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

October 15, 2026 File: # PL-RZN-2026-00044

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: Tulloch
Applicant

Kyle Olson
Owner

Location: PIN 73476-0174, Parcel 6538 SEC SES, Part Lot 5, Concession 4, Township of Broder; City of Greater Sudbury

PIN 73476-0818, Parts 1 and 2, 53R20888, Part Lot 5, Concession 4 Township of Broder; City of Greater Sudbury

PIN 73476-0857, Parts 7 and 8, 53R21965, Part Lot 5, Concession 4, Township of Broder; City of Greater Sudbury

PIN 73476-0858, Parts 9 and 10, 53R21965, Part Lot 5, Concession 4, Township of Broder; City of Greater Sudbury

PIN 73476-0860, Parts 13 and 14, 53R21965, Part Lot 5, Concession 4, Township of Broder; City of Greater Sudbury

0 and 4102 Long Lake Road, Sudbury

Application: An application has been received to amend City of Greater Sudbury Zoning By-law 2010-100Z by changing the zoning classification of a portion of the subject lands from the “RU”, Rural Zone, to the “R1-2”, Low Density Residential One Zone.

Concurrently, the applicant has submitted Consent Application PL-CON-2026-00065 to facilitate three lot additions involving the subject property (PIN 73476-0174). The conveyed lands will be consolidated with the abutting properties (PINs 73476-0857, 73476-0858 and 73476-0860) to facilitate the future development of single detached dwellings on the enlarged residential lots.

Proposal: The proposed Zoning By-law Amendment is required to address the split zoning that would otherwise result on the benefitting properties (PINs 73476-0857, 73476-0858 and 73476-0860) following the lot additions proposed through Consent Application PL-CON-2026-00065.

La version française de ce document est disponible sur demande.

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.

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.

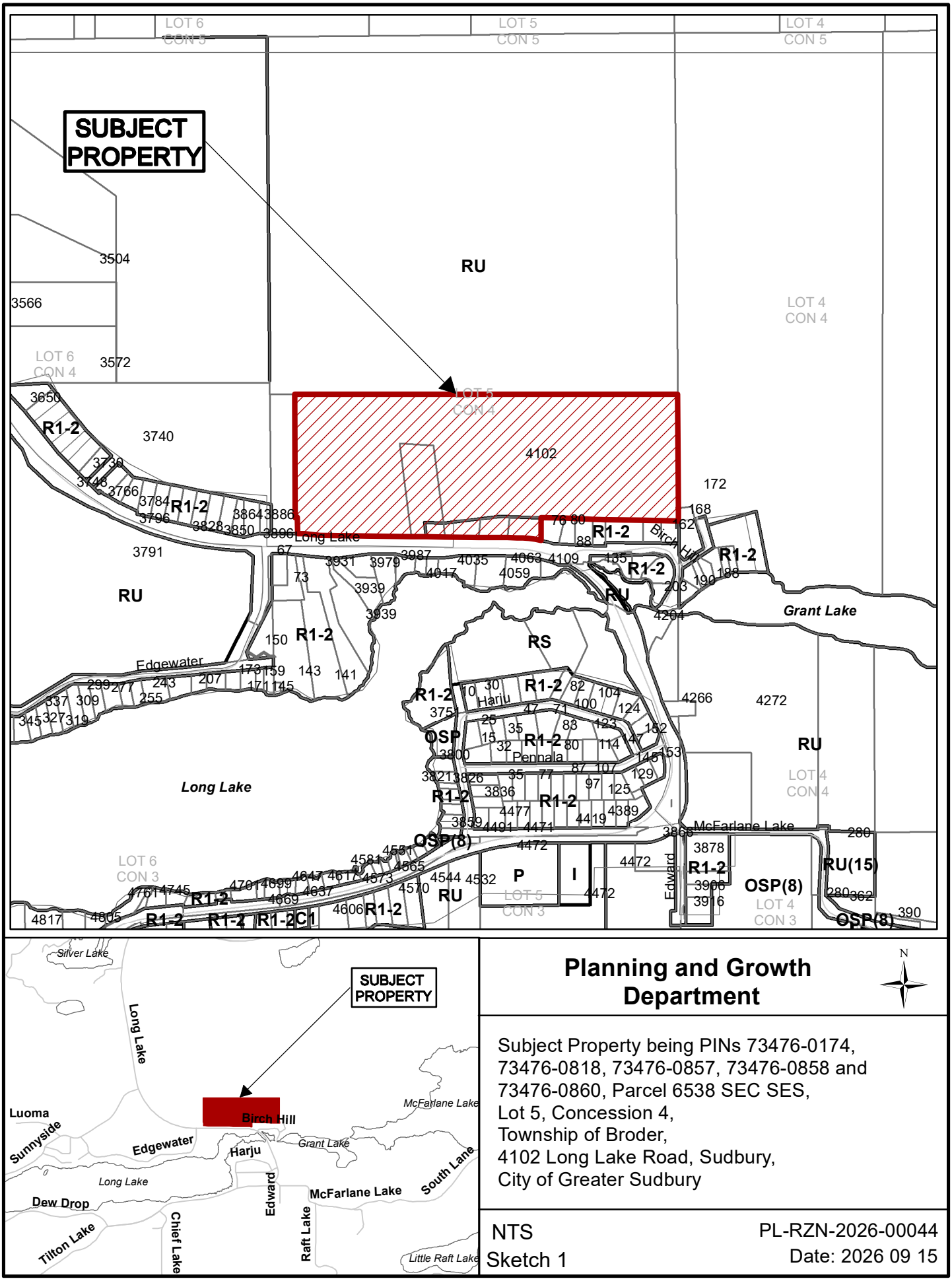
Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays at Tom Davies Square, 200 Brady Street (appointment required).

For more information, please call Sophie Hautot, Senior Planner in Planning Services at 705-674-4455, Extension 1206.

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

Alex Singbush, MCIP, RPP
Manager of Development Approvals

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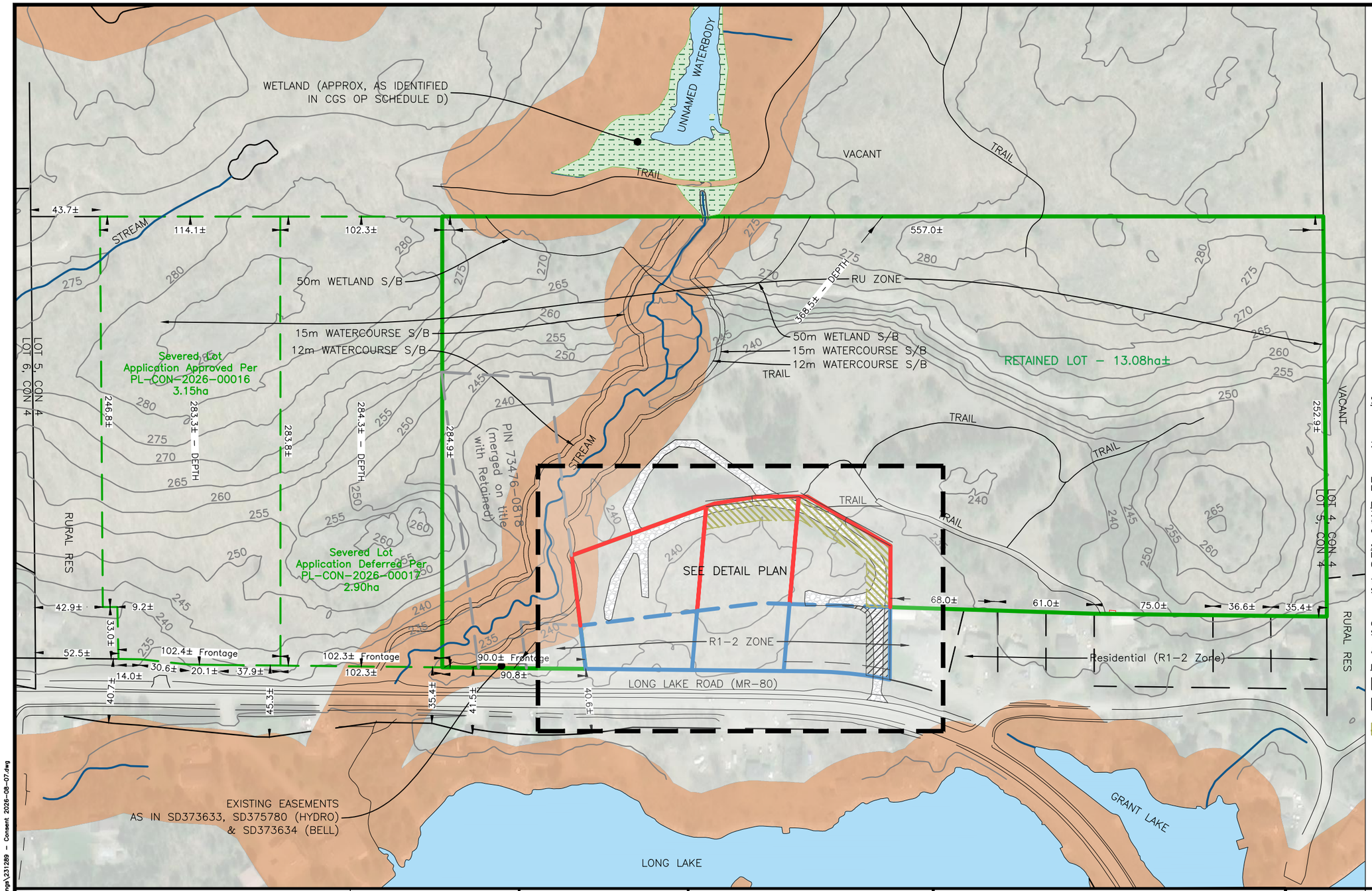


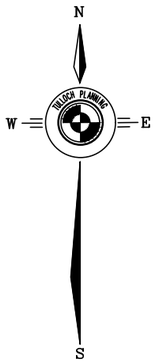
Planning and Growth Department

Subject Property being PINs 73476-0174, 73476-0818, 73476-0857, 73476-0858 and 73476-0860, Parcel 6538 SEC SES, Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road, Sudbury, City of Greater Sudbury

NTS
Sketch 1

PL-RZN-2026-00044
Date: 2026 09 15





SITE PLAN DATA

ZONING: RU, R1-2 (AS SHOWN)

	REQUIRED (RU)	REQUIRED (R1-2)
LOT AREA:	MIN 2ha	MIN 1,300.0m²
LOT FRONTAGE:	MIN 90m	MIN 36m

NOTES:
ZBL 4.23b): 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)

CONSERVATION SUDBURY REGULATED AREA: CONSERVATION SUDBURY MAPPING TOOL (2025)

AERIAL: MICROSOFT, MAXAR, CNES (2025)

LEGEND

- Conservation Sudbury Regulated Area
- Existing Access Easement in Favor of Retained Lot as in SD526838
- Proposed Access Easement in Favor of Retained Lot & Benefitting Lots 1 & 2 – 2,278.9m²±

CAUTION

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TULLOCH

T: 705-522-6303
sudbury@tulloch.ca

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING:

Lot Addition Overview Sketch

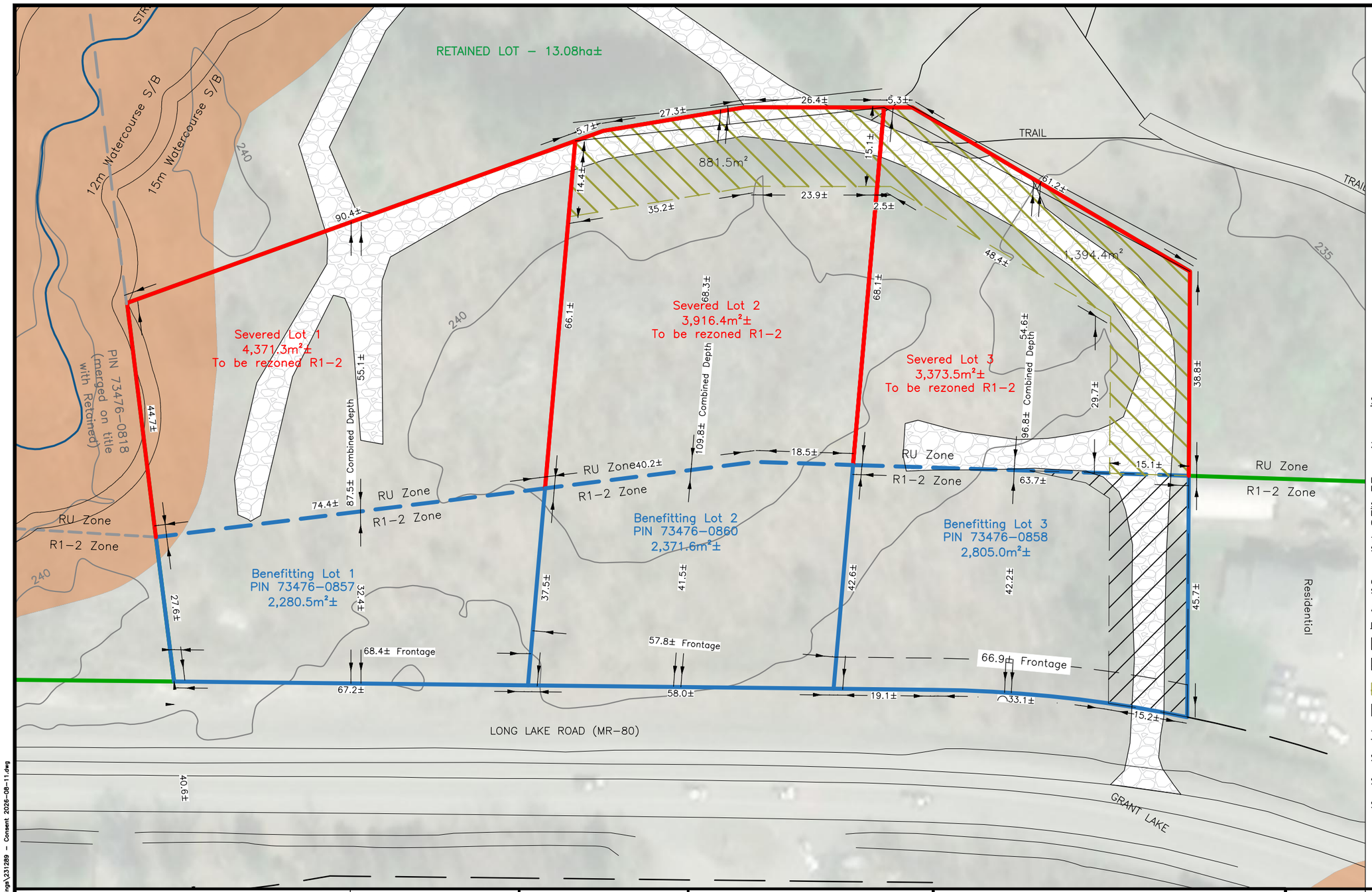
PROJECT:

0 & 4102 Long Lake Road

Part of Lot 5, Concession 4
Geo Twp of Broder
City of Greater Sudbury

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	RT/AA	23-1289
SCALE:	PLOT SIZE:	DATE:
1:2500	11x17	August 7, 2026

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SITE PLAN DATA

ZONING: RU, R1–2 (AS SHOWN)

	REQUIRED (RU)	REQUIRED (R1–2)
LOT AREA:	MIN 2ha	MIN 1,300.0m²
LOT FRONTAGE:	MIN 90m	MIN 36m

SOURCES

LOT FABRIC & DRIVEWAYS: TULLOCH GEOMATICS, O.L.S. (2022–2024)

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AERIAL: MICROSOFT, MAXAR, CNES (2025)

LEGEND

- Conservation Sudbury Regulated Area
- Existing Access Easement in Favor of Retained Lot as in SD526838
- Proposed Access Easement in Favor of Retained Lot & Benefitting Lots 1 & 2 – 2,278.9m²±
- Existing Driveway

TOTAL LOT AREAS, POST–ADDITION

Severed & Benefitting Lot 1: 6,651.8m²±

Severed & Benefitting Lot 2: 6,288.0m²±

Severed & Benefitting Lot 3: 6,178.5m²±

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sudbury@tulloch.ca

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Lot Addition Detail Sketch**

PROJECT: **0 & 4102 Long Lake Road**

Part of Lot 5, Concession 4
Geo Twp of Broder
City of Greater Sudbury

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	RT/AA	23-1289
SCALE:	PLOT SIZE:	DATE:
1:750	11x17	August 11, 2026

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