

NOTICE OF DECISION ON APPLICATION FOR CONSENT

(SEPB File No. B/22-23/25/KL)

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

for land on East ½ Lot 11, Concession 2
in the Township of Bigwood
now in the Municipality of Killarney
Territorial District of Sudbury
Parcel 10021 Sudbury East Section
(Roll No. 5136-000-004-093-00)
(William and Nora Patton)

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.

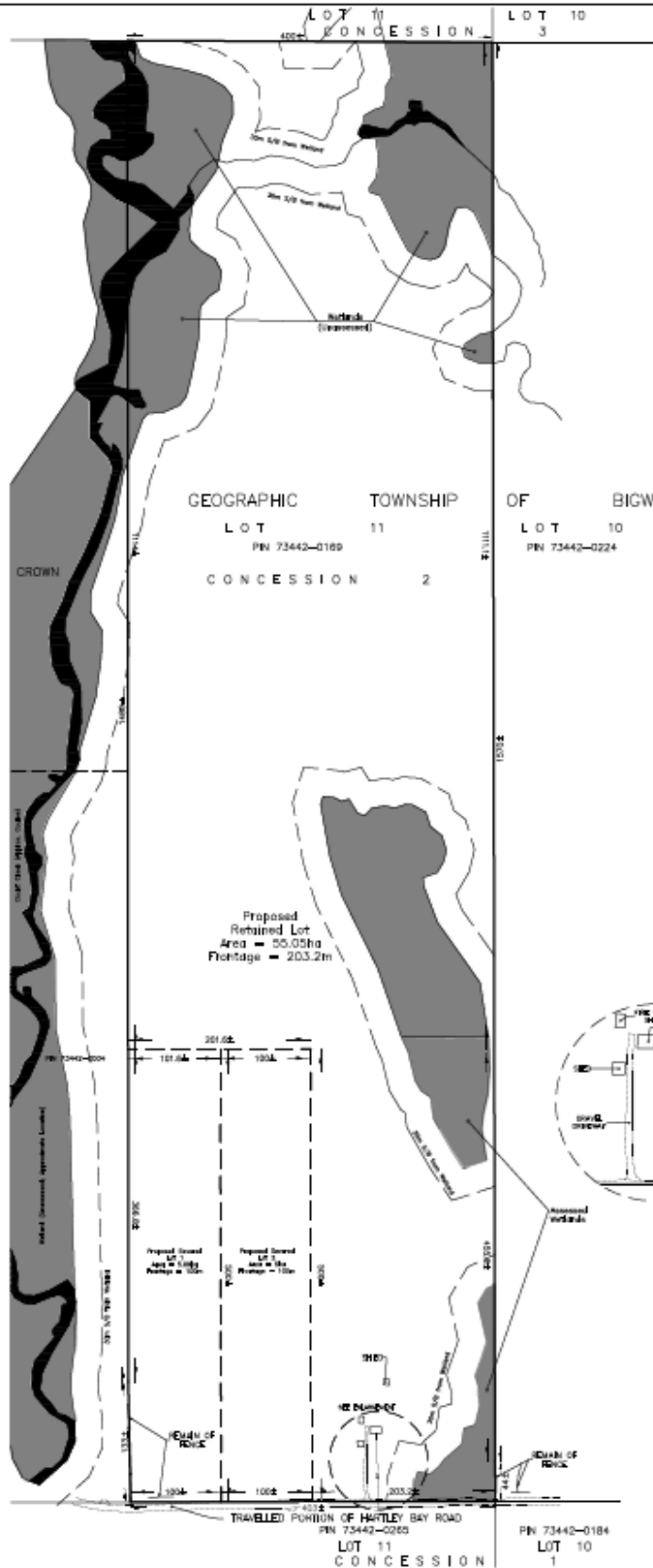
Dated at Warren, this 17th day of September 2025.

Matthew Dumont, MCIP, RPP
Secretary-Treasurer



KEY MAP

Consent Application
(William and Nora Patton)
East ½ Lot 11, Concession 2
in the Township of Bigwood
now in the Municipality of Killarney
Territorial District of Sudbury
Parcel 10021 S.E.S.
(Roll No. 5136-000-004-093-00)
(SEPFB File Nos. B/22-23/25/KL)



SKETCH ILLUSTRATING
PIN 73442-0169
HARTLEY BAY ROAD
TULLOCH ENGINEERING INC.
2024
SCALE 1:3000

THE INTENDED PLOT SIZE OF THIS PLAN IS 450mm IN WIDTH
BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:3000

CADASTRE

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSES PROVIDED IN THE TITLE BLOCK

METRIC

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

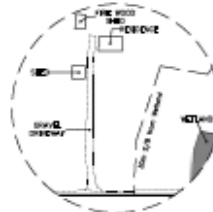
NOTE

BOUNDARY WAS COMPILED FROM TULLOCH SERVICES
SURVEY RECORDS AND LAND REGISTRY OFFICE DOCUMENTS
AND NOT CONFIRMED

LEGEND

— PIN
— ROAD
— ROAD

— ROAD PROPERTY CORPORATION NUMBER
— ROAD ROAD



ENLARGEMENT — N.T.S.

THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CLIENT
AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN
CONSENT OF TULLOCH ENGINEERING INC. OR ITS SUBSIDIARIES

TULLOCH ENGINEERING INC.	
131 HOLLING RD.	T. 759 871 2295
WILLOW, ON	F. 755 871 9477
POB 10	TF. 888 810 1937
tulloch.ca	
DRAWN BY: MJL	FILE: 241080

PLANNING AND DESIGN - 1125 Hwy 104, Unit 10, Willow, Ontario L0R 1A0



SITE PLAN

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