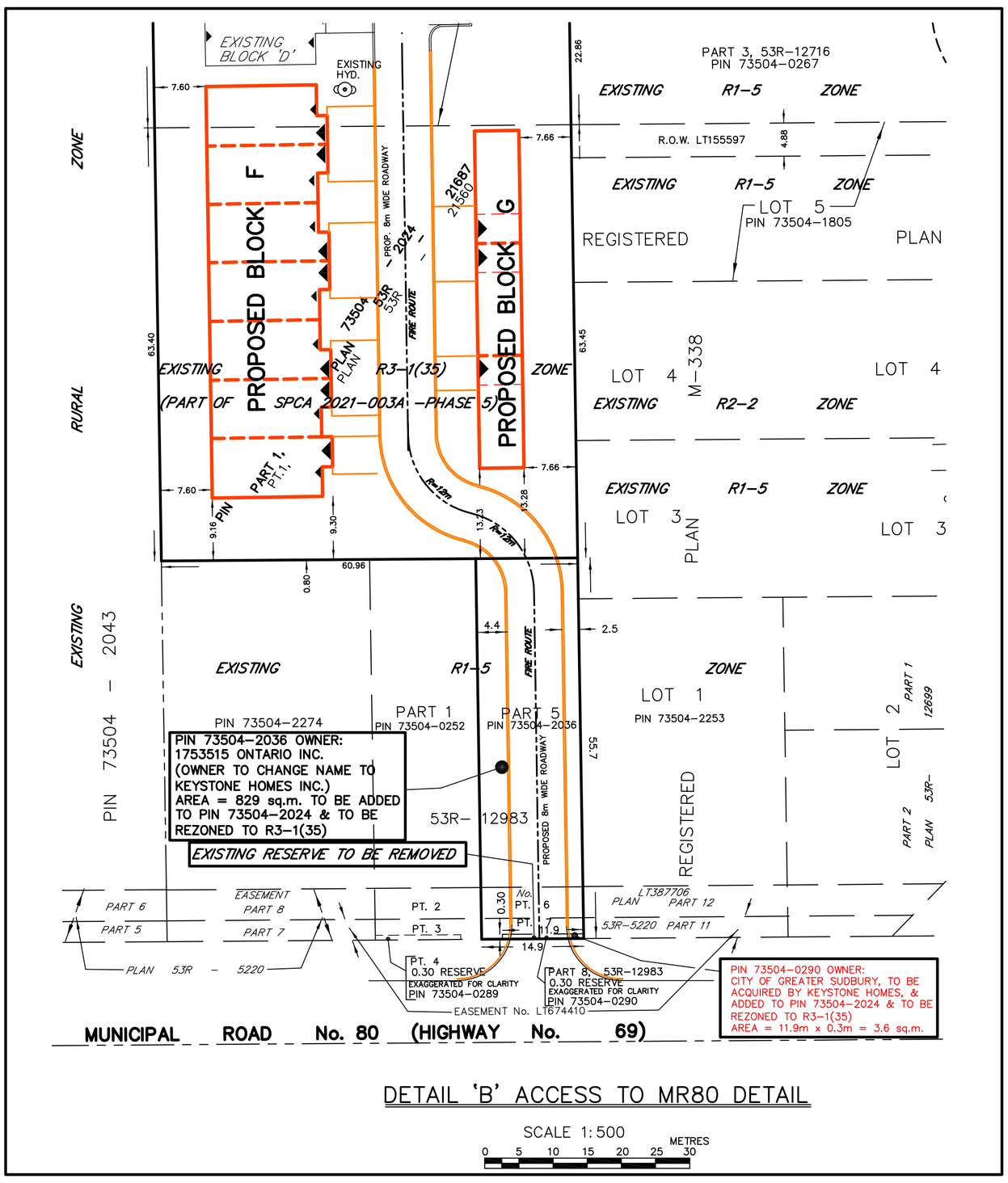


METRIC NOTE

DISTANCES & ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

AREAS, OFFICIAL PLAN DESIGNATION, ZONING & PIN INFORMATION (NOTE: CHANGES TO OPA &/OR REZONING SHOWN IN RED COLOUR TEXT)

KEYPLAN HATCHING	ITEM:	AREA(sq.m.):	EXISTING OFFICIAL PLAN DESIGNATION:	PROPOSED OFFICIAL PLAN DESIGNATION:	EXISTING ZONING:	PROPOSED ZONING:	APPLICABLE PIN DESIGNATION, & PLAN PARTS	CURRENT PIN OWNER:	LAND TITLE PROPERTY DESCRIPTION	PROPOSED PIN OWNER:	CURRENT PIN OWNER CONTACT:
	PROPOSED AMENITY AREA (NORTH OF THE N. LIMIT OF THE PROPOSED 208 UNIT ROW HOUSING DEVELOPMENT)	74,671	RURAL	RURAL	RURAL	R3–1(35) WITH A HOLDING PROVISION UNTIL ADDITIONAL SEWER & WATER CAPACITY IS AVAILABLE	PART OF PIN 73504–3153	MTR GROUP LTD.	PIN 73504–3153: W 1/2 OF E 1/2 LT 5 CON 3 HANMER EXCEPT LT155544, PL M338, LT155597, PT 7 & 8 53R9929, PT 1 TO 4 53R12716 AND PTS. 1 AND 2 PLAN 53R21423; S/T LT139738, LT139739; GREATER SUDBURY	KEYSTONE HOMES INC.	MTR CONSTRUCTION C/O MARTY ROY 2133 LASALLE BLVD. SUDBURY, ON. P3A 2A3 WORK 705–673–8726
	PROPOSED 208 UNIT ROW HOUSING DEVELOPMENT EXPANSION OF #4633 DESCHENE ROAD	89,000	RURAL	LIVING AREA 1	RURAL		PART OF PIN 73504–3153	MTR GROUP LTD.	PIN 73504–3153: W 1/2 OF E 1/2 LT 5 CON 3 HANMER EXCEPT LT155544, PL M338, LT155597, PT 7 & 8 53R9929, PT 1 TO 4 53R12716 AND PTS. 1 AND 2 PLAN 53R21423; S/T LT139738, LT139739; GREATER SUDBURY		
	DENOTES EXISTING OSP(7) ZONE (AMENITY AREA) TO BE REZONED R3–1(35) ZONE (AMENITY AREA). (NORTH OF THE N. LIMIT OF THE EXISTING ROW HOUSING DEVELOPMENT–SPCA 2021–003A)	20,189	RURAL	RURAL	OSP(7)		PART OF PIN 73504–3177 ALL OF PART 1, 53R–21423	KEYSTONE HOMES INC.	PIN 73504–3177: FIRSTLY: W 1/2 OF E 1/2 LOT 5, CONCESSION 3 BEING PARTS 1 AND 2, 53R21423; SECONDLY: PART LOT 5, CONCESSION 3 PART 3, 53R21423 EXCEPT PARTS 4, 5, 8, 11 AND 12, 53R21563; S/T LT139738, LT139739, LT139740 AND LT139741 HANMER; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2 & 3, 53R21687 AS IN SD458612; SUBJECT TO AN EASEMENT IN GROSS AS IN SD504327; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2 PLAN 53R21423 & PART 3 PLAN 53R21423 EXCEPT PART 4, 5, 8, 11 & 12 PLAN 53R21563 & EXCEPT PART 8 PLAN 53R21846 AS IN SD506185; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2 PLAN 53R21423 & PART 3 PLAN 53R21423 EXCEPT PART 4, 5, 8, 11 & 12 PLAN 53R21563 & EXCEPT PART 8 PLAN 53R21846 AS IN SD506185; CITY OF GREATER SUDBURY		
	AREA OF EXPANSION OF SETTLEMENT BOUNDARY OF #4633 DESCHENE ROAD DEVELOPMENT	TOTAL 74,671 + 89,000 + 20,189 = 183,860 (18.386 ha)	NOTE: THIS EXPANSION OF THIS DEVELOPMENT IS BEING MADE POSSIBLE BY PROPOSED APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT & REZONING (PL–OPA–2025–00016, PL–RZN–2025–00042) TO REMOVE LANDS KNOWN AS 0 LASALLE BOULEVARD FROM THE SETTLEMENT BOUNDARY (HAVING AN AREA OF 18.386 ha.) AND TO PROVIDE FOR AN EXPANSION OF THE SETTLEMENT BOUNDARY OF #4633 DESCHENE ROAD, AS SHOWN HEREON & BY REZONING & OPA APPLICATIONS (PL–OPA–2025–00027, PL–RZN–2025–00043). (HAVING AN AREA OF 18.386 ha)								
	PROPOSED AREA TO BE SEVERED & ADDED TO THE EXISTING 4633 DESCHENE ROW HOUSING DEVELOPMENT (5m STRIP OF LAND FOR PROPOSED SEWER & WATER CONNECTION TO MR 80) (SEE 'DETAIL C')	462	LIVING AREA 1	LIVING AREA 1	C2	C2	EASTERLY 5m PORTION OF PIN 73504–3155 IS TO BE SEVERED (PL–CON–2025–00071)	MTR GROUP LTD.	PIN 73504–3155: PART OF LOT 5, CONCESSION 3 AS IN LT166142; SECONDLY: PT LOT 5, CONCESSION 3 BEING PT 4 ON PLAN 53R21423; S/T 139740, LT139741, S/T LT390923, HANMER; GREATER SUDBURY		
	PROPOSED AREAS TO BE ADDED TO THE EXISTING 4633 DESCHENE ROW HOUSING DEVELOPMENT (FOR PROPOSED ACCESS OFF OF MR 80) (SEE 'DETAIL B')	829	LIVING AREA 1	LIVING AREA 1	R1–5	R3–1(35) WITH A HOLDING PROVISION UNTIL ADDITIONAL SEWER & WATER CAPACITY IS AVAILABLE	ALL OF PIN 73504–2036 PARTS 5, 6, 7, PLAN 53R–12983	1753515 ONTARIO INC.	PIN 73504–2036: PCL 24837 SEC SES; PT LT 5 CON 3 HANMER PT 5, 6, 7 53R12983; S/T LT387706, LT674410; GREATER SUDBURY		
		3.6	LIVING AREA 1	LIVING AREA 1	R1–5		EXISTING 0.3m RESERVE: PART 8, PLAN 53R–12983, BEING ALL OF PIN 73504–0290 (RESERVED TO BE REMOVED)	CITY OF GREATER SUDBURY	PIN 73504–0290: PCL 49646 SEC SES; PT LT 5 CON 3 HANMER PT 8 53R12983; GREATER SUDBURY		CITY OF GREATER SUDBURY



DETAIL 'B' ACCESS TO MR80 DETAIL

SCALE 1: 500
METRES
0 5 10 15 20 25 30

DORLAND GEOMATICS
ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS
1771 OLD FALCONBRIDGE ROAD
SUDBURY, ONTARIO, P3A 4R7
PHONE (705) 673–2556 FAX (705) 673–1051
WWW.DORLANDGEOMATICS.CA

PREPARED BY : A.A.	SCALE : AS SHOWN
DATE : DEC. 15, 2025	CAD FILE : 18791–SITEPLAN.dwg
****	P. SPACE TAB : SITEPLAN EXPANSION OPA–rez 7500s

CONCEPT PLAN SKETCH FOR PLANNING ACT APPLICATIONS

EXPANSION OF EXISTING ROW HOUSING OF MUNICIPAL # 4633 DESCHENE ROAD (TO THE NORTH OF EXISTING S.P.C.A. 2021–003A)

PROPOSED EXPANSION INCLUDES A TOTAL OF 208 ROW HOUSING UNITS (BLOCKS 1 TO 52)

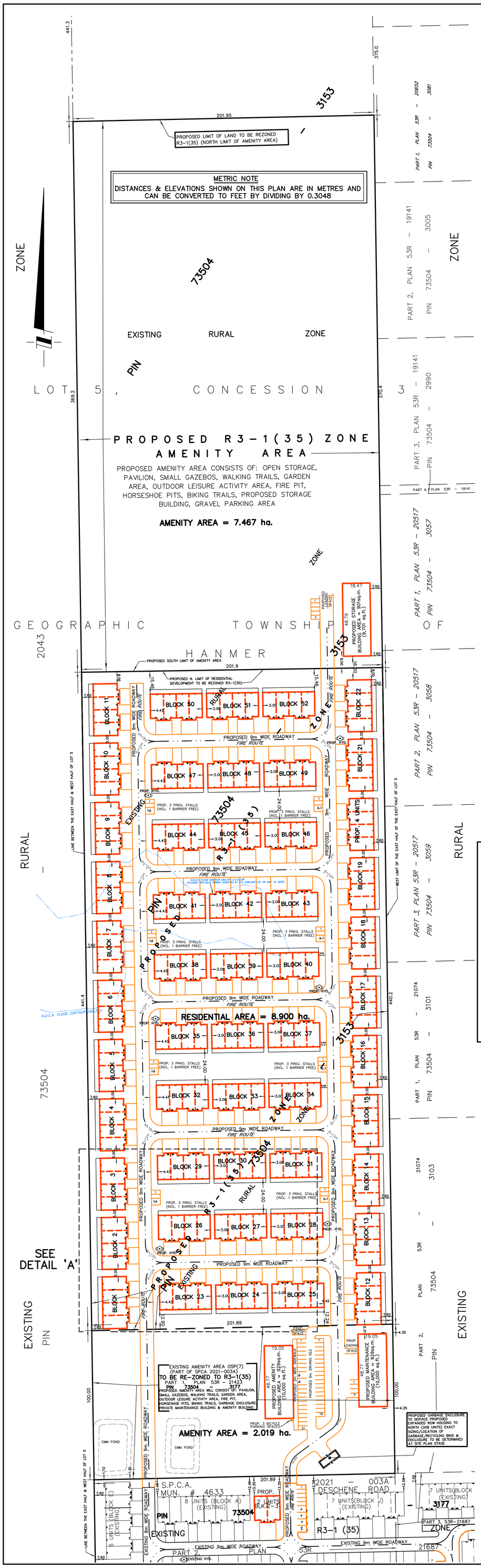
SCALE 1:1000

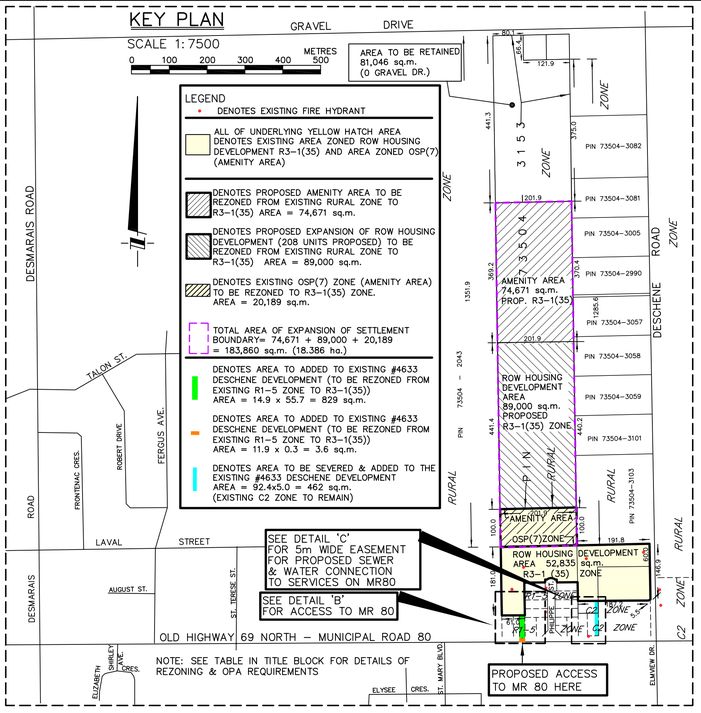
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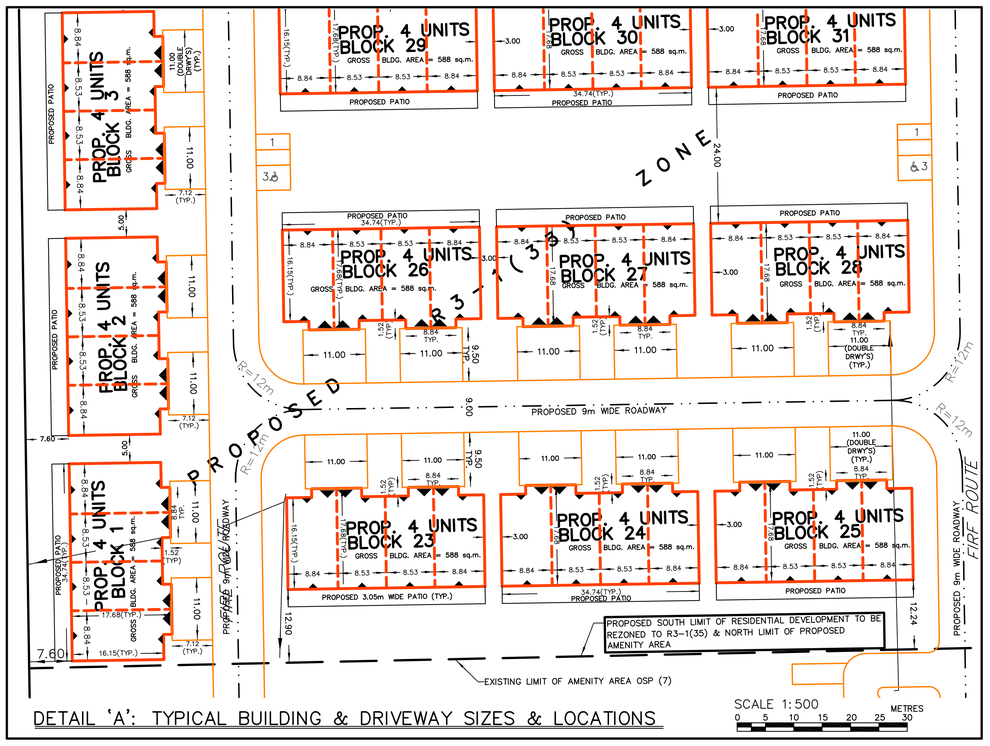
PROPOSED ROW HOUSING EXPANSION AREA FOR MUNICIPAL # 4633 DESCHENE ROAD
(NORTH OF EXISTING #4633 DESCHENE ROAD – SPCA 2021–003A ROW HOUSING DEVELOPMENT)

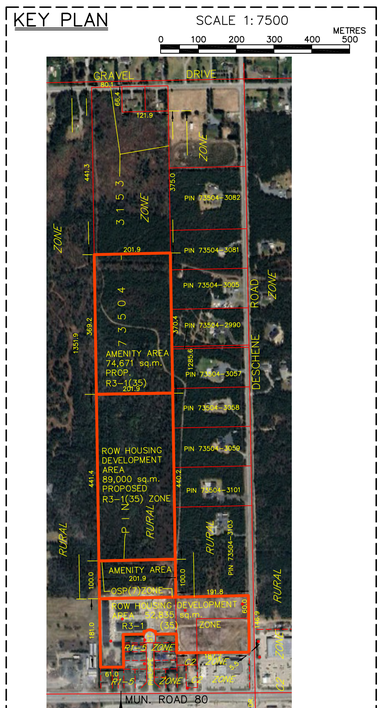
NOTE: AREAS IN TABLE BELOW DO NOT INCLUDE PROPOSED AMENITY AREAS, ONLY ROW HOUSING DEVELOPMENT (AREA = 89,000 sq.m.)

ITEM:	PROVIDED	CALCULATIONS
LOT AREA (ROW HOUSING FOR PROPOSED R3–1(35) ZONE)	89,000 Sq.m.	
PAVED AREA	XXX Sq.m.	
PAVED AREA (%)	XX%	XXX/ 89,000 = XX%
LANDSCAPED AREA (%)	XX%	XXX/ 89,000 = XX% (MINIMUM 30%)
TOTAL PROPOSED 208 ROW DWELLING UNITS (52 BUILDINGS) GROSS FLOOR AREA	30,576 Sq.m.	588 x 52 = 30,576 Sq.m.
PROPOSED ROW DWELLING HEIGHTS (1 STOREY)	5.5m ±	MAXIMUM HEIGHT IN ROW DWELLING = 11.0m
TOTAL LOT COVERAGE (%)	34.4%	(588 x 52) / 89000 = 34.4% (MAXIMUM 40%)
BICYCLE PARKING REQUIREMENTS FOR ROW HOUSING (NOT REQUIRED):	BICYCLE PARKING	CAN BE CONTAINED WITHIN GARAGE OF EACH UNIT
PARKING SPACES REQUIRED FOR 208 ROW HOUSING UNITS (REQUIRED 312 SPACES) NOTE: ALL 208 ROW DWELLING UNITS HAVE A GARAGE & WILL HAVE 2 PARKING STALLS (THE 8 BARRIER FREE PARKING SPACES PROVIDED ARE INCLUDED IN THE TOTAL PARKING COUNT PROVIDED)	PROVIDED = 440	PARKING STANDARD FOR ROW DWELLING UNITS IS 1.5 PARKING SPACES PER DWELLING UNIT, INCLUDING A MINIMUM OF FIVE (5) ACCESSIBLE PARKING SPACES REQUIRED = 208 x 1.5 = 312 SPACES PROVIDED = (208x2)+24 = 440 SPACES
BARRIER FREE PARKING SPACES REQUIRED (FOR ROW HOUSING) = 5	PROVIDED = 8	
ZONE: EXISTING: OSP(7) & RURAL	PROPOSED R3–1(35) (*SEE ZONING TABLE & KEY PLAN)	
DENSITY FOR ROW DWELLINGS (UNITS/HA.)	24 UNITS/HA.	208/8.900 = 24
MINIMUM FRONT YARD = 6.0m	PROVIDED MINIMUM OF 6.0m	
MINIMUM REAR YARD = 7.5m	PROVIDED MINIMUM OF 7.5m	
MINIMUM INTERIOR SIDE YARD(ROW DWELLING) = 1.2m (FOR 1 STOREY) 1.8m (2 STOREY)	PROVIDED MINIMUMS	
7.5m PRIVACY YARD DEPTH IS REQUIRED ABUTTING THE FULL EXTERIOR WALL OF EACH ROW DWELLING UNIT, & 3m COURT YARD BUILDING SEPARATION FOR THE ROW DWELLINGS, WHERE NEITHER WALLS CONTAINS BALCONIES OR HABITABLE ROOM WINDOWS	PROVIDED MINIMUM OF 7.5m PRIVACY YARD PROVIDED MINIMUM OF 3.0m FOR COURT YARD BUILDING SEPARATION	
ROW DWELLINGS: COURT YARD BUILDING SEPARATION FOR DWELLINGS, WHERE BOTH WALLS CONTAIN BALCONIES OR HABITABLE ROOM WINDOWS = 15.0m. 7.5m WHERE ONLY ONE WALL CONTAINS BALCONIES OR HABITABLE ROOM WINDOWS. 5.0m WHERE NEITHER WALLS CONTAINS BALCONIES OR HABITABLE ROOM WINDOWS	PROVIDED MINIMUMS	
OUTDOOR PARKING AREAS SHALL BE PERMITTED IN ANY PART OF ANY YARD, EXCEPT THAT NO PART OF ANY PARKING AREA SHALL BE LOCATED IN THE REQUIRED FRONT YARD FOR ANY RESIDENTIAL ZONE	NO PARKING IS SHOWN IN THE REQUIRED FRONT YARD	









NOTE: GOOGLE EARTH IMAGERY DATED MAY 2024.

NOTES

REFER TO THE WETLAND BOUNDARY IDENTIFICATION REPORT COMPLETED BY MANON GIROUX OF ENVIRONMENTAL ECOSYSTEMS INC. DATED AUGUST 27, 2025. PART OF THE REPORT CONCLUSION "THERE ARE NO IDENTIFIED WETLANDS WITHIN THE FLOODPLAIN AREA"

REFER TO THE PLANNING JUSTIFICATION REPORT HAS BEEN PREPARED BY JOHN JACKSON PLANNER, INC.

REFER TO THE TRAFFIC IMPACT STUDY PREPARED BY TRANSPLAN ASSOCIATES.

REFER TO THE SEWER & WATER CAPACITY ASSESSMENT, FIRE FLOW CALCULATIONS & A PRELIMINARY STORM WATER MANAGEMENT REPORT PREPARED BY EXP SERVICES INC.

THE POSITION OF PROPERTY BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING FIELD RECORDS OF D.S. DORLAND LIMITED (FILE 180305). THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES STATED IN THE TITLE BLOCK.

ALL PROPOSED ROW HOUSE DWELLINGS UNITS SHOWN HEREON HAVE ATTACHED GARAGES. ALL PROPOSED ROW HOUSING BLOCKS '1' TO '52' ARE THE SAME FOOT PRINT (GROSS FLOOR AREA PER 4 UNIT DWELLING = 588 sq.m.)

ALL PROPOSED PARKING AREAS & DRIVING ISLES ARE TO BE PAVED, WITH THE EXCEPTION OF THE PARKING AREAS & DRIVING ISLES IN NORTHERLY AMENITY AREA, THEY WILL BE GRAVEL.

PROPOSED PARKING STALLS TO BE LINE PAINTED

MINIMUM PRIVATE DRIVING ISLES WIDTH REQUIRED (2 WAY) = 6.0m.(MINIMUM)

TYPICAL PARKING STALL SIZE IS 2.75m X 6.0m (MINIMUM)

TYPICAL BARRIER FREE PARKING STALL SIZE IS 4.4m X 6.0m (MINIMUM)

TYPICAL LOADING SPACE SIZE IS 3.6m X 9.0m (MINIMUM)

ALL CURBING SHOWN HEREON SHALL BE CONCRETE MOUNTABLE CURB (GSSD–600.030)

PROPOSED GARBAGE COLLECTION WILL BE PROVIDED BY A PRIVATE CONTRACTOR.

UNLESS OTHERWISE NOTED ALL LANDSCAPED AREAS WILL BE GRASS.

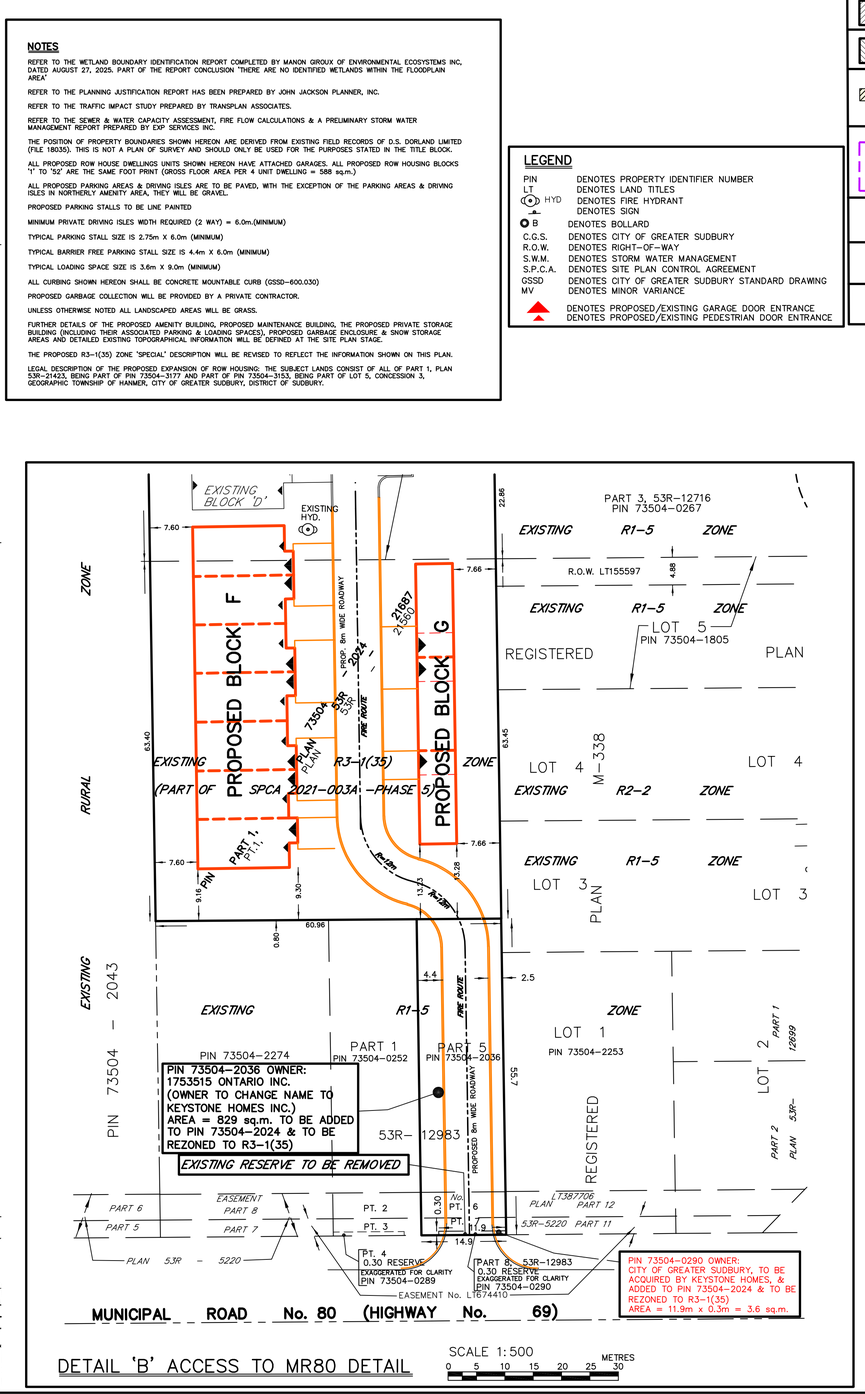
FURTHER DETAILS OF THE PROPOSED AMENITY BUILDING, PROPOSED MAINTENANCE BUILDING, THE PROPOSED PRIVATE STORAGE BUILDING (INCLUDING THEIR ASSOCIATED PARKING & LOADING SPACES), PROPOSED GARBAGE ENCLOSURE & SNOW STORAGE AREAS AND DETAILED EXISTING TOPOGRAPHICAL INFORMATION WILL BE DEFINED AT THE SITE PLAN STAGE.

THE PROPOSED R3–1(35) ZONE 'SPECIAL' DESCRIPTION WILL BE REVISED TO REFLECT THE INFORMATION SHOWN ON THIS PLAN.

LEGAL DESCRIPTION OF THE PROPOSED EXPANSION OF ROW HOUSING: THE SUBJECT LANDS CONSIST OF ALL OF PART 1, PLAN 53R–21423, BEING PART OF PIN 73504–3177 AND PART OF PIN 73504–3153, BEING PART OF LOT 5, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF HANMER, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY.

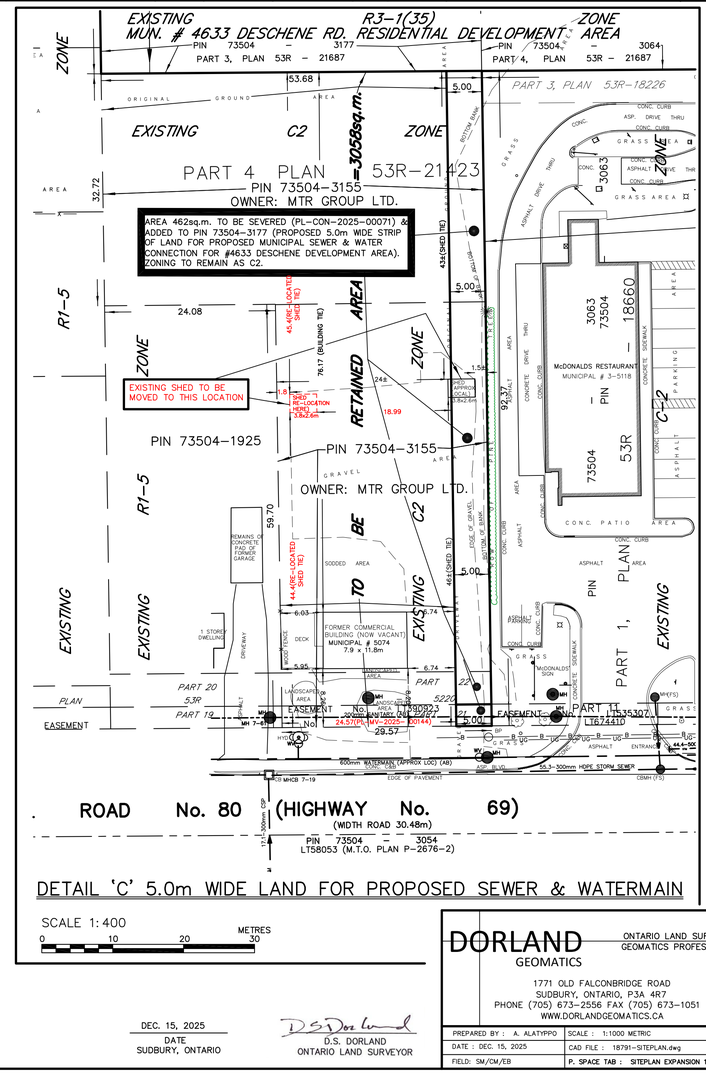
LEGEND

PIN	DENOTES PROPERTY IDENTIFIER NUMBER
LT	DENOTES LAND TITLES
HYD	DENOTES FIRE HYDRANT
	DENOTES SIGN
B	DENOTES BOLLARD
C.G.S.	DENOTES CITY OF GREATER SUDBURY
R.O.W.	DENOTES RIGHT–OF–WAY
S.W.M.	DENOTES STORM WATER MANAGEMENT
S.P.C.A.	DENOTES SITE PLAN CONTROL AGREEMENT
GSSD	DENOTES CITY OF GREATER SUDBURY STANDARD DRAWING
MV	DENOTES MINOR VARIANCE
	DENOTES PROPOSED/EXISTING GARAGE DOOR ENTRANCE
	DENOTES PROPOSED/EXISTING PEDESTRIAN DOOR ENTRANCE



AREAS, OFFICIAL PLAN DESIGNATION, ZONING & PIN INFORMATION (NOTE: CHANGES TO OPA &/OR REZONING SHOWN IN RED COLOUR TEXT)

KEYPLAN HATCHING	ITEM:	AREA(sq.m.):	EXISTING OFFICIAL PLAN DESIGNATION:	PROPOSED OFFICIAL PLAN DESIGNATION:	EXISTING ZONING:	PROPOSED ZONING:	APPLICABLE PIN DESIGNATION, & PLAN PARTS	CURRENT PIN OWNER:	PROPOSED PIN OWNER:
	PROPOSED AMENITY AREA (NORTH OF THE N. LIMIT OF THE PROPOSED 208 UNIT ROW HOUSING DEVELOPMENT)	74,671	RURAL	RURAL	RURAL	R3–1(35) WITH A HOLDING PROVISION UNTIL ADDITIONAL SEWER & WATER CAPACITY IS AVAILABLE	PART OF PIN 73504–3153	MTR GROUP LTD.	KEYSTONE HOMES INC.
	PROPOSED 208 UNIT ROW HOUSING DEVELOPMENT EXPANSION OF #4633 DESCHENE ROAD	89,000		LIVING AREA 1					
	DENOTES EXISTING OSP(7) ZONE (AMENITY AREA) TO BE REZONED R3–1(35) ZONE (AMENITY AREA). (NORTH OF THE N. LIMIT OF THE EXISTING ROW HOUSING DEVELOPMENT–SPCA 2021–003A)	20,189		RURAL	OSP(7)		PART OF PIN 73504–3177 ALL OF PART 1, 53R–21423	KEYSTONE HOMES INC.	
	AREA OF EXPANSION OF SETTLEMENT BOUNDARY OF #4633 DESCHENE ROAD DEVELOPMENT	TOTAL 74,671 + 89,000 + 20,189 = 183,860 (18.386 ha)	NOTE: THIS EXPANSION OF THIS DEVELOPMENT IS BEING MADE POSSIBLE BY PROPOSED APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT & REZONING (PL–OPA–2025–00016, PL–RZN–2025–00042) TO REMOVE LANDS KNOWN AS O LASALLE BOULEVARD FROM THE SETTLEMENT BOUNDARY (HAVING AN AREA OF 18.386 ha.) AND TO PROVIDE FOR AN EXPANSION OF THE SETTLEMENT BOUNDARY OF #4633 DESCHENE ROAD, AS SHOWN HEREON, & BY REZONING & OPA APPLICATIONS (PL–OPA–2025–00027, PL–RZN–2025–00043). (HAVING AN AREA OF 18.386 ha)				
	PROPOSED AREA TO BE SEVERED & ADDED TO THE EXISTING 4633 DESCHENE ROW HOUSING DEVELOPMENT (5m STRIP OF LAND FOR PROPOSED SEWER & WATER CONNECTION TO MR 80) (SEE 'DETAIL C')	462	LIVING AREA 1	LIVING AREA 1	C2	C2	EASTERLY 5m PORTION OF PIN 73504–3155 IS TO BE SEVERED (PL–CON–2025–00071)	MTR GROUP LTD.	
	PROPOSED AREAS TO BE ADDED TO THE EXISTING 4633 DESCHENE ROW HOUSING DEVELOPMENT (FOR PROPOSED ACCESS OFF OF MR 80) (SEE 'DETAIL B')	829			R1–5	R3–1(35) WITH A HOLDING PROVISION UNTIL ADDITIONAL SEWER & WATER CAPACITY IS AVAILABLE	ALL OF PIN 73504–2036 PARTS 5, 6, 7, PLAN 53R–12983	1753515 ONTARIO INC.	
		3.6					EXISTING 0.3m RESERVE: PART 8, PLAN 53R–12983, BEING ALL OF PIN 73504–0290 (RESERVED TO BE REMOVED)	CITY OF GREATER SUDBURY	



DORLAND GEOMATICS
ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS
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SUDBURY, ONTARIO, P3A 4R7
PHONE (705) 673–2556 FAX (705) 673–1051
WWW.DORLANDGEOMATICS.CA

PREPARED BY : A. ALATYPPO	SCALE : 1:1000 METRIC
DATE : DEC. 15, 2025	CAD FILE : 18791–SITEPLAN.dwg
FIELD: SM/CM/EB	P. SPACE TAB : SITEPLAN EXPANSION 1000S

DEC. 15, 2025
DATE
SUDBURY, ONTARIO

D.S. DORLAND
ONTARIO LAND SURVEYOR