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

November 4, 2026

File: # PL-RZN-2026-00046

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 Agent	Ross Mantle & Valerie Mantle Owner
Location:	PIN 73473-0333, Part Broken Lot 9, Concession 3, as in LT178783; and Part Broken Lot 9, Concession 3, as in EP160, save and except LT 97863, LT161624, LT178783, Part 1, Plan 53R-7190, Parts 2-7, Plan 53R-10979, Part 1, Plan 53R-20458, Parts 1-4, Plan 53R-19682, and Parts 1-3, Plan 53R-21852, Township of Broder (1293 Dew Drop Road & 1362 South Shore 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 "RS", Rural Shoreline Zone, to the "RU", Rural Zone.	
Proposal:	The purpose of the application is to satisfy Condition 9 of Consent Application PL-CON-2025-00024, by eliminating the split zoning that would otherwise occur on the proposed severed lot.	
Related Application:	Consent application PL-CON-2025-00024	

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.

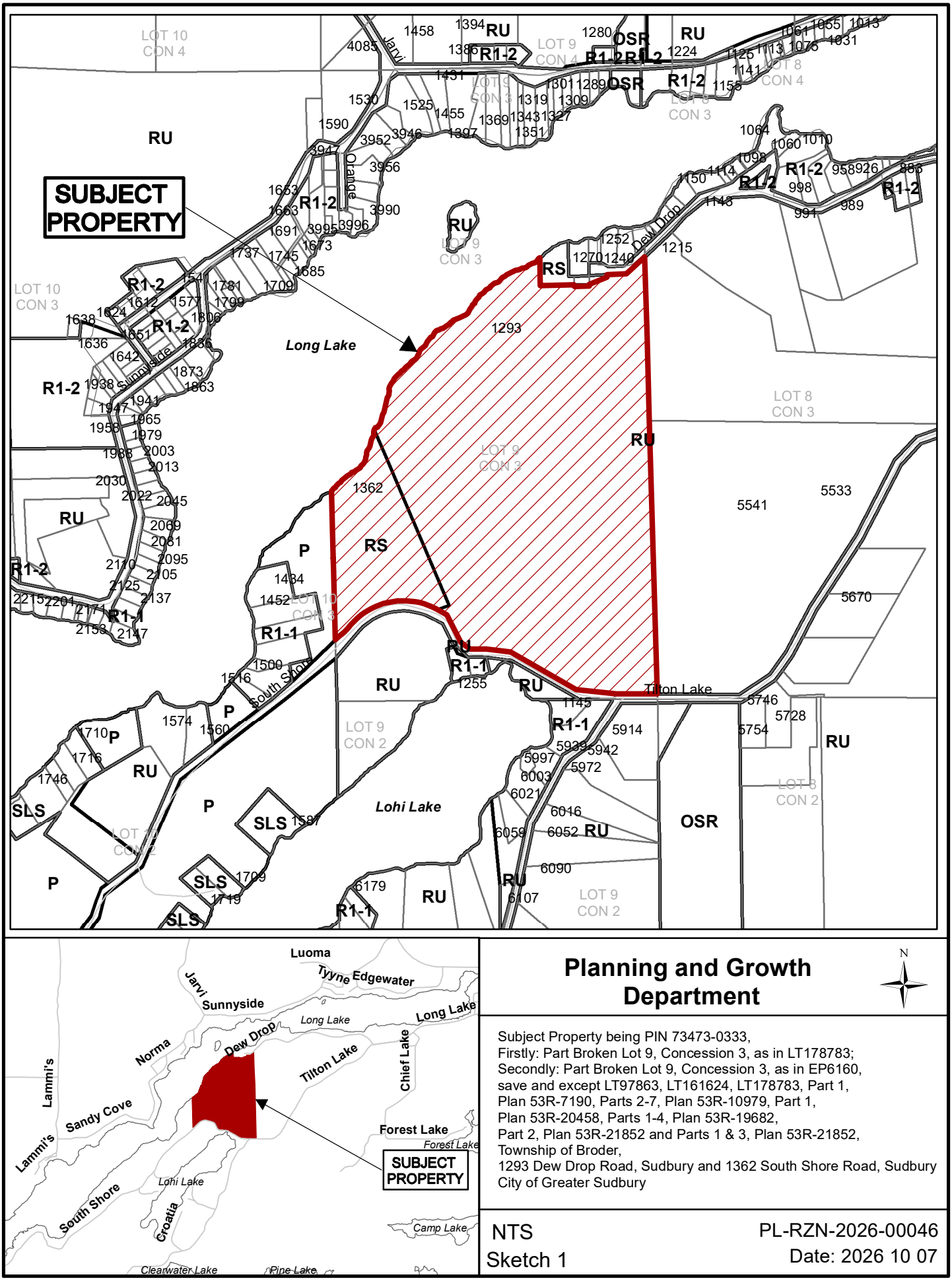
Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays at Tom Davies Square, 200 Brady Street (appointment required).

For more information, please call 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

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Subject Property being PIN 73473-0333,
Firstly: Part Broken Lot 9, Concession 3, as in LT178783;
Secondly: Part Broken Lot 9, Concession 3, as in EP6160,
save and except LT97863, LT161624, LT178783, Part 1,
Plan 53R-7190, Parts 2-7, Plan 53R-10979, Part 1,
Plan 53R-20458, Parts 1-4, Plan 53R-19682,
Part 2, Plan 53R-21852 and Parts 1 & 3, Plan 53R-21852,
Township of Broder,
1293 Dew Drop Road, Sudbury and 1362 South Shore Road, Sudbury
City of Greater Sudbury

NTS
Sketch 1

PL-RZN-2026-00046
Date: 2026 10 07

SKETCH FOR SEVERANCE

PART OF LOT 9
CONCESSION 3

GEOGRAPHIC TOWNSHIP OF BRODER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

METRES
SCALE 1:2500 0 125

JAMES E. KIRKLAND O.L.S.

METRIC NOTE

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

LEGEND

-o-	denotes	PLANTED SURVEY MONUMENT
-■-	denotes	FOUND SURVEY MONUMENT
IB	denotes	IRON BAR
SIB	denotes	STANDARD IRON BAR
SSIB	denotes	SHORT STANDARD IRON BAR
//	denotes	NOT TO SCALE
WIT	denotes	WITNESS
707	denotes	R.T. LANE, O.L.S.
961	denotes	ENDLEMAN-HOLDER LTD, O.L.S.
1429	denotes	J.E. KIRKLAND, O.L.S.
950	denotes	G.T. ROGERS, O.L.S.
588	denotes	A.O. ESTE, O.L.S.
OU	denotes	ORIGIN UNKNOWN
RB	denotes	ROCK BAR
943	denotes	D.W. ENDLEMAN O.L.S.
R.O.	denotes	REGISTRY OFFICE
1655	denotes	T.W. DEL BOSCO, O.L.S.
RPL	denotes	ROCK PLUG
P1	denotes	DEPOSITED PLAN 53R-19682
P2	denotes	PLAN ATTACHED TO LT178783
P3	denotes	DEPOSITED PLAN 53R-16137
P4	denotes	DEPOSITED PLAN
P5	denotes	DEPOSITED PLAN
P6	denotes	DEPOSITED PLAN
1689	denotes	A. BORTOLUSSI, O.L.S.

FIELD SURVEY:	PLAN:	REFERENCE No.:
J.E.K.	JK	K24-5909MCH6 K24-5885GPS

JAMES E. KIRKLAND LTD.
ONTARIO LAND SURVEYOR
CIVIL ENGINEER
2651 DESLOGES ROAD
SUDBURY, ONT. P3G 1C5
JAMESEKIRKLANDLTD@GMAIL.COM
TEL. (705) 523-1900 *FAX. (705) 523-1900*

LONG LAKE

500

CROWN

308+/-

LOT 10

LOT 9

LOT 8

CONCESSION 3
TOWNSHIP OF BRODER

LOT 9

REMAINDER PART 2
AREA= 30.00 Ha +/-

SEVER PART 1
AREA= 34.8 Ha +/-

531.738

PIN 73473-0321

319.675

PIN 73473-0182

PIN 73473-0739

1564.891

591+/-

500.0

LINE BETWEEN LOTS 8&9

PART 1 53R-21852
Pin 73473-0330

PIN73473-0334

PIN73473-0137

PART 3, 53R-10979

RIGHT-OF-WAY (TRANSFER No. 1616624)

PART 2, 53R-10979

PART 1

PART 1, 53R-8365

EASEMENT161624
PART 5, 53R-10979
PART 6, 53R-10979
PIN 73473-0018

DEW DROP ROAD

PART 4

PART 7, 53R-10979
PART 8, 53R-21852

94.682

PIN73473-0328

44.576

PIN73473-0326

250+/-

43.6+/-

APPROX NEW HOUSE

DRIVEWAY

APPROX EXIST BOAT HOUSE

LT178783 RIGHT-OF-WAY

RIB(588)

SURVEY BY A.O. ESTE O.L.S. DATED AUG 22/1961 ATTACHED TO LT178783

DRIVEWAY

RIGHT-OF-WAY LT178783

353.449(GPS)
(353.687 P2)

N01°32'07"W 381.797+/-(MS)
(N0°00'00"E 373.547+/- P2)

LOT 10

CROWN

R=173.736
(A=37.984
C=37.908
N58°26'00"E P1)
N58°24'49"E C=37.937(GPS)

R=173.736 (A=165.041 C=158.905
N88°05'20"W P1)
N88°04'17"W C=158.758 GPS)

IB(NWM)

EXIST ENTRANCE

PART 1 53R-16137

ROW LT858685

PIN 73473-0319

KNOWN AS PART 4, 53R-19682

SOUTH SHORE ROAD

TRAVELLED ROAD

SIB(1689)

SSIB(1655)

R=289.704
(A=54.655
C=54.579
N45°14'15"E P1)
N45°39'19"E C=69.877(GPS)

R=173.736
(A=33.976
C=33.930
N46°34'35"E P1)
N49°11'17"E 16.590(GPS)

PART 1, 53R-19682

76.438

IB(1655)

SIB BOX CULVERT 21.755(GPS)

N52°55'19"W 29.961(GPS)
(N52°56'49"W 29.959P1)

N89°56'54"W 41.036(GPS)
(N89°55'15"W 41.089P1)

N83°15'17"W 61.162(GPS)
(N83°21'45"W 61.220 P1)

(188.858 P1)

PIN 73473-0319

(100.804 P1)

(103.409 P1)

PIN 73473-0231

PIN 73476-0715

CON 3

CON 2

TILTON LAKE ROAD

N32°35'08"E 1878.971(GPS)
(NOT TO SCALE)

SOUTH-WEST CORNER
LOT 9, CONCESSION 3

LINE BETWEEN CONCESSION 2 & CONCESSION 3

806.929

(CGS STATION)
001290314

CONCESSION 2

LOT 10

LOHI LAKE