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

November 4, 2026 File: # PL-RZN-2026-00049

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:	Matthew Dumont Applicant	Matthew Dumont and Carli Derochie Owner
Location:	PIN 02123-0443, Parts 1 & 5-12, Plan 53R-22027 and Parts 1-5, 7 & 8, Plan 53R-21627, Part Lot 2, Concession 5, Township of McKim (912 Dublin Street, 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 "FD", Future Development Zone, to the "R1-5", Low Density Residential One Zone and by changing the zoning classification of a portion of the subject lands from the "FD", Future Development Zone, to the "R2-2", Low Density Residential Two Zone.	
Proposal:	The proposed Zoning By-law Amendment is required to address the split zoning that would otherwise result on the benefitting properties (922 Dublin Street and 989 Arthur Street) following the lot additions proposed through Consent Application PL-CON-2026-00074.	
Related Application:	Consent application PL-CON-2026-00074	

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.

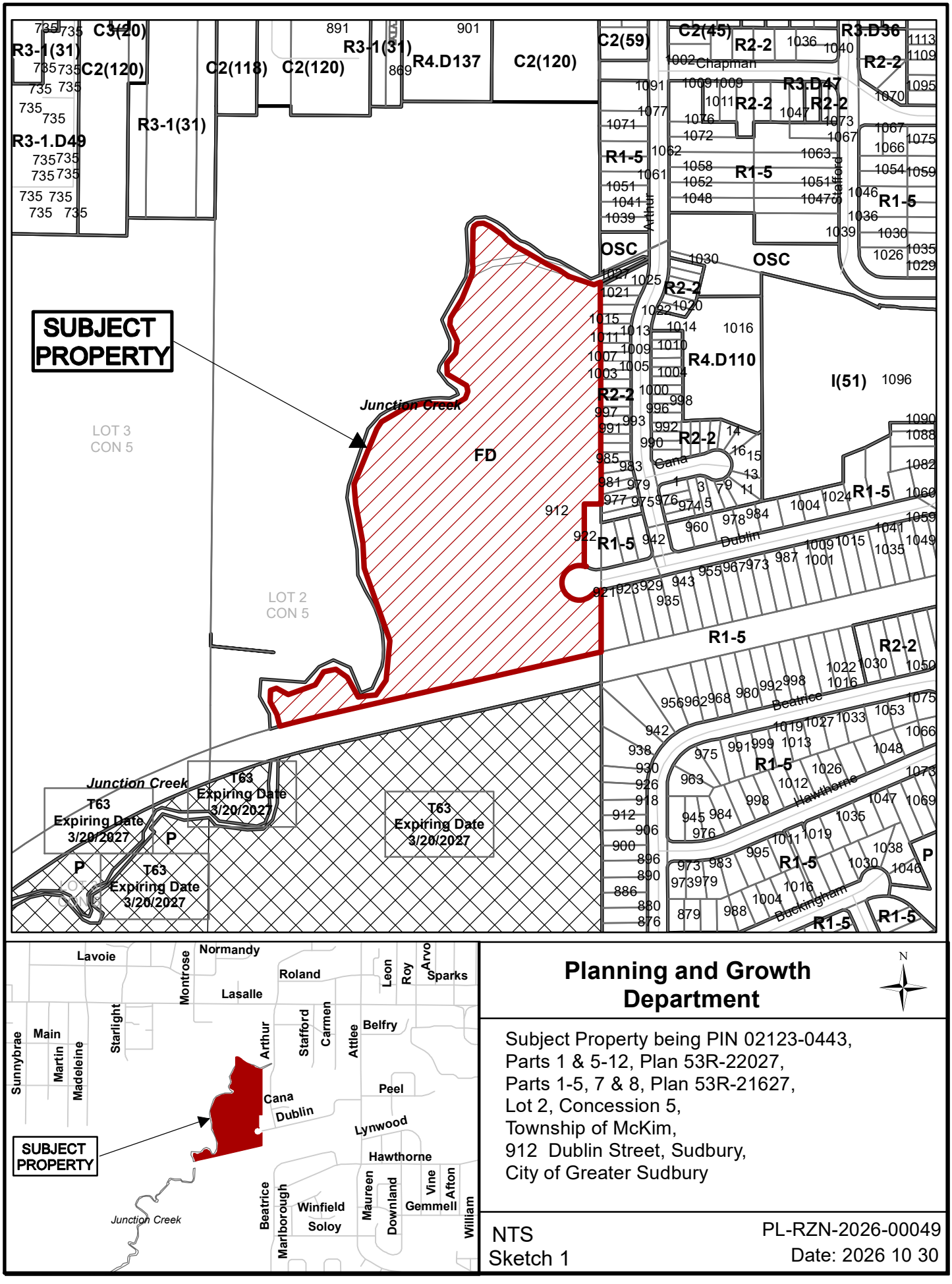
Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays at Tom Davies Square, 200 Brady Street (appointment required).

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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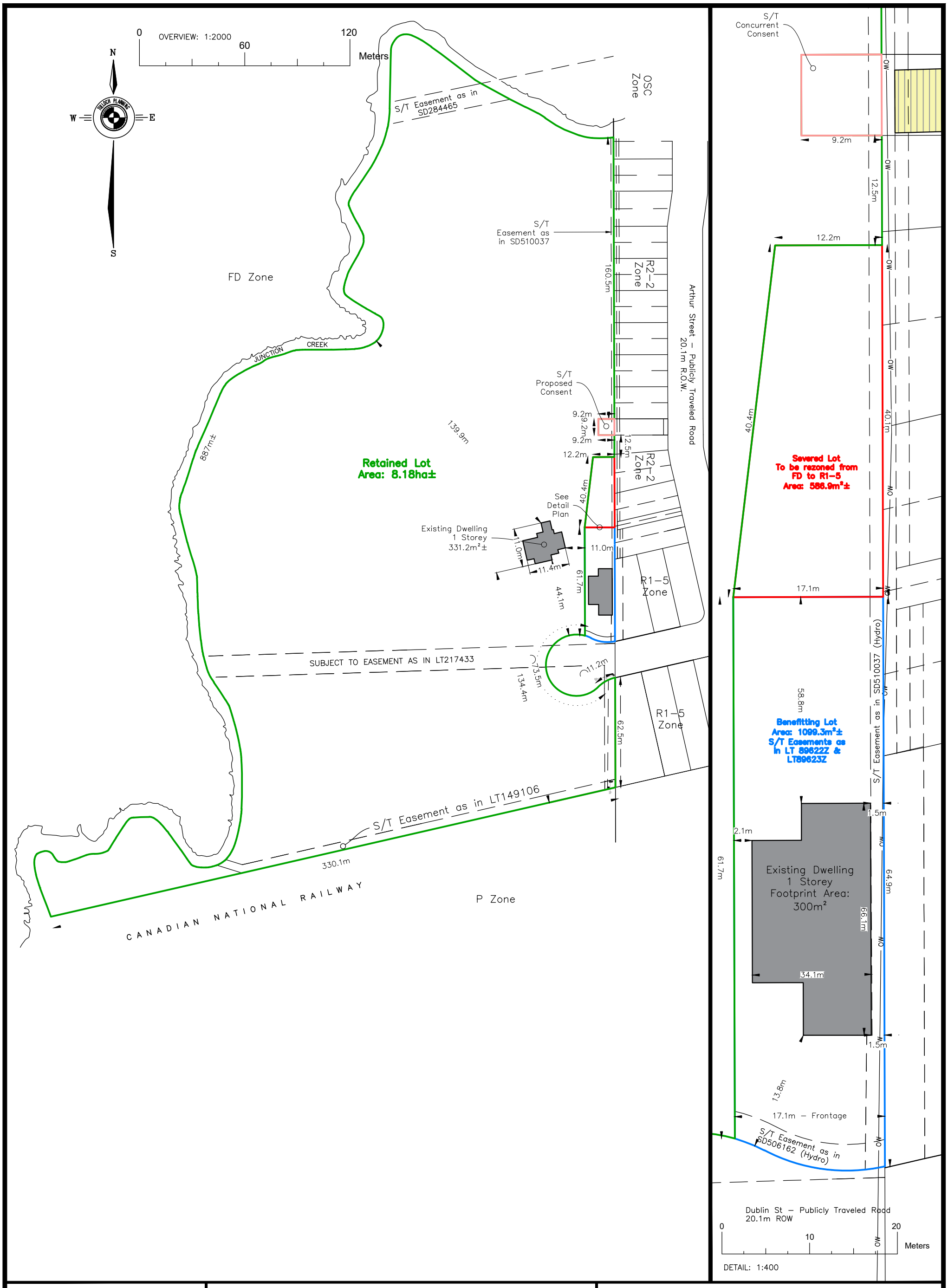
Planning and Growth Department

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Subject Property being PIN 02123-0443,
Parts 1 & 5-12, Plan 53R-22027,
Parts 1-5, 7 & 8, Plan 53R-21627,
Lot 2, Concession 5,
Township of McKim,
912 Dublin Street, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-RZN-2026-00049
Date: 2026 10 30



TULLOCH

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

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:

922 Dublin St

Sudbury

DRAWING:

Sketch for Consent to Sever

CAUTION

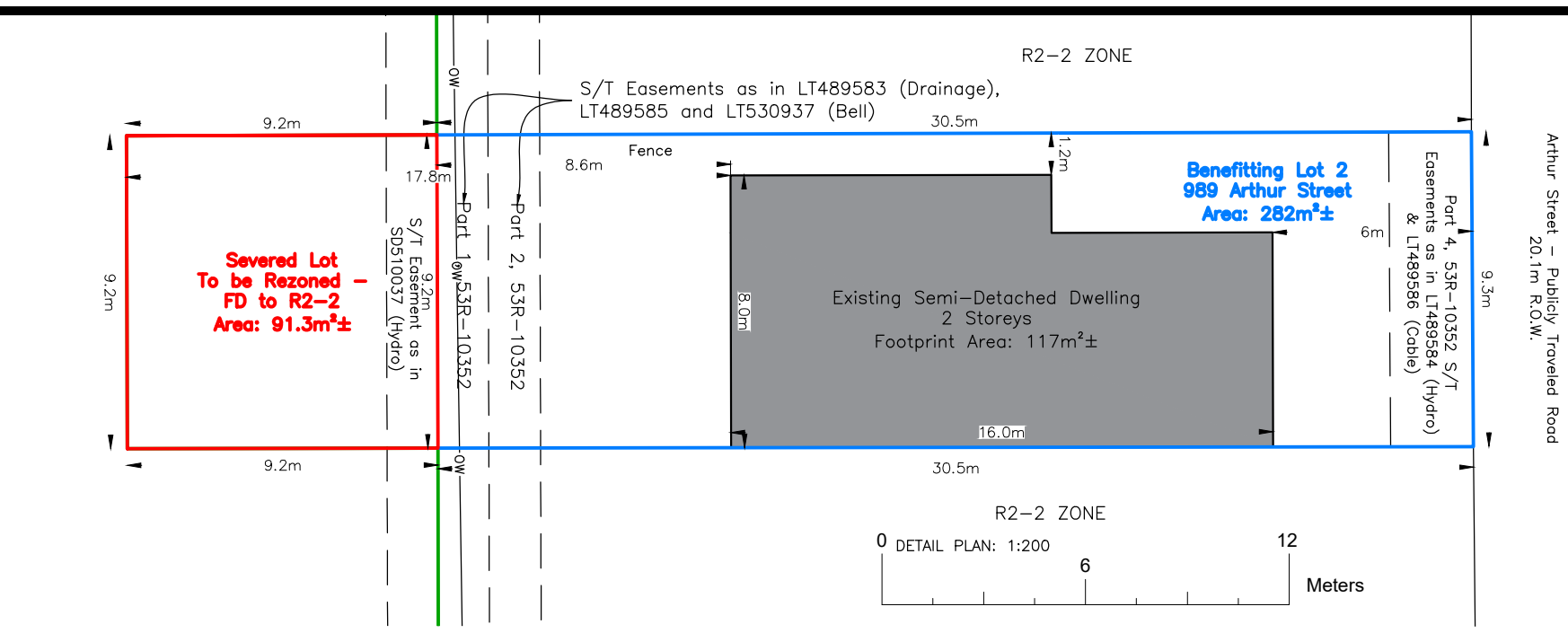
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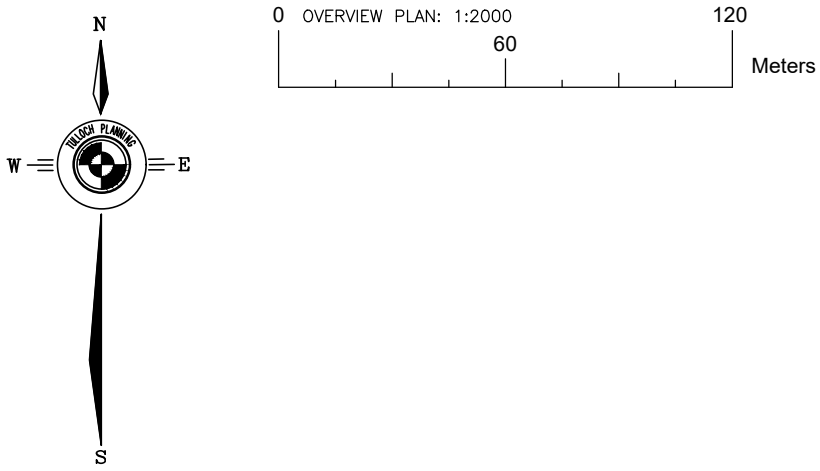
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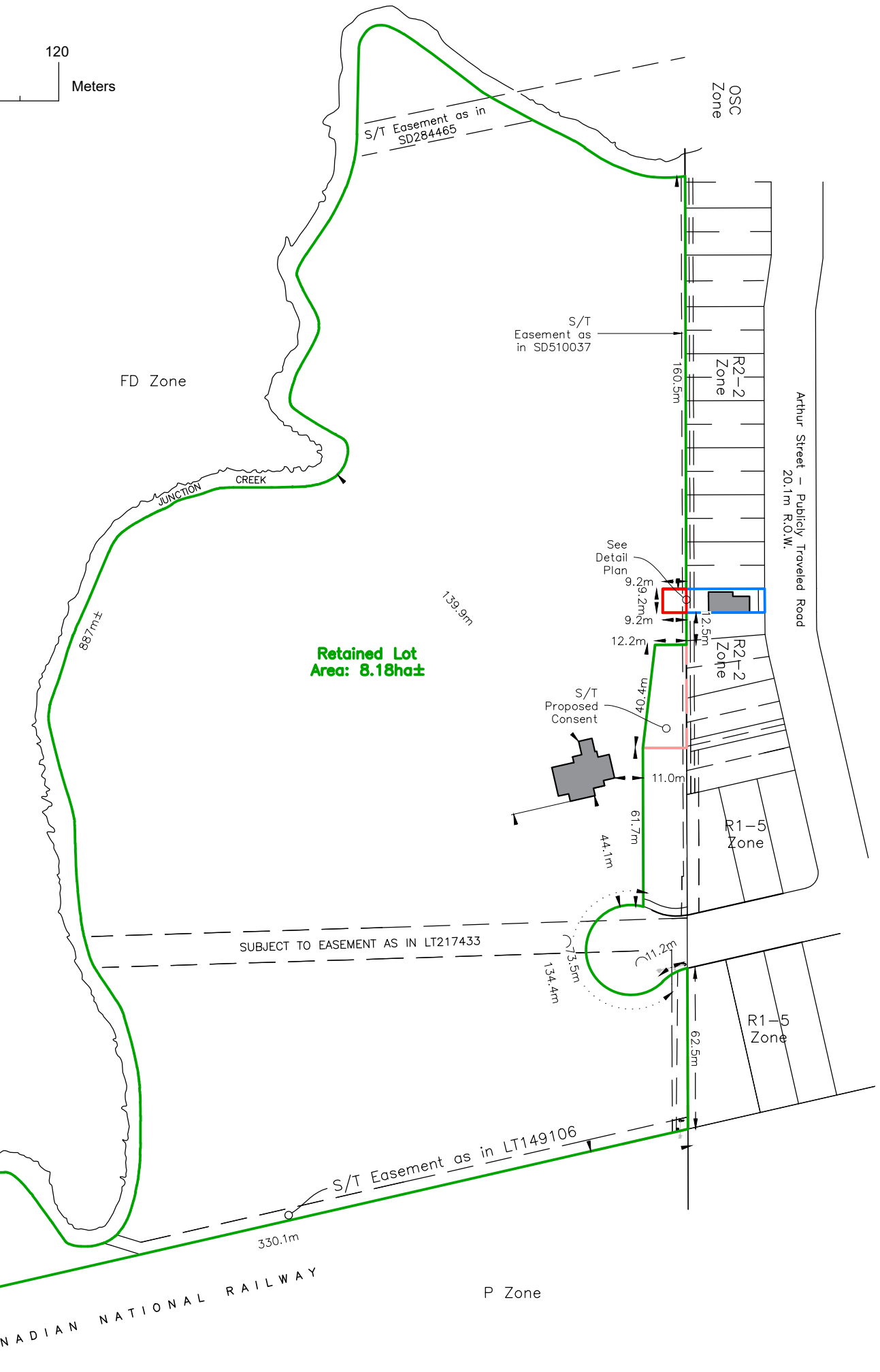
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MDJ	AA	25-1352
SCALE:	PLOT SIZE:	DATE:
AS NOTED	11x17	Oct 15, 2026

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TULLOCH
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131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:

989 Arthur St

Sudbury

DRAWING:

Sketch for Consent to Sever

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