

NOTICE OF DECISION ON APPLICATION FOR CONSENT

(SEPB File No. B/21/25/MW)

TAKE NOTICE THAT the Sudbury East Planning Board granted a provisional consent

for land on Lot 12, Concession 4
in the Township of Hagar
now in the Municipality of Markstay-Warren
Territorial District of Sudbury
being Part 10 to Part 12, Plan SR-2608
Parcels 34482 and 34483 Sudbury East Section
(Roll No. 5204-000-004-223-00)
(Kimberly and Raymond Roy)

on the 11th day of September 2025

under Section 53(17) of the Planning Act, R.S.O. 1990, Chapter P.13

AND TAKE NOTICE THAT any person or agency may appeal to the Ontario Land Tribunal in respect of the provisional consent by filing with the Secretary-Treasurer of the Sudbury East Planning Board, not later than the

7th day of October 2025.

A NOTICE of appeal setting out the objection to the provisional consent and reasons in support of the objection, accompanied by the fee of \$400.00 required by the Ontario Land Tribunal, payable to the Minister of Finance, Province of Ontario.

A copy of the decision, including conditions, is attached. The conditions of provisional consent may be changed at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Public Input: No public input was received which effected the decision of the Board.

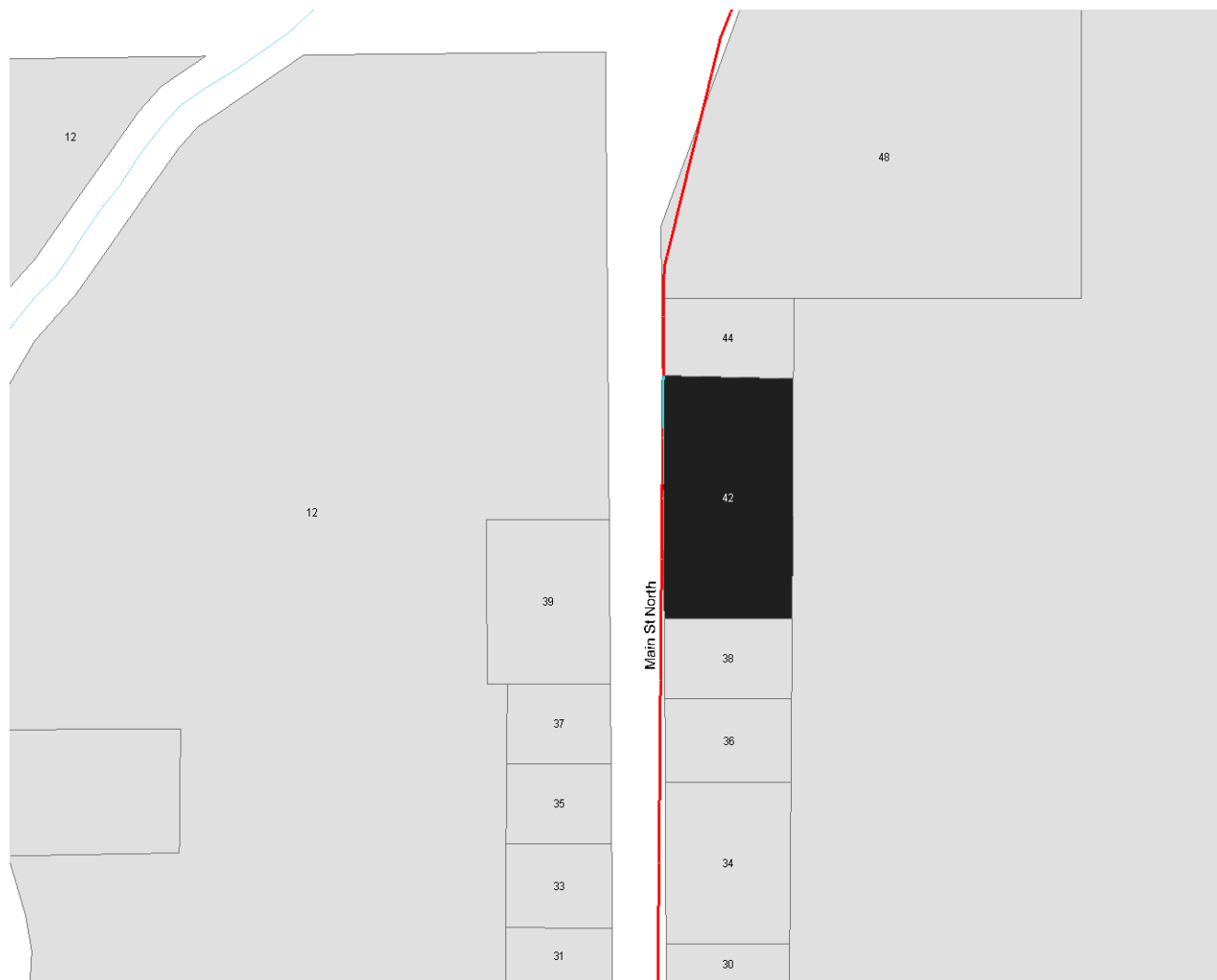
CONSENTS 53(19): The applicant, the Minister, a specified person or any public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the clerk of the municipality or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged by the Tribunal. 1994, c. 23, s. 32; 1996, c. 4, s. 29 (6); 2017, c. 23, Sched. 5, ss. 80, 81; 2021, c. 4, Sched. 6, s. 80 (1); 2022, c. 21, Sched. 9, s. 19 (2).

NOTE: As of June 6th, 2024, The *Planning Act* limits the right to appeal the approval of a consent to sever to the applicant, the municipal authority, the Minister of Municipal Affairs and Housing (the “**Minister**”) or a “specified person.” In doing so, the province eliminated appeals by third-party landowners, ratepayers and other members of the public.

ADDITIONAL INFORMATION about the application is available for public review Monday to Friday (8:30 a.m. to 4:00 p.m.) at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, P0H 2N0.

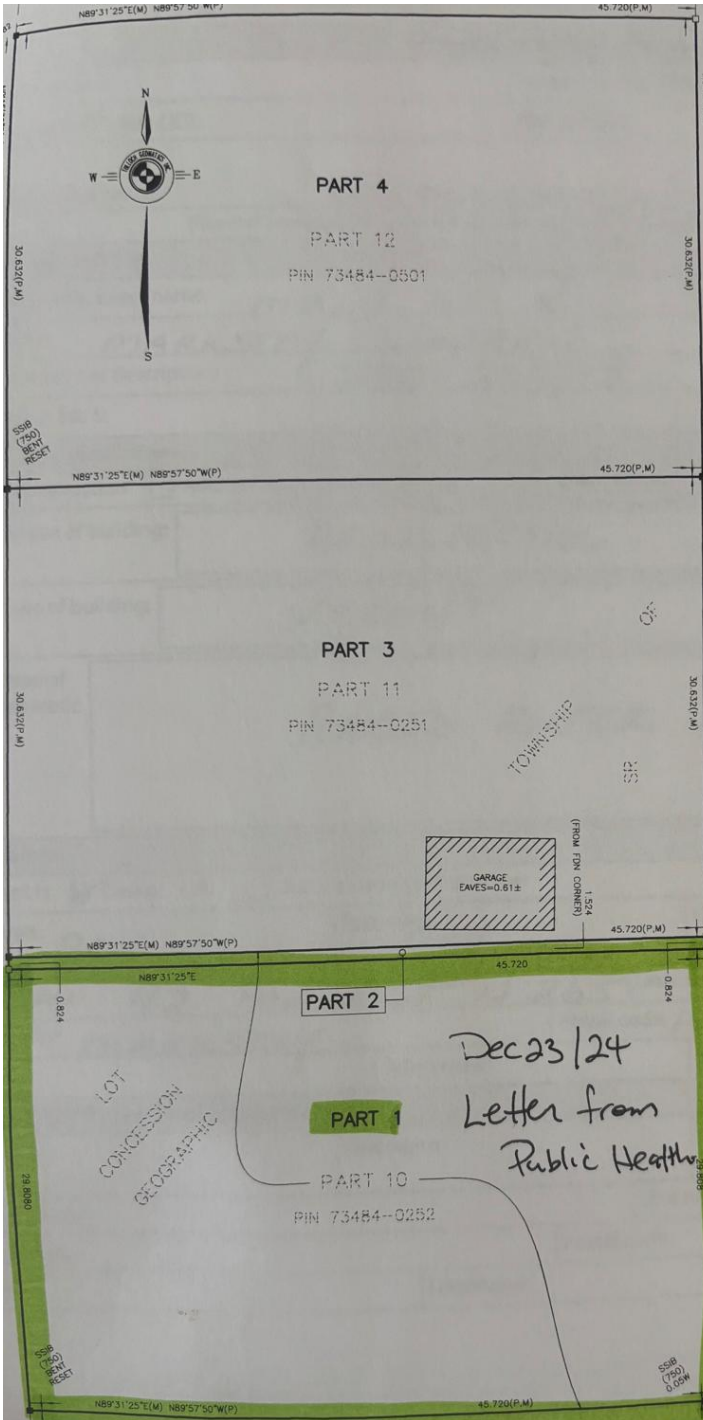
Dated at Warren, this 17th day of September 2025.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer



KEY MAP

Consent Application
(Raymond and Kimberly Roy)
Lot 12, Concession 4
in the Township of Hagar
now in the Municipality of Markstay-Warren
Territorial District of Sudbury
being Part 10 to 12, Plan SR-2608
Parcels 34482 and 34483 S.E.S.
(Roll No. 5208-000-004-223)
(SEP File No. B/21/25/MW)



TERRY DEL BOSCO ONTARIO LAND SURVEYOR			REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY (No. 1)	
SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA(m ²)
1	PART OF LOT 12	4	PART OF PIN 73484-0252	XXX
3			PART OF PIN 72484-0251	XXX
4			PART OF PIN 72484-0251	XXX
			PART OF PIN 73484-0251	XXX
GEOGRAPHIC TOWNSHIP OF HAGAR				

PLAN OF SURVEY OF
PART OF
LOT 12, CONCESSION 4
GEOGRAPHIC TOWNSHIP HAGAR
CORPORATION OF THE MUNICIPALITY OF MARKSTAY-WARR
DISTRICT OF SUDBURY
SCALE 1:200
TULLOCH GEOMATICS INC., O.L.S.
2020

BEARING NOTE:
BEARINGS ARE UTM GRID DERIVED FROM OBSERVATION POINTS A & B
AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS)
(2010.0).

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES &
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCE NOTE:
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999985.

- LEGEND:
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - SB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SSB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
 - RB DENOTES ROCK BAR 0.025 x 0.025 x 0.18
 - ORP DENOTES OBSERVED REFERENCE POINT
 - PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 - M DENOTES MEASURED
 - S DENOTES SET
 - WT DENOTES WITNESS
 - P DENOTES PLAN SR-2608
 - 750 DENOTES G.T. ROGERS, O.L.S.
 - FDN DENOTES FOUNDATION
 - FNE DENOTES FOUND NO EVIDENCE
 - NVM DENOTES NO VISIBLE MARKINGS

INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GPS OBSERVATION USING REAL TIME NETWORK (RTN) AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CRS), (2010).		
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF G.O.R.D. 2010.		
OBSERVED REFERENCE POINTS	NORTHING	EASTING
ORP A	544884.564	538127.920
ORP B	544887.573	538128.992
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM.

Dec 23 / 24
Letter from
Public Health

DRAFT



SITE PLAN

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(Raymond and Kimberly Roy)
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