Greater Grand Sudbury

Re: PL-CON-2026-00063
and PL-CON-2026-00064

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:

BELROCK MANSION INC.

The Owner(s) of:	PIN 73584-0678, Lots 63-67 & Part Lots 68-69, Plan 4-SB, Lots 158-159 & Part Lot 160, Plan 25-SA, Lot 5, Concession 3, Township of Mckim, 251 John Street, Sudbury
For Consent to:	To sever and create two new lots on the southwest vacant portions of the subject property providing approximate lot areas of 459.0 sq. m and 929.0 sq. m.

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, November 13, 2026

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.

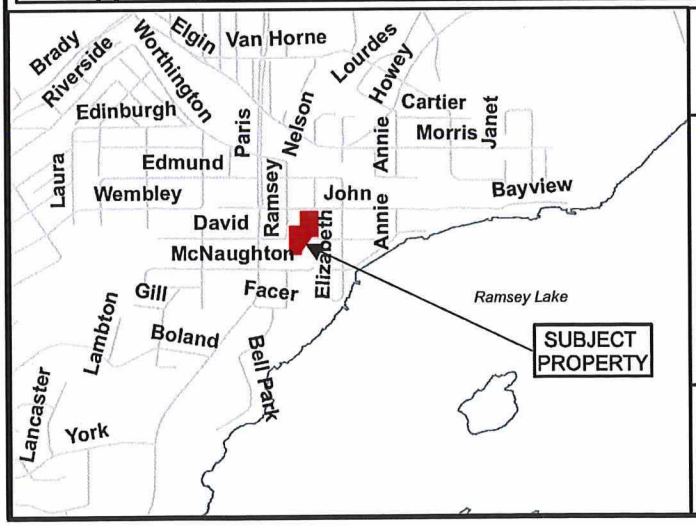
Zoning: I

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.

La version française de ce document est disponible sur demande.





Application for Consent

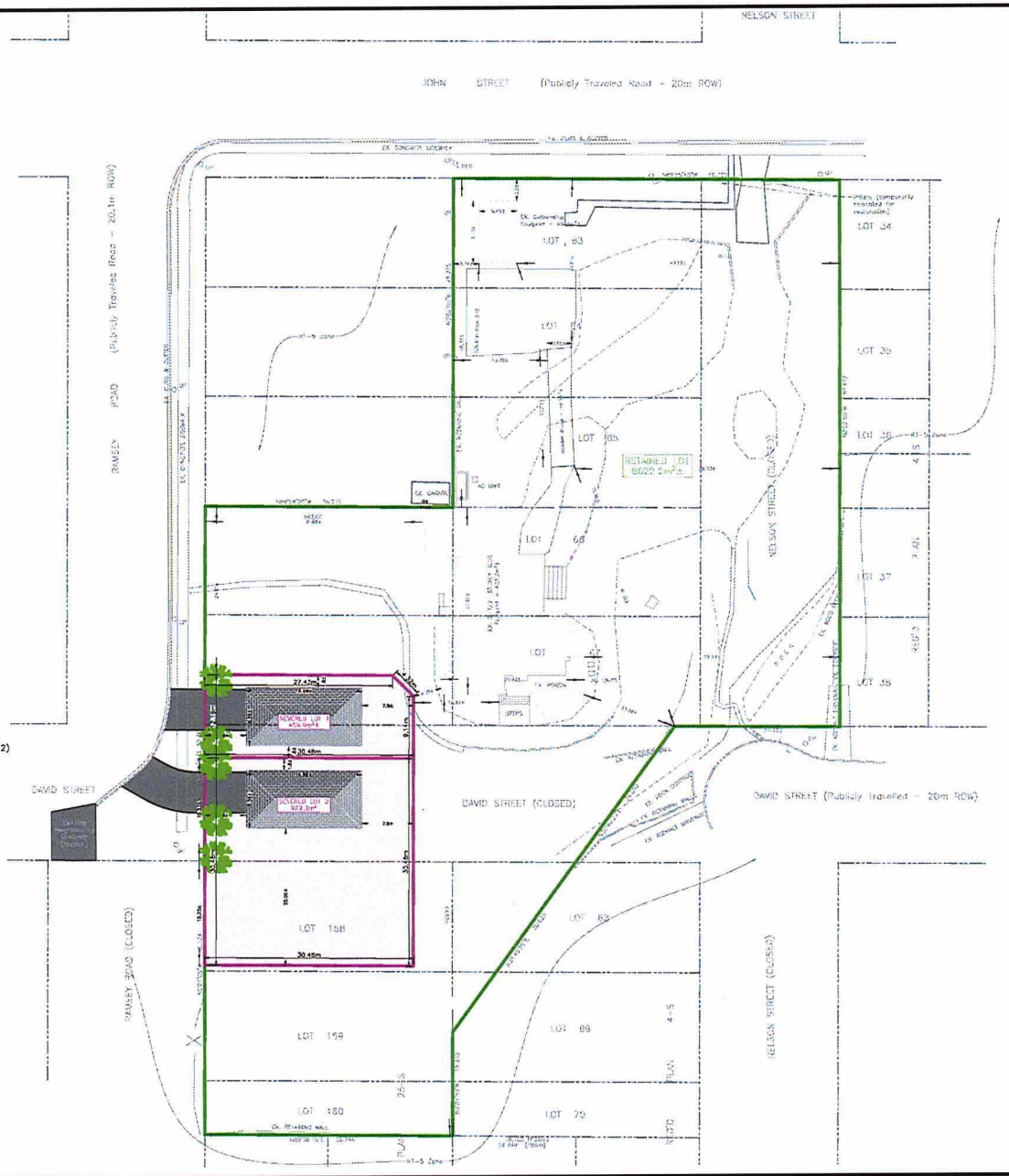
Subject Property being PIN 73584-0678,
Lots 63-67 & Part Lots 68-69, Plan 4-SB,
Lots 158-159 & Part Lot 160, Plan 25-SA,
Lot 5, Concession 3,
Township of Mckim,
251 John Street, Sudbury,
City of Greater Sudbury

NTS

Sketch 1

PL-CON-2026-00063
PL-CON-2026-00064

Date: 2026 09 21



ZONING DATA

	I ZONE REQUIRED	PROVIDED	R3-1 (Up to 4 Dwellings) REQUIRED	PROVIDED
LOT AREA:	MIN 900m²	8,622.2m²±	MIN 400m²	459.9m²± (Lot 1); 929.3m²± (Lot 2)
LOT FRONTAGE:	MIN 30m	56.33m±	MIN 12m	12.19m± (Lot 1); 15.23m (Lot 2)
LOT DEPTH:	n/a	148.12m±	MAX 30m	30.48m (both lots)
LOT COVERAGE:	MAX 50%	5.1%±	MAX 45%	31.7%± (Lot 1); 15.7%± (Lot 2)
BUILDING HEIGHT:	MAX 50m	<30m	MAX 11m	<11m
LANDSCAPING:	MIN 15%	>15%	MIN 30%	40.2%± (Lot 1); 80.4%± (Lot 2)
SETBACKS				
FRONT YARD:	10m	48.34m±	6m	6m (both lots)
INTERIOR YARD:	10m	0m	1.8m(2 Floors)	20.09m± (Lot 2, South yard)
		13.98m±		1.8m (All other yards)
REAR YARD:	10m	64.83m±	7.5m	7.5m (both lots)
BLDG SEPARATION:	3m	>3m	n/a	

LEGEND:

- LOT LINES
- EX. EDGE OF ASPHALT
- EX. CURB & GUTTER
- EX. BUILDING
- PROPOSED EDGE OF ASPHALT
- PROPOSED BUILDING ENVELOPES 143.8m²±
- PROPOSED RETAINED LOT
- PROPOSED SEVERED LOT

KEY PLAN

ENGINEER'S SEAL:

TULLOCH ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
SEPTEMBER 4, 2026

DATE	REV.	REVISION	BY	APP'D
-	-	-	-	-

CLIENT:

Devia Properties Inc.
Unit 1, 1040 Notre Dame Avenue
Greater Sudbury

CONSULTANT:

TULLOCH

PROJECT TITLE:

BELL MANSION

DRAWING TITLE:

SKETCH FOR CONSENT TO SEVER

DRAWN	DESIGNED	CHECKED	APPROVED
MDJ	EJT	AA	VS

SCALE	DATE
1:300	SEP 4, 2026

PROJECT No	REVISION	DRAWING
26-0944	0	SP1

PL-CON-2026-000063
PL-CON-2026-000064
Sketch 2

Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(705) 673-2200 FAX

Re: PL-CON-2026-00065

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:

KYLE OLSON AND TAJANA CENTIS

The Owner(s) of: PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503, except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road, Sudbury P3G 1K1

For Consent to: To consolidate, firstly, a southerly portion of the subject property being an approximate 4371.0 sq m lot area with abutting PIN 73476-0857, secondly, a southerly portion of the subject property being an approximate 3916.0 sq m lot area with abutting PIN 73476-0860, subject to an easement for access purposes, and thirdly, a southerly portion of the subject property being an approximate 3373.0 sq m lot area with abutting PIN 73476-0858, subject to an easement 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, November 13, 2026

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.

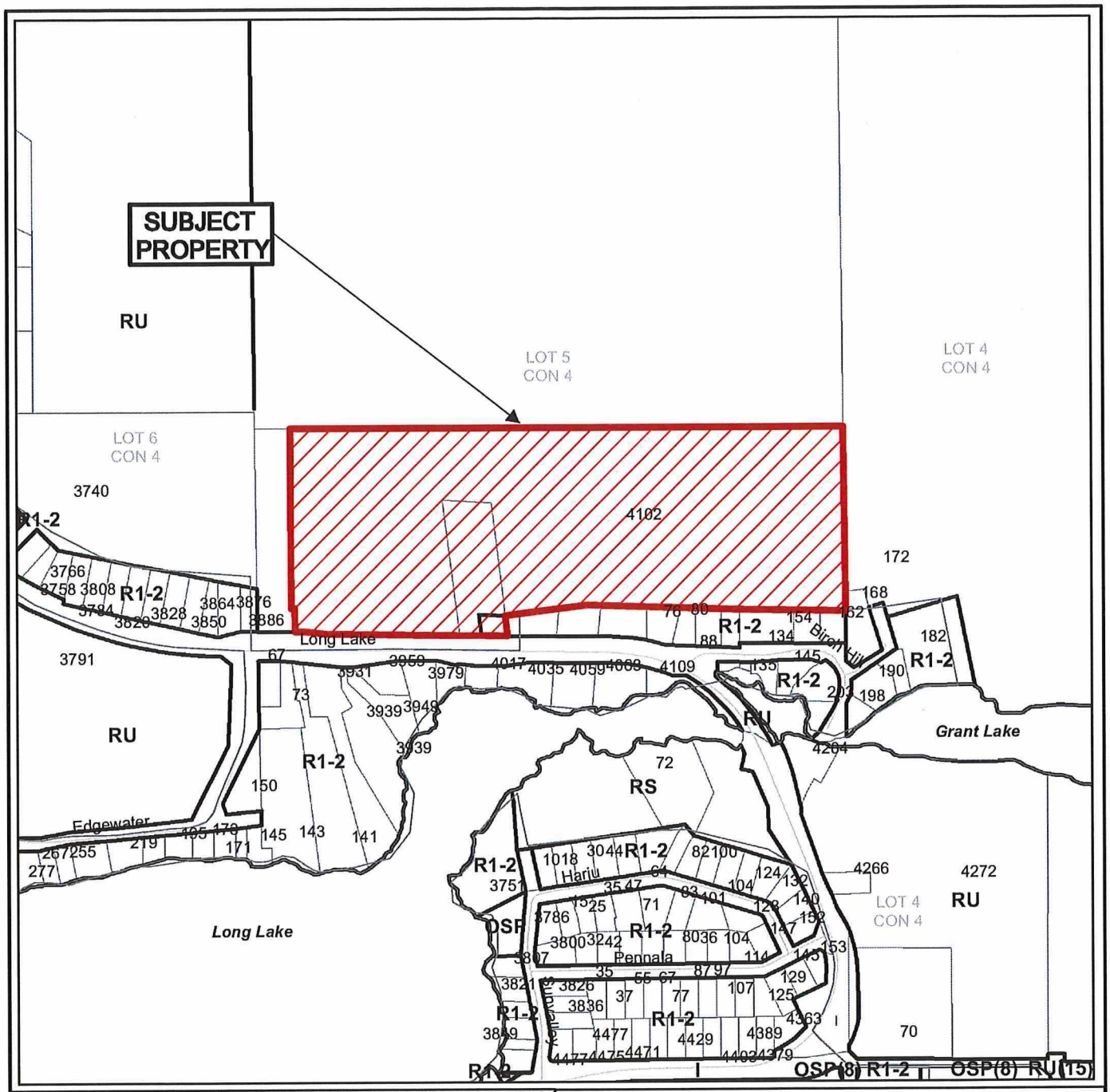
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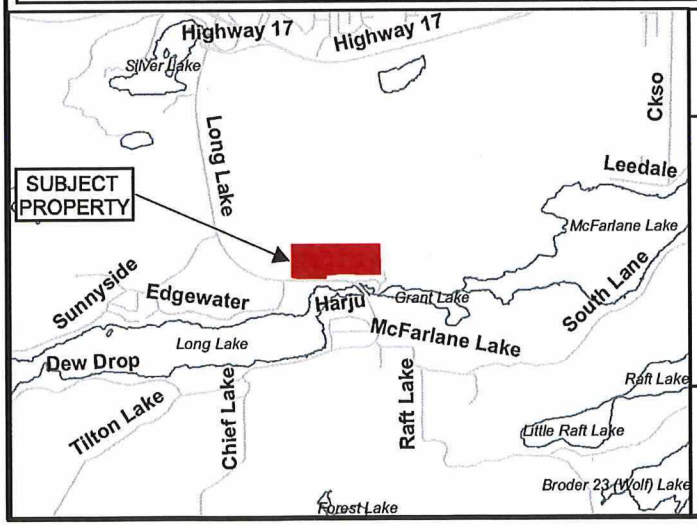
Zoning: RU

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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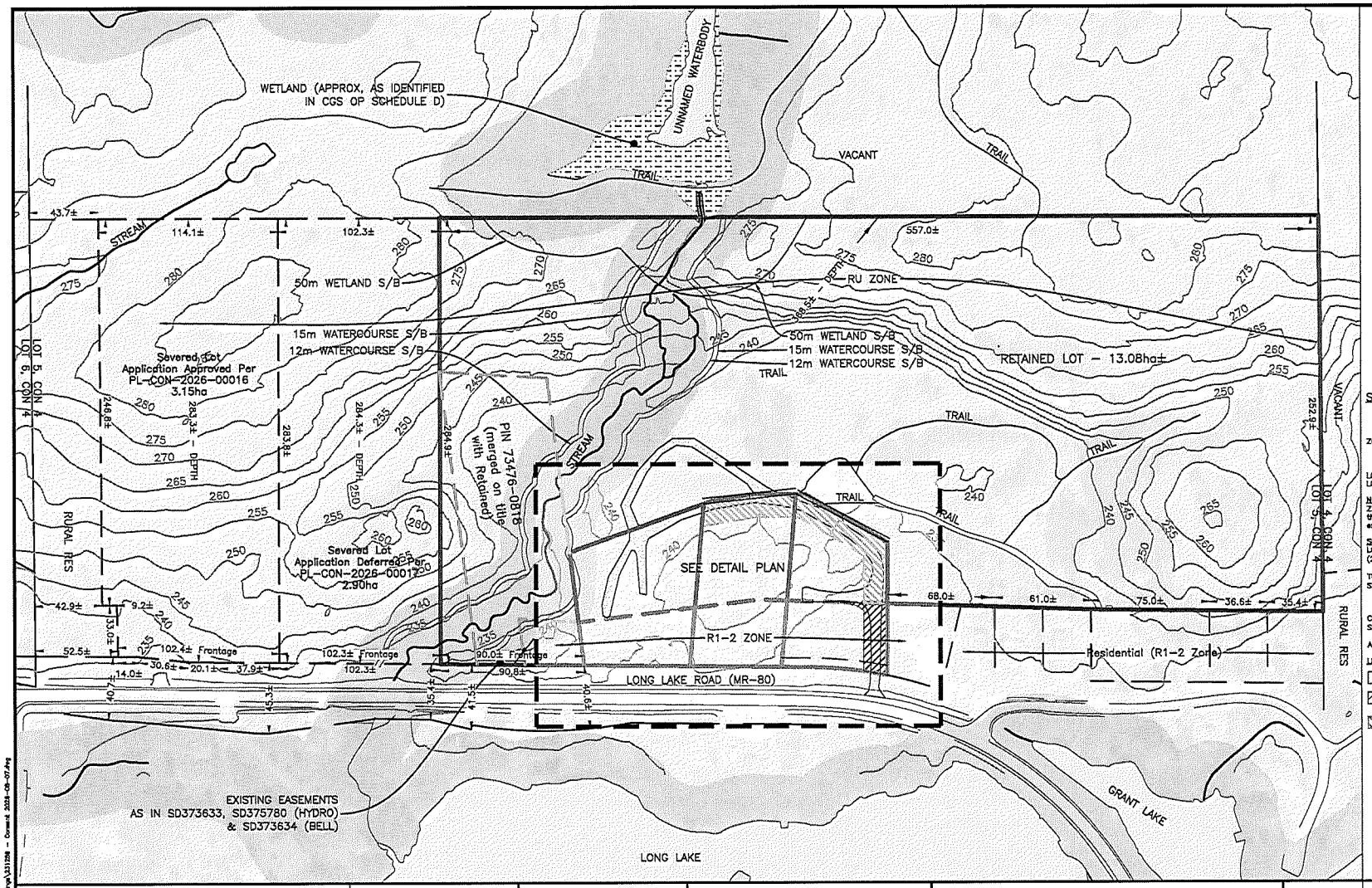
Application for Consent

N

Subject Property being PINs 73476-0174 and 73476-0818,
Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4,
as in LT37503, except LT61490 & LT6505 and Unit 12 & 16,
Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888,
subject to an easement over Part 1, Plan 53R-20888,
Part Lot 5, Concession 4,
Township of Broder,
4102 Long Lake Road, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00065
Date: 2026 09 22



N

W E

S

0 50 100 Meters

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 SD528838
- Proposed Access Easement in Favor of Retained Lot & Benefitting Lots 1 & 2 – 2,278.9m²±

CAUTION

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TULLOCH

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

PL-CON-2026-00065
Sketch 2

P:\2023\231289\Working\2026\Drawing\231289 – General 2026-08-07.dwg

Re: PL-CON-2026-00068

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:

GERALD SCOTT INGRAHAM AND SHARON BOCY

The Owner(s) of: PIN(s) 733960371, Part Lot 1, Concession 6, Parts 3 and 5, Plan 53R-9599, save and except Parts 1 and 2, Plan 53R-21726, Township of Louise, 0 Island Road, Whitefish P0M3E0

For Consent to: To sever and create one new lot on the south vacant portion of the subject property providing an approximate 20664.0 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, November 13, 2026

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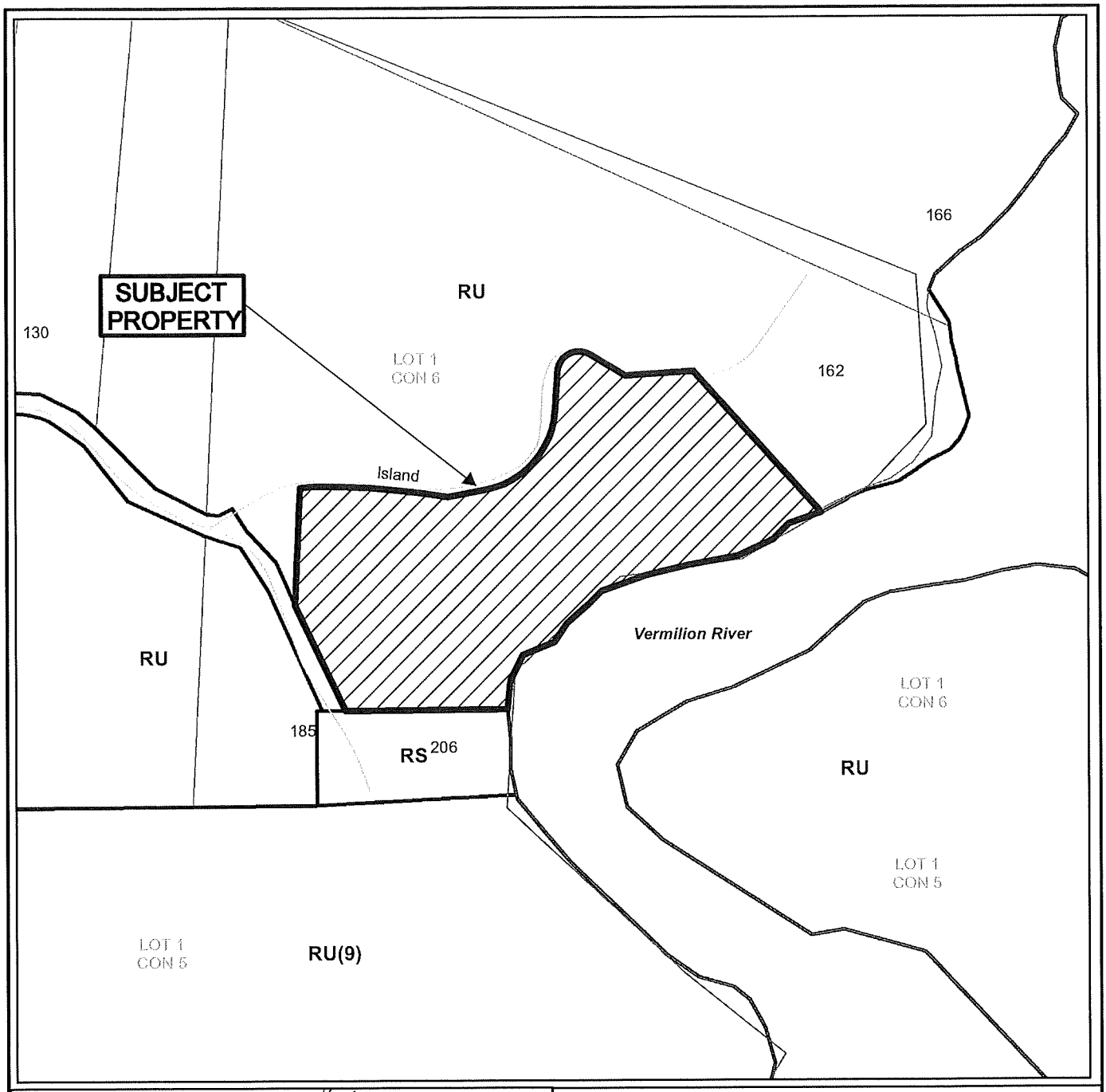
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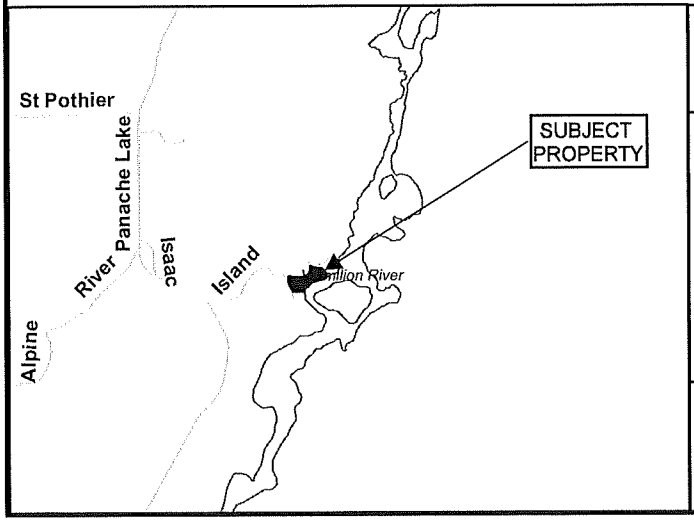
Zoning: RU

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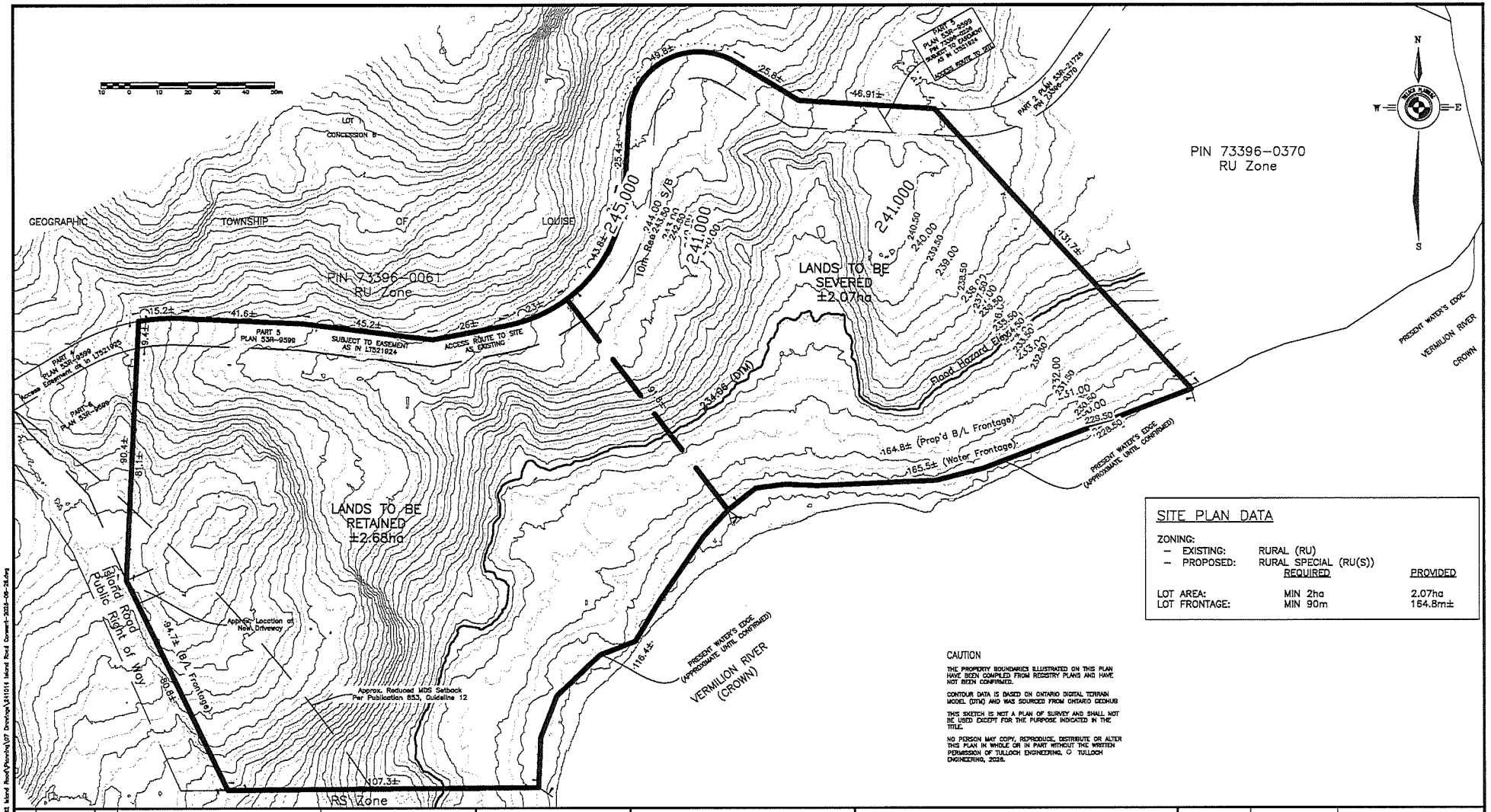
Application for Consent

N

Subject Property being PIN 73396-0371,
Part Lot 1, Concession 6,
Parts 3 and 5, Plan 53R-9599,
save and except Parts 1 and 2, Plan 53R-21726,
Township of Louise,
0 Island Road, Whitefish,
City of Greater Sudbury

NTS
Sketch 1

PL-CON-2026-00068
Date: 2026 09 22



SITE PLAN DATA

ZONING:
- EXISTING: RURAL (RU)
- PROPOSED: RURAL SPECIAL (RU(S))

	REQUIRED	PROVIDED
LOT AREA:	MIN 2ha	2.07ha
LOT FRONTAGE:	MIN 90m	164.8m±

CAUTION

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

CONTOUR DATA IS BASED ON ONTARIO DIGITAL TERRAIN MODEL (DTM) AND WAS SOURCED FROM ONTARIO GEOHUB

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No.	DATE	BY	ISSUES / REVISIONS

TULLOCH

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Sketch for Consent to Sever**

PROJECT: **0 Island Road, Whitefish**

PIN 73396-0371
Pt Lot 1, Con 6, Geo Twp of Louise

DRAWN BY:	CHECKED BY:	PROJECT No.:
MDJ	AA/VS	241014
SCALE: 1:1250	DATE: Oct 6, 2026	

PL-CON-2026-00068
Sketch 2

Re: PL-CON-2026-00069
and PL-CON-2026-00070

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:

TODD MAZZUCA AND MARGARET MAZZUCA

The Owner(s) of: PINs 73507-1699 and 73507-1209, Parcel 33974 SEC SES, Part Block B, Plan M-633, Part 1, Plan SR-1977, Parts 7, 9, 16-18, Plan 53R-21966, Part Lot 10, Concession 6, Township of Capreol, 68 Hemlock Street, Capreol

For Consent to: To sever and create two new lots on the southwest and west vacant portions of the subject property providing approximate lot areas of 1467.0 sq. m and 2286.0 sq. m.

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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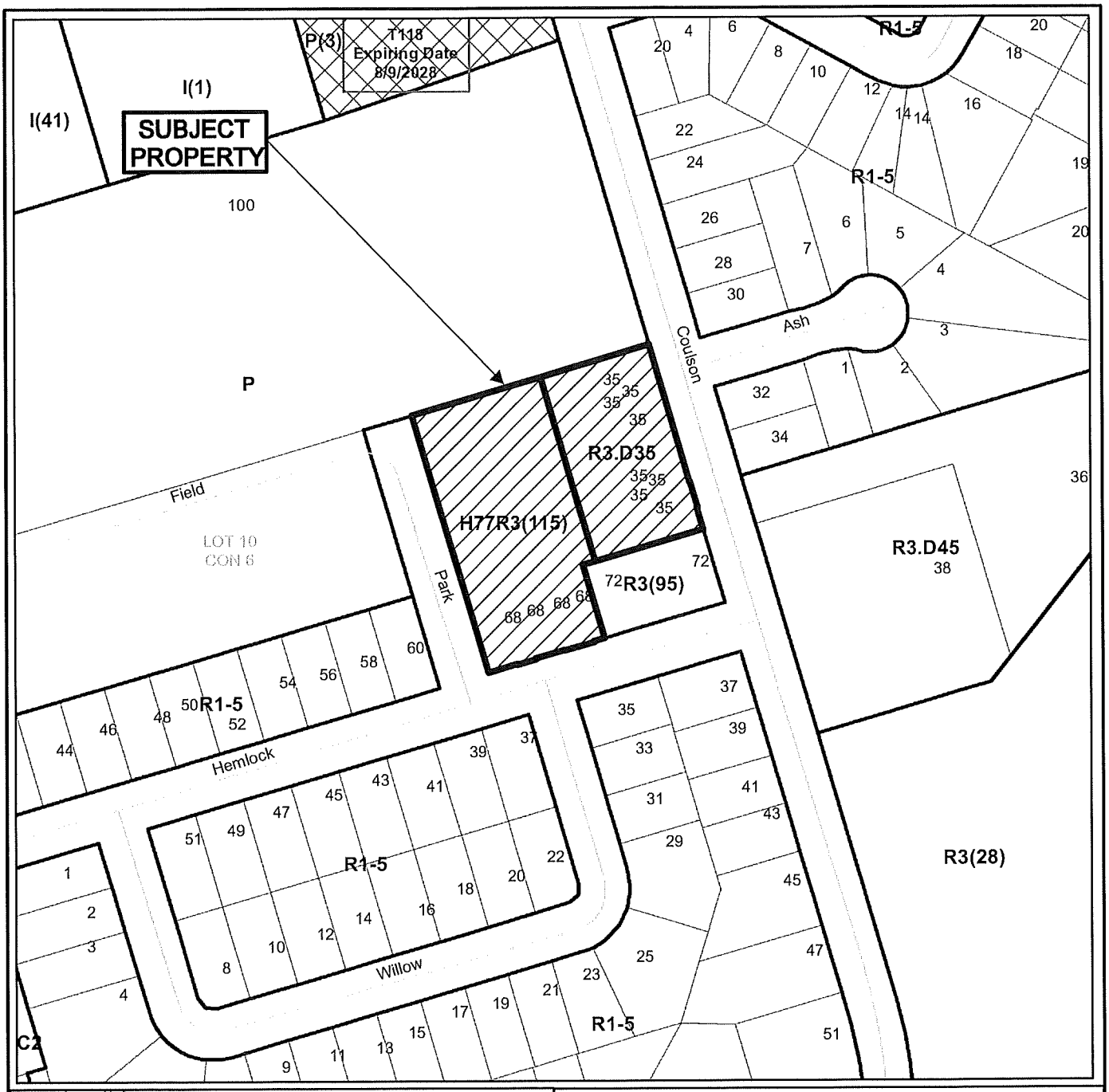
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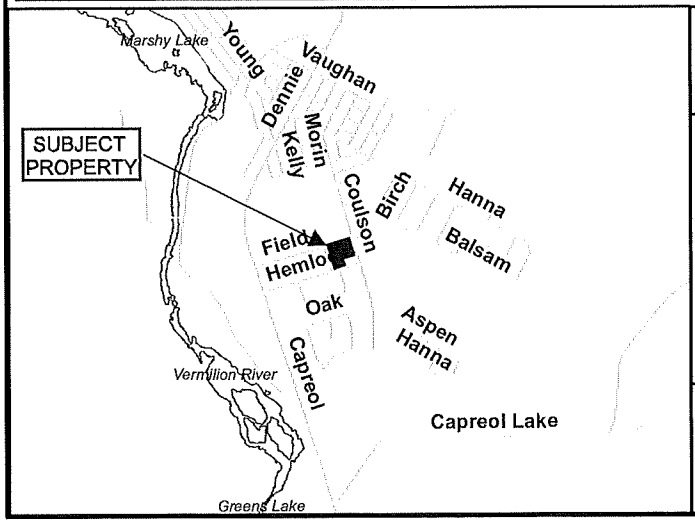
Zoning: H77R3(115), R3.D35

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Application for Consent

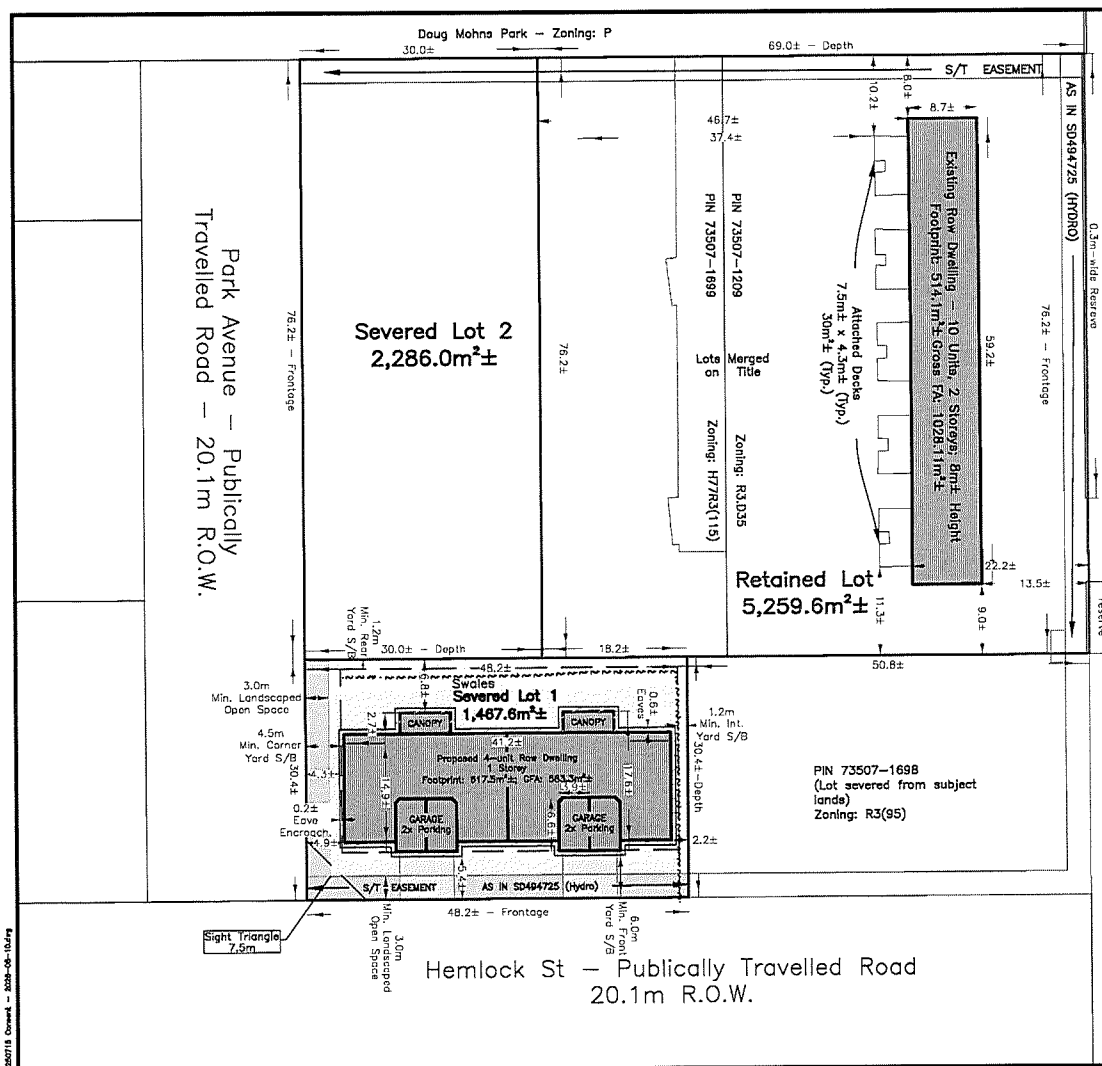
Subject Property being PINs 73507-1699 and 73507-1209,
Parcel 33974 SEC SES,
Part Block B, Plan M-633,
Part 1, Plan SR-1977,
Parts 7, 9, 16-18, Plan 53R-21966,
Part Lot 10, Concession 6,
Township of Capreol,
68 Hemlock Street and 35 Coulson Street, Capreol,
City of Greater Sudbury

NTS

Sketch 1

PL-CON-2026-00069
PL-CON-2026-00070

Date: 2026 09 22



SITE PLAN DATA

ZONING: Medium Density Residential Special w/Hold (H77 R3 (115))
USE: ROW DWELLING

	REQUIRED	PROVIDED (Severed Lt 1)
LOT AREA:	MIN 150m²/unit (600m² @ 4 units)	1,467.6m²±
LOT FRONTAGE: (Corner Lots)	20m	48.2m±
SETBACKS		
FRONT YARD:	6m	6m
INTERIOR YARD:	1.2m	2.2m±
EXTERIOR YARD:	4.5m	4.9m±
REAR YARD:	1.2m	6.8m±
LOT COVERAGE:	MAX 45%	42.1%±
BUILDING HEIGHT:	MAX 11m	5.7m±
ENCROACHMENTS		
EAVES		
Front Yard:	MAX 1.2m Encrochmnt MIN 0.6m Setback	0.6m± Encroachment 5.4m± Setback
Corner Yard:	Same as Front	0.2m± Encroachment 4.3m± Setback
LANDSCAPED AREA	MIN 30%	52.4%±
PARKING		
ROW DWELLING 1/Dwelling Unit	4 Units =4 Spaces	4 Spaces
SITE TRIANGLE:	Local = 7.5m	7.5m

NOTES
- Canopies and do not constitute part of Gross Floor Area due to lack of exterior walls, per ZBL definitions
- Reserves shall be deemed to constitute part of a lot for the purposes of determining compliance with the ZBL, per §1.13

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TULLOCH

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Sketch for Consent to Sever**

PROJECT: **35 Coulson St & 68 Hemlock St**
PIN 73507-1699
City of Greater Sudbury (Capreol)
District of Sudbury

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	VS	25-0715
SCALE:	PLOT SIZE:	DATE:
1:600	11x17	Sept 10, 2026

PL-CON-2026-00069 and PL-CON-2026-00070
Sketch 2