

Tom Davies Square
200 Brady Street
Sudbury, Ontario P3A 5P3

April 7, 2025

PL-CON-2025-00001 MICHELLE NGUYEN

Ward: 7

PIN(s) 734930258, Parcel 16396 SEC SES, Lot 17, Plan M-242, except Part 22, Plan SR-1791, Part Lot 4, Concession 1, Township of Garson, 164 Garson-Coniston Road, Garson, [By-law 2010-100Z, R1-5]

Create a new lot on the south side of the subject property providing an approximate 18.0m lot frontage, 72.0m lot depth and 1350.0 sq.m lot area.

Subject to concurrent Consent Application PL-CON-2025-00002

PL-CON-2025-00002 MICHELLE NGUYEN

Ward: 7

PIN(s) 734930258, Parcel 16396 SEC SES, Lot 17, Plan M-242, except Part 22, Plan SR-1791, Part Lot 4, Concession 1, Township of Garson, 164 Garson-Coniston Road, Garson, [By-law 2010-100Z, R1-5]

Create a new lot on the north side of the subject property providing an approximate 17.0m lot frontage, 72.0m lot depth and 1031.0 sq.m lot area.

Subject to concurrent Consent Application PL-CON-2025-00001

PL-CON-2025-00003 TYLER BURTON

Ward: 3

PIN(s) 733530081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford, [By-law 2010-100Z, RU]

Sever the lands containing the existing dwelling from the subject property providing an approximate 230.0m total lot frontage and an approximate 80,700 sq.m lot area.

Subject to concurrent Consent Application PL-CON-2025-00004

Previously subject to Consent Applications B0051/2018, B0052/2018 and B0053/2018 (Jul 9/18)

PL-CON-2025-00004 TYLER BURTON

Ward: 3 PIN(s) 733530081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford, [By-law 2010-100Z, RU]

Create a new lot, being Part 2 on Plan 53R-21046, from the resulting lands in PL-CON-2025-00003, providing an approximate 98.0m lot frontage and 20,293.0 sq.m lot area.

Subject to concurrent Consent Application PL-CON-2025-00003

Previously subject to Consent Applications B0051/2018, B0052/2018 and B0053/2018 (Jul 9/18)

PL-CON-2025-00006 TEMPCO DEVELOPMENTS INC.

Ward: 2 PIN(s) 733720072, Parcel 30752 SEC SWS SRO, Part Lot 3, Concession 6, Parts 1-3, Plan 53R-16045, Township of Waters, 170 Fielding Road, Lively, [Bylaw 2010-100Z, M3]

Create a new lot on the south side of the subject property providing an approximate 37.0m lot frontage, 123.0m lot depth and 4250.0 sq.m lot area.

Previously subject to Consent Applications B0004/2012 (Feb 9/12) and B0164/2013 (Dec 5/13).

Written submissions regarding these applications must be received no later than Wednesday, April 2, 2025 for consideration.



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

Record #: PL-CON-2025-00001

APPLICATION SUMMARY

File Date: February 11, 2025

Application Type: Consent (Land Severance)

Address(es): 164 Garson-Coniston Road, Garson P3L 1G3

Applicant(s): TULLOCH

Owner(s): MICHELLE NGUYEN

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area
1350.62

Depth
72.76

Frontage
18.57

Creation of Lot(s) for Semi-Detached or Row Housing

Area

Depth

Frontage

Cancellation of Prior Consent

Area

Depth

Frontage

Easement/Right-of-Way

Area

Area (Second Easement or Right-of-Way if Applicable)

Depth

Depth (Second Easement or Right-of-Way if Applicable)

Frontage

Frontage (Second Easement or Right-of-Way if Applicable)

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2023

What is the number of dwelling units on the property?

1

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

1

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

Provide details on how the property is designated in the Source Protection Plan

CONSENT

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

Unknown

Are there any easements or restrictive covenants affecting the subject land?

Yes

Please indicate a description of each easement or covenant and its effect

LT52874 & LT52875 (historical smoke easements)

Has the land ever had any previous severances?

Yes

Name of transferee

N/A

Date of transfer

N/A

Use of severed land

Concurrent consent application

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?

Living Area 1

Explain how the application conforms with the Official Plan

Per Section 2.3.3.5 of the OP, intensification and development is permitted in established Living Area 1 lands, in accordance with the policies of the OP.

Explain how the application is consistent with the Provincial Policy Statements

Per Section 2.2.1(b) of the PPS, planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs by permitting and facilitating all types of residential intensification.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario

N/A

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
1405.34	72.77	19.38

Existing use of land

Residential

Proposed use of land

Same

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - RETAINED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

LAND SEVERED

Existing use of land

Vacant

Proposed use of land

Residential

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

PL-CON-2025-00001

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

Estimate the distance of these facilities from the severed land and nearest public road by water

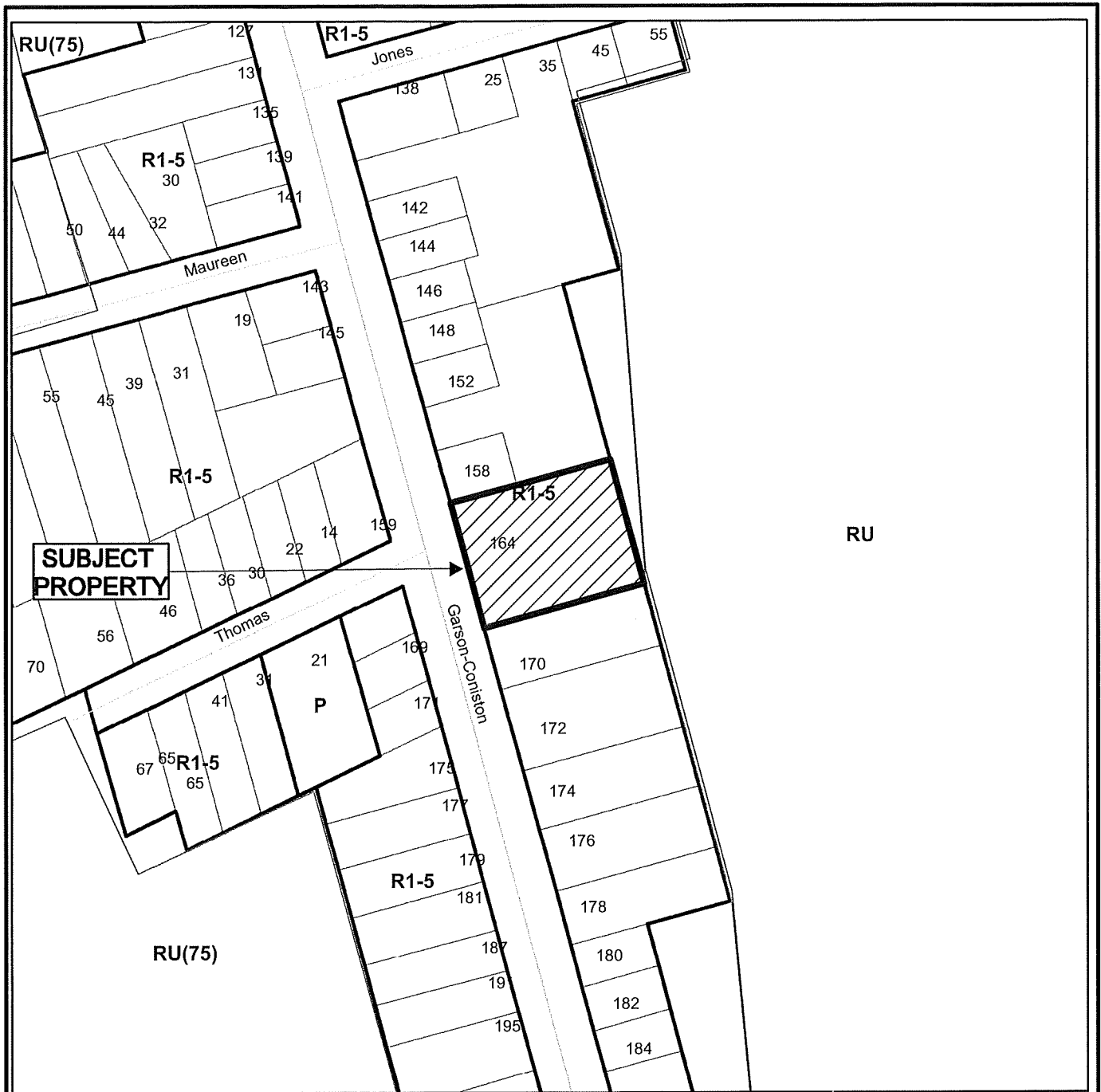
PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
No buildings/structures proposed at this time	Severed Land	Yes										

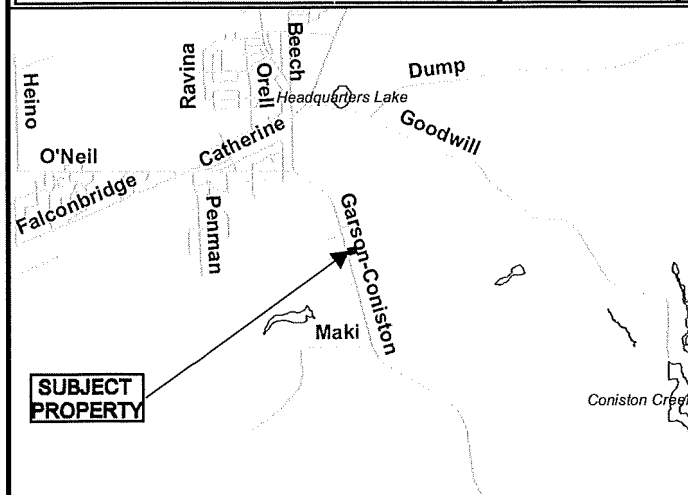
EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Existing 2 storey single detached dwelling	Retained Land	No	45.33	90.66	2	4.93	9.2	6	4.3	59.25	1.8	12.61

FL-CON-0005-00001



RU



Application for Consent



Subject Property being PIN 73493-0258,
 Parcel 16396 SEC SES,
 Lot 17, Plan M-242, except Part 22, Plan SR-1791,
 Part Lot 4, Concession 1,
 Township of Garson,
 164 Garson Coniston Road, Garson,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00001
 Date: 2025 02 18



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

Record #: PL-CON-2025-00002

APPLICATION SUMMARY

File Date: February 7, 2025

Application Type: Consent (Land Severance)

Address(es): 164 Garson-Coniston Road, Garson P3L 1G3

Applicant(s): TULLOCH

Owner(s): MICHELLE NGUYEN

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area	Area (Second Additional Lot if Applicable)
Depth	Depth (Second Additional Lot if Applicable)
Frontage	Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area
1031.92

Depth
72.76

Frontage
17.89

Creation of Lot(s) for Semi-Detached or Row Housing

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

2023

What is the number of dwelling units on the property?

1

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

1

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

Provide details on how the property is designated in the Source Protection Plan

CONSENT

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

Unknown

Are there any easements or restrictive covenants affecting the subject land?

Yes

Please indicate a description of each easement or covenant and its effect

LT52874 & LT52875 (historical smoke easements)

Has the land ever had any previous severances?

Yes

Name of transferee

N/A

Date of transfer

N/A

Use of severed land

Concurrent consent application

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

PL-CON-2025-00002³

No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?

Living Area 1

Explain how the application conforms with the Official Plan

Per Section 2.3.3.5 of the OP, intensification and development is permitted in established Living Area 1 lands, in accordance with the policies of the OP.

Explain how the application is consistent with the Provincial Policy Statements

Per Section 2.2.1(b) of the PPS, planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs by permitting and facilitating all types of residential intensification.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario

N/A

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
1405.34	72.77	19.38

Existing use of land

Residential

Proposed use of land

Same

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - RETAINED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

LAND SEVERED

Existing use of land

Vacant

Proposed use of land

Residential

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
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- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

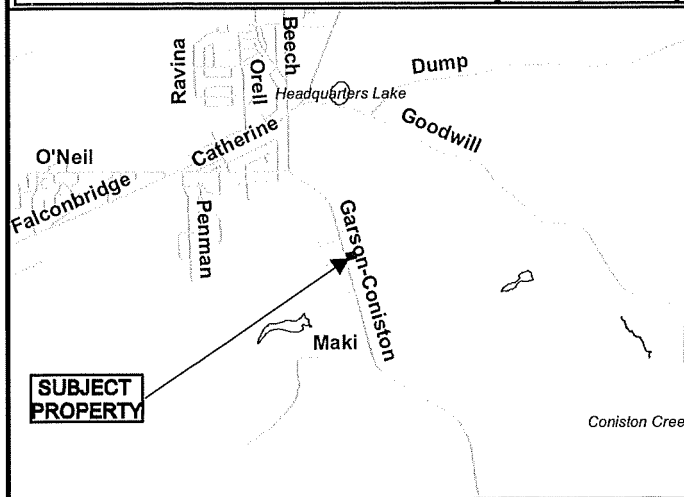
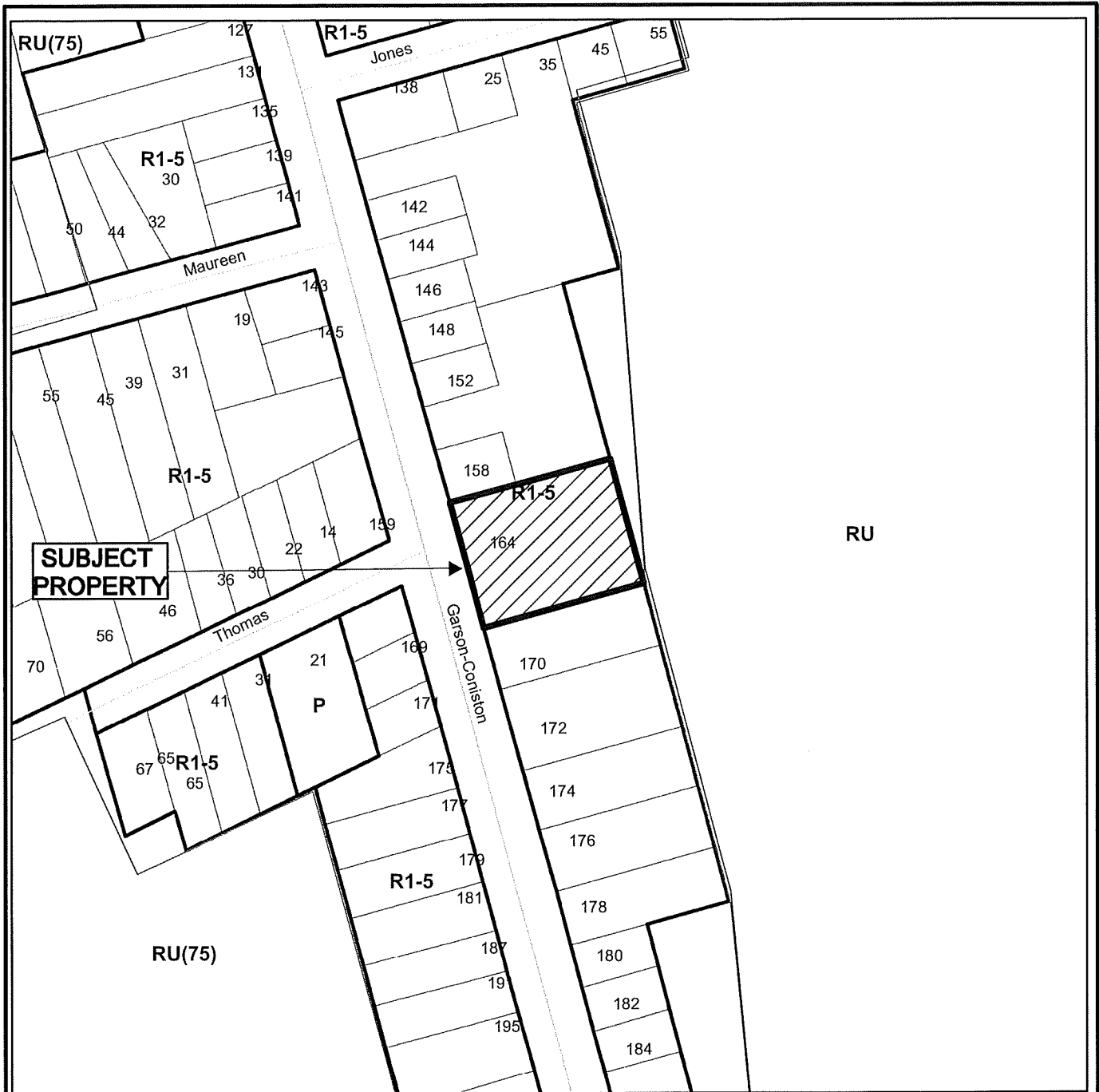
Estimate the distance of these facilities from the severed land and nearest public road by water


PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
No buildings/structures proposed at this time	Severed Land	Yes										

EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Existing 2 storey single detached dwelling	Retained Land	No	45.33	90.66	2	4.93	9.2	6	4.3	59.25	1.8	12.61



N


Application for Consent

Subject Property being PIN 73493-0258,
 Parcel 16396 SEC SES,
 Lot 17, Plan M-242, except Part 22, Plan SR-1791,
 Part Lot 4, Concession 1,
 Township of Garson,
 164 Garson Coniston Road, Garson,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00002
 Date: 2025 02 19



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

Record #: PL-CON-2025-00003

APPLICATION SUMMARY

File Date: February 5, 2025

Application Type: Consent (Land Severance)

Address(es): 368 Gordon Lake Road, Chelmsford P0M 1L0

Applicant(s): TYLER BURTON

Owner(s): TYLER BURTON

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area
80700.0

Depth
292

Frontage
230.0

Creation of Lot(s) for Semi-Detached or Row Housing

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

sept/2011

What is the number of dwelling units on the property?

1

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

2

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

Provide details on how the property is designated in the Source Protection Plan

CONSENT

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

Unknown

Are there any easements or restrictive covenants affecting the subject land?

No

Please indicate a description of each easement or covenant and its effect

Has the land ever had any previous severances?

Yes

Name of transferee

Previously lapsed

Date of transfer

NA

Use of severed land

Residential

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?

Rural

Explain how the application conforms with the Official Plan

rural policy area
severance as per 5.2.2 rural lot creation in reference to 2a&b

Explain how the application is consistent with the Provincial Policy Statements

under section 1.1.5 rural lands in municipalities. Rural land within a municipality are permitted to have limited residential development.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario

Planned & designed communities will support economic development, attract skilled workers, as Sudbury Ontario is the general hub of northern Ontario. Providing healthy environments along with heritage to the city.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
60859	226	314.0

Existing use of land

Residential

Proposed use of land

Residential

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - RETAINED

- Provincial highway
- Right-of-way
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

LAND SEVERED

Existing use of land

Residential

Proposed use of land

Residential

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - SEVERED

- Provincial highway
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- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

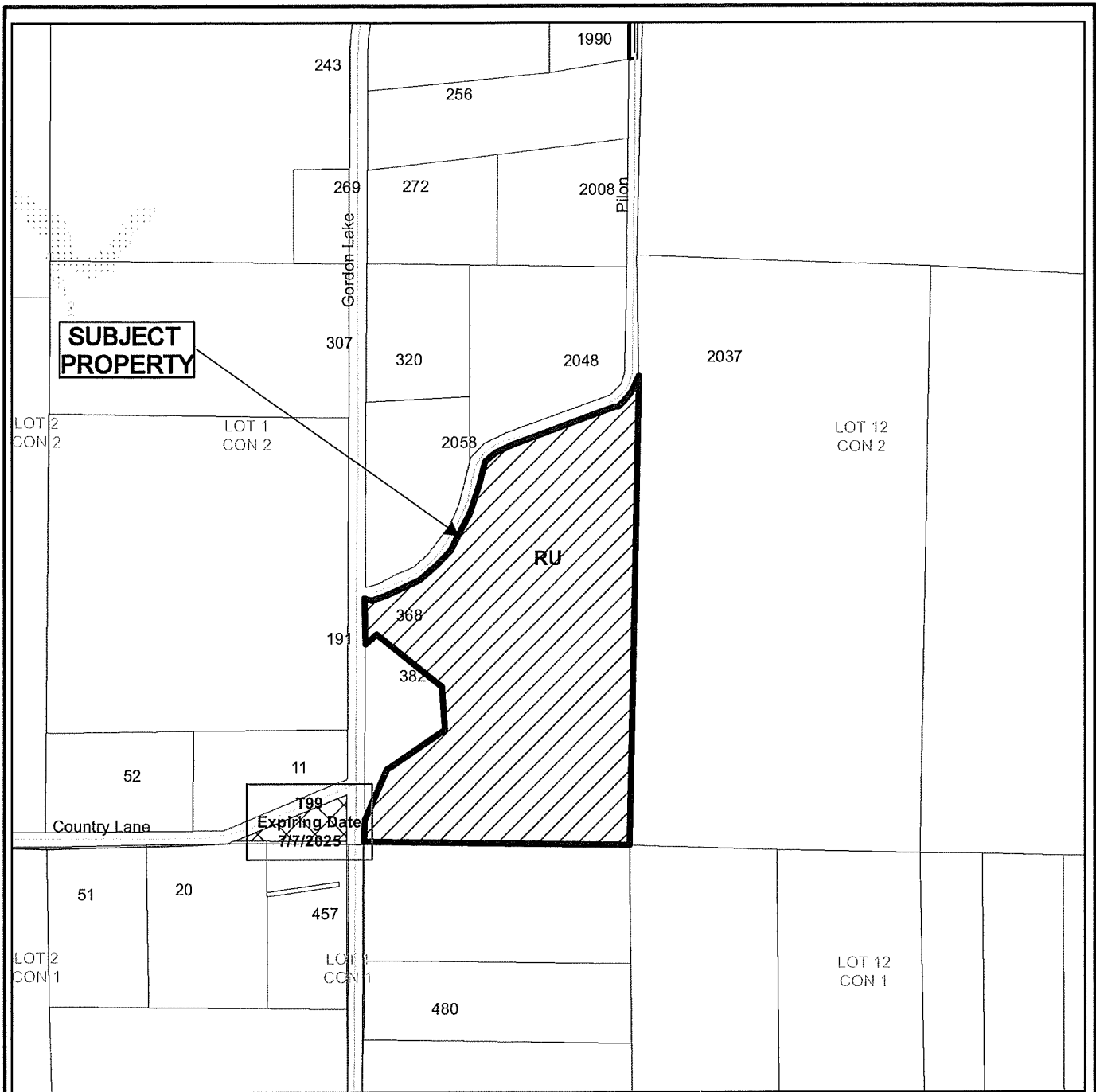
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

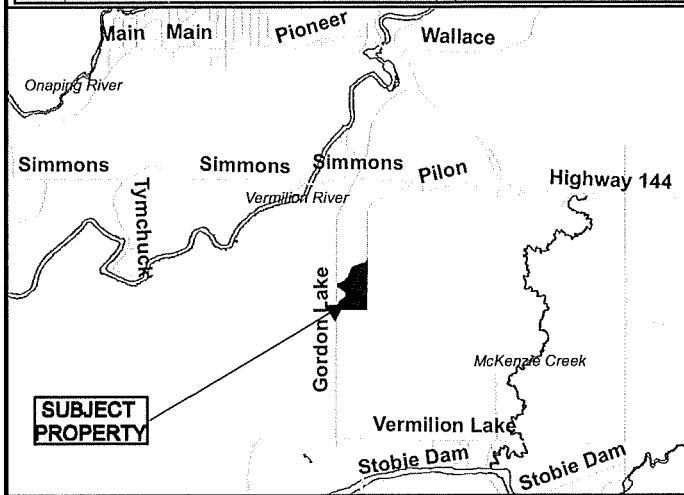
Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
1800sq/ft house, subsurface sewage system, drilled well	Retained Land	No	250	1800	1	18	18	7	30	150	10	25


EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Single family dwelling	Severed Land	No	97	97	1	9.7	10	5	29	70	37	14
Detached Garage	Severed Land	No	53	53	1	6.7	8	5	36.2	68	22	33



T99
 Expiring Date
 7/7/2025





Application for Consent

Subject Property being PIN 73353-0081,
 Parcel 16951 SEC SWS,
 Part Lot 1, Concession 2 and Part 2,
 Plan 53R-6415, except Part 1, 53R-5468,
 Township of Dowling,
 368 Gordon Lake Road, Chelmsford,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00003
 Date: 2025 03 12

GEOGRAPHIC TOWNSHIP OF BOWLING
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE: 1:1250



0 100

PLANNING CERTIFICATE

1. THIS PLAN IS A PLAN OF ZONING AND IS IN ACCORDANCE WITH THE ZONING ACT, THE REGULATIONS MADE UNDER THE ZONING ACT AND THE REGULATIONS MADE UNDER THE ZONING ACT.
2. THE ZONING ACT, THE REGULATIONS MADE UNDER THE ZONING ACT AND THE REGULATIONS MADE UNDER THE ZONING ACT.

Angela...
A. BRITISH COLUMBIA

LEGEND

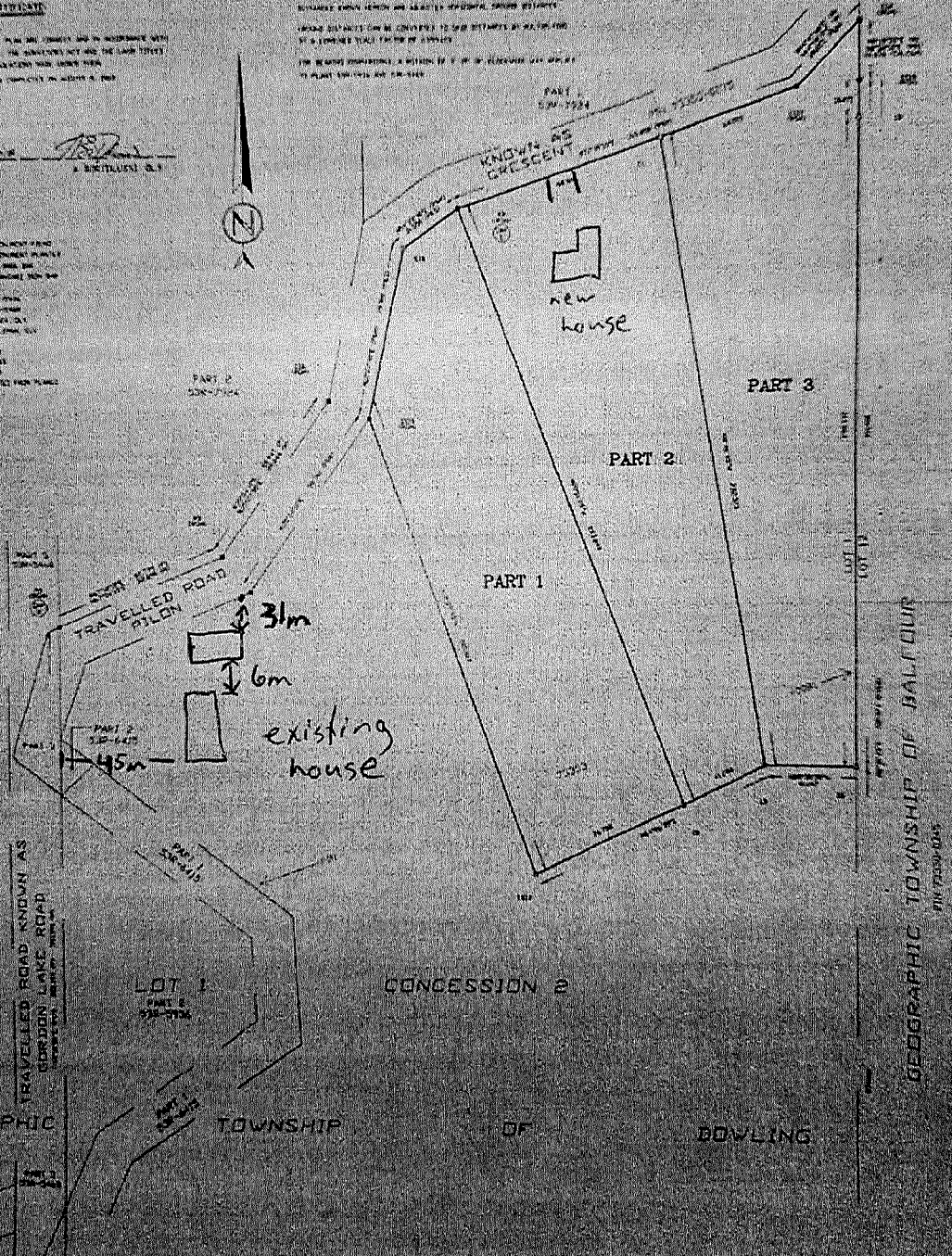
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- 96. LOT
- 97. LOT
- 98. LOT
- 99. LOT
- 100. LOT

1. THIS PLAN IS A PLAN OF ZONING AND IS IN ACCORDANCE WITH THE ZONING ACT, THE REGULATIONS MADE UNDER THE ZONING ACT AND THE REGULATIONS MADE UNDER THE ZONING ACT.

1. REQUIRE THIS PLAN TO BE REPORTED UNDER THE LAND TITLES ACT.

NO.	DATE	DESCRIPTION	APPROVED BY
1	1994	CONVEYANCE OF PART OF PARCELS 100-101-102	ANGELA...
2	1994	CONVEYANCE OF PART OF PARCELS 100-101-102	ANGELA...

NOTE:
DISTANCES SHOWN ARE AS SHOWN ON THIS PLAN AND ARE NOT NECESSARILY TO SCALE. DISTANCES SHOWN ON THIS PLAN ARE NOT NECESSARILY TO SCALE. DISTANCES SHOWN ON THIS PLAN ARE NOT NECESSARILY TO SCALE.



PL-CON-2025-00003
Sketch 2



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

Record #: PL-CON-2025-00004

APPLICATION SUMMARY

File Date: February 12, 2025

Application Type: Consent (Land Severance)

Address(es): 368 Gordon Lake Road, Chelmsford P0M 1L0

Applicant(s): TYLER BURTON

Owner(s): TYLER BURTON

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area
20293

Depth
225

Frontage
99

Creation of Lot(s) for Semi-Detached or Row Housing

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

2011

What is the number of dwelling units on the property?

0

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

0

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

Provide details on how the property is designated in the Source Protection Plan

CONSENT

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

Melanie Burton

Are there any easements or restrictive covenants affecting the subject land?

No

Please indicate a description of each easement or covenant and its effect

Has the land ever had any previous severances?

Yes

Name of transferee

Expired Certificates

Date of transfer

NA

Use of severed land

Residential

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?

Rural

Explain how the application conforms with the Official Plan

Rural policy area, severance as per 52.2 Rural lot creation in reference to 2 a and b

Explain how the application is consistent with the Provincial Policy Statements

Under section 1.1.5 rural lands in municipalities. Rural land within a municipality are permitted to have limited residential development

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario

Planned and designed communities will support economic development attract skilled workers as Sudbury Ontario is the general hub of Northern ON Providing healthy environments along with heritage to the city.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
40565	292	214

Existing use of land

Vacant

Proposed use of land

Vacant

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - RETAINED

- Provincial highway
- Right-of-way
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

LAND SEVERED

Existing use of land

Vacant

Proposed use of land

Residential

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - SEVERED

- Provincial highway
- Right-of-way
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

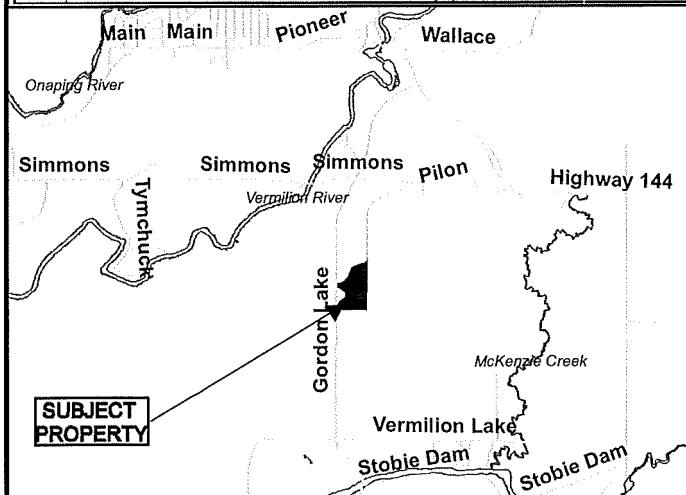
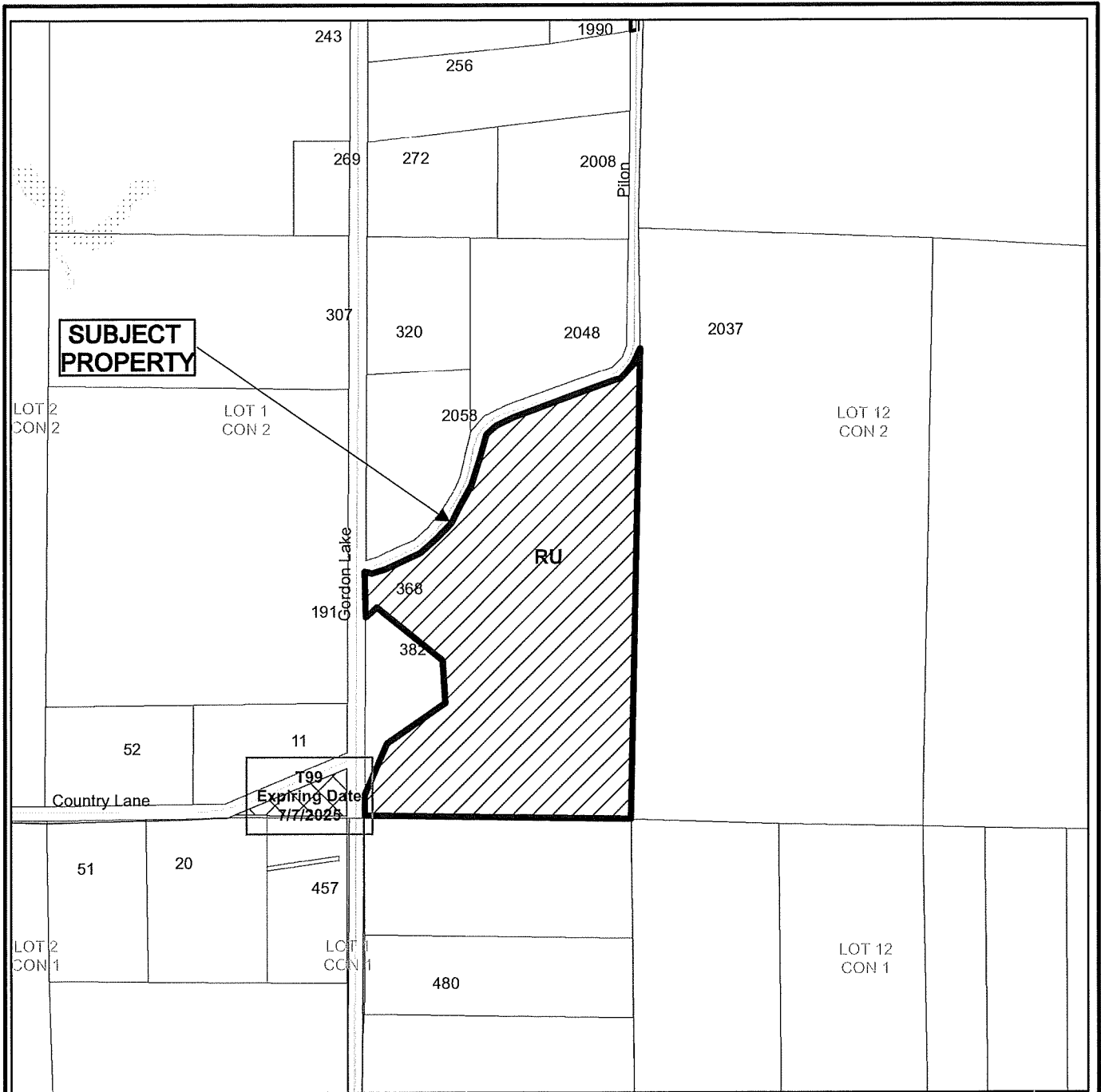
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
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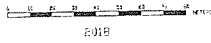
Application for Consent

Subject Property being PIN 73353-0081,
 Parcel 16951 SEC SWS,
 Part Lot 1, Concession 2 and Part 2,
 Plan 53R-6415, except Part 1, 53R-5468,
 Township of Dowling,
 368 Gordon Lake Road, Chelmsford,
 City of Greater Sudbury

NTS PL-CON-2025-00004
 Sketch 1 Date: 2025 03 12

PLAN OF SURVEY OF
**PART OF LOT 1
 CONCESSION 2**
 GEOGRAPHIC TOWNSHIP OF DOWLING
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:1000



R.U.I.B.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 2. THIS SURVEY WAS COMPLETED ON NOVEMBER 9, 2018.

Sylvie Guenette
 DATE: August 30, 2018
 A. BORTOLUSSI, O.L.S.

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- STAKE (100) BAR
- STAKE (200) BAR
- STAKE (300) BAR
- STAKE (400) BAR
- STAKE (500) BAR
- STAKE (600) BAR
- STAKE (700) BAR
- STAKE (800) BAR
- STAKE (900) BAR
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- STAKE (9700) BAR
- STAKE (9800) BAR
- STAKE (9900) BAR
- STAKE (10000) BAR

CONVEYOR	RECORDING PLAN	WESTING	EASTING
W. 5118	810250123	476239303	
W. 5119	810250124	476239304	
W. 5120	810250125	476239305	

ALL COORDINATES ARE IN METERS AND REFERRED TO THE CENTRAL MERIDIAN THROUGH THE WEST LONGITUDE OF THE UTM ZONE 18, AND ARE DERIVED FROM OBSERVED REFERENCE POINTS TO 18 AND 19 BY REAL TIME KINEMA OBSERVATIONS (RTK) (EPSG: 31466)

NOTE:
 BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE CENTRAL MERIDIAN THROUGH THE WEST LONGITUDE OF THE UTM ZONE 18, AND ARE DERIVED FROM OBSERVED REFERENCE POINTS TO 18 AND 19 BY REAL TIME KINEMA OBSERVATIONS (RTK) (EPSG: 31466)

DISTANCES SHOWN HEREON ARE AT SEA LEVEL. HORIZONTAL DISTANCES CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99989

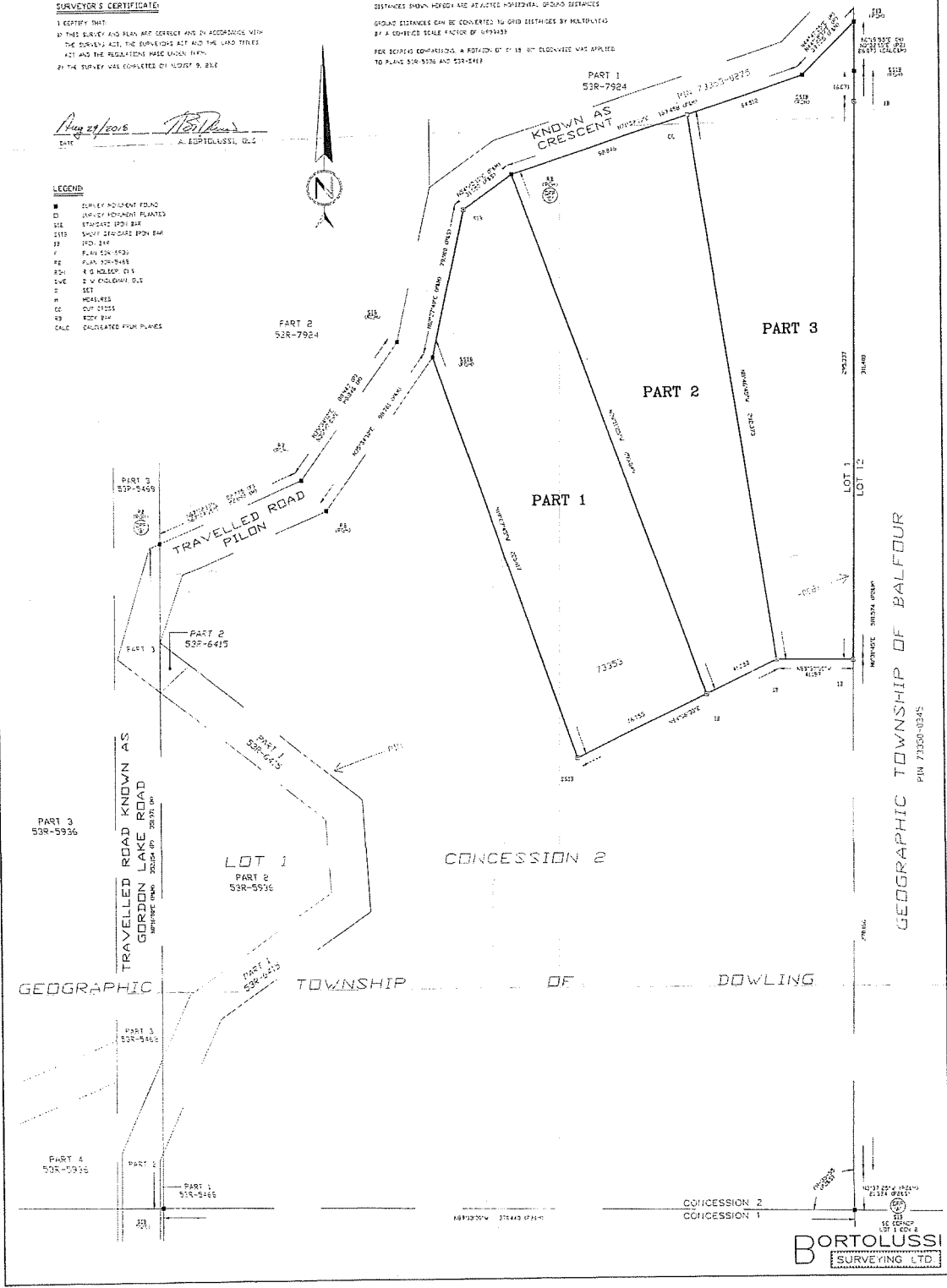
FOR BEARING CONVERSIONS, A ROTATION OF 0° 18' 00" CLOCKWISE WAS APPLIED TO PLANS 53R-5356 AND 53R-5416

PLAN 53R-21046

RECEIVED AND DEPOSITED
 August 30, 2018
 Sylvie Guenette
 DATE REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
 DATE: August 30, 2018
 A. BORTOLUSSI
 ONTARIO LAND SURVEYOR

SCHEDULE

PART	LOT	CONVEYOR	PARTIAL APPLICANT	AREA (SQ. FT.)
1				209720
2				215922
3				2025429



PL-CON-2025-00004
 sketch 2

BORTOLUSSI
 SURVEYING LTD.



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

Record #: PL-CON-2025-00006

APPLICATION SUMMARY

File Date: February 27, 2025
Application Type: Consent (Land Severance)
Address(es): 170 Fielding Road, Lively P3Y 1L5
Applicant(s): GEOFF MCCAUSLAND
Owner(s): TEMPCO DEVELOPMENTS INC.

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area	Area (Second Additional Lot if Applicable)
Depth	Depth (Second Additional Lot if Applicable)
Frontage	Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area
4250

Depth
123.9

Frontage
37.8

Creation of Lot(s) for Semi-Detached or Row Housing

Area

Depth

Frontage

Cancellation of Prior Consent

Area

Depth

Frontage

Easement/Right-of-Way

Area

Area (Second Easement or Right-of-Way if Applicable)

Depth

Depth (Second Easement or Right-of-Way if Applicable)

Frontage

Frontage (Second Easement or Right-of-Way if Applicable)

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

July 24 2012

What is the number of dwelling units on the property?

0

What is the number of proposed new buildings/structures on the property?

1

What is the number of existing buildings/structures on the property?

1

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

Provide details on how the property is designated in the Source Protection Plan

CONSENT

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

Tempco Developments Inc.

Are there any easements or restrictive covenants affecting the subject land?

No

Please indicate a description of each easement or covenant and its effect

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?

General Industrial

Explain how the application conforms with the Official Plan

The proposed lot creation aligns with the City's Official Plan policies. The severed and retained lots are appropriately sized and shaped to meet zoning standards for development, and will not negatively impact existing or planned infrastructure. As part of a Strategic Employment Area in the City's Employment Land Strategy Community Improvement Plan, the new lot is located in an area that the City has designated a priority location for new industrial development, and new industrial capacity developed on that lot will be compatible with surrounding land uses. The new lot will also support economic development and job creation, by providing new developable land in a local industrial market with a significant excess of demand over supply.

Explain how the application is consistent with the Provincial Policy Statements

The proposed lot creation aligns with the Provincial Policy Statement. To increase the supply of industrial properties without any new infrastructure requirements represents efficient use of land and infrastructure. The new lot will also support economic development and job creation, by providing new developable land in a local industrial market with a significant excess of demand over supply. Protection of natural resources has been carefully considered, and the applicant has completed both a Wetland Mapping Report by Tulloch Engineering and a Pre-Submission Consultation with Conservation Sudbury.

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario

The proposed lot creation aligns with the Growth Plan for Northern Ontario as it presents an opportunity to strengthen the community, support resource-based economies, and promote sustainable development. To increase the supply of industrial properties without any new infrastructure requirements represents efficient use of land and infrastructure. The new lot will also support economic development and job creation, by providing new developable land in a local industrial market with a significant excess of demand over supply. A robust industrial sector that provides good jobs and supports the Sudbury mining cluster also contributes to the vitality and sustainability of the community.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
4593	123.9	36.6

Existing use of land

M3 - Heavy Industrial

Proposed use of land

M3 - Heavy Industrial

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

Municipally owned and operated piped water system

Municipally owned and operated sanitary sewage system

Lake

Pit Privy

Individual Well

Communal Well

Individual Septic System

Communal Septic System

Other

Explain Other

Water provided by a cistern.

PROPERTY ACCESS - RETAINED

Provincial highway

Road maintained by the municipality

Municipal road that is maintained seasonally

Municipal road that is maintained yearly

Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

LAND SEVERED

Existing use of land

Existing Lot:
74.4x122.5x67.5x123.7 metres

Retained Lot:
122.5x36.6x123.9x36.6 metres

Existing use: M3 - Heavy Industrial

Proposed use of land

Lot to be severed: 37.8x123.9x30.9x123.7 metres

Maintain existing Zoning and Use: M3 - Heavy Industrial

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other

Explain Other

Anticipate requiring a cistern to support development of a building on the severed property. This has been reviewed with CGS Fire Services.

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used via water

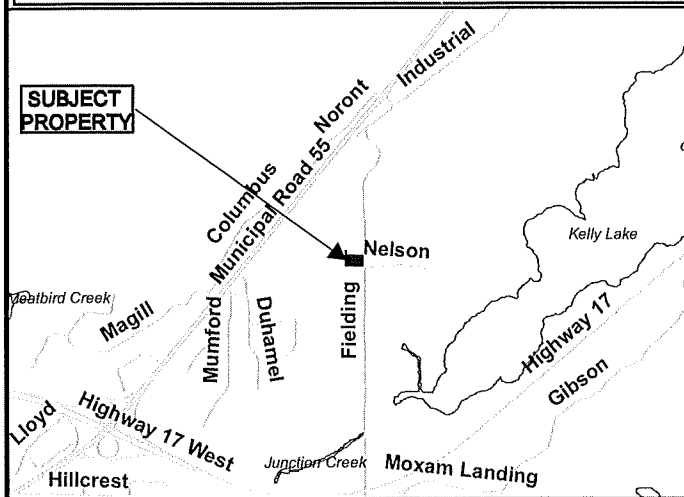
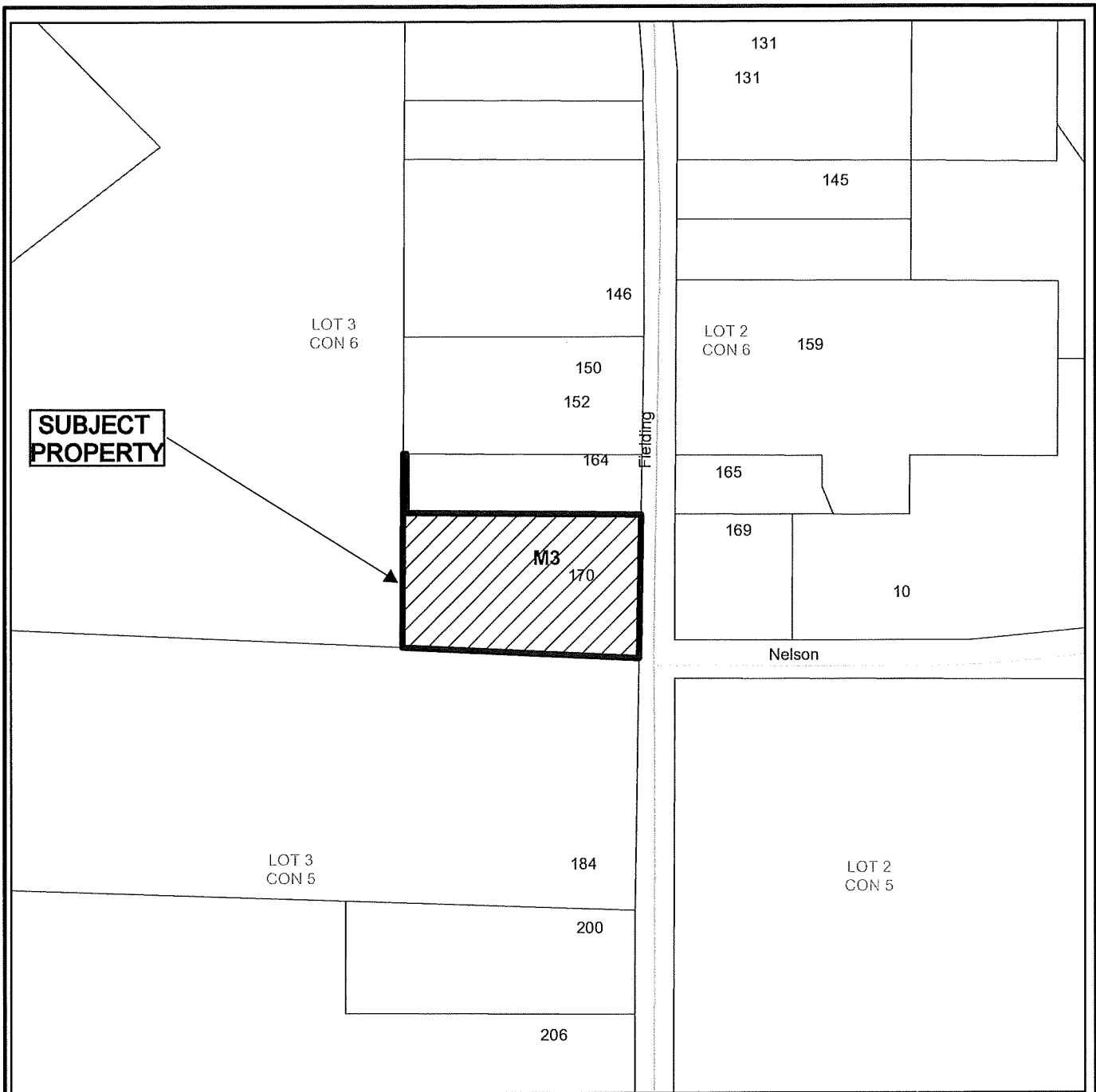
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
New Structure being Considered	Severed Land	No	500	599	2	16.4	38.5	10	22.3	63.1	15	6

EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
170 Fielding Road	Retained Land	No	603	722	2	19.8	30.5	10	27.7	65.7	14.8	39.8



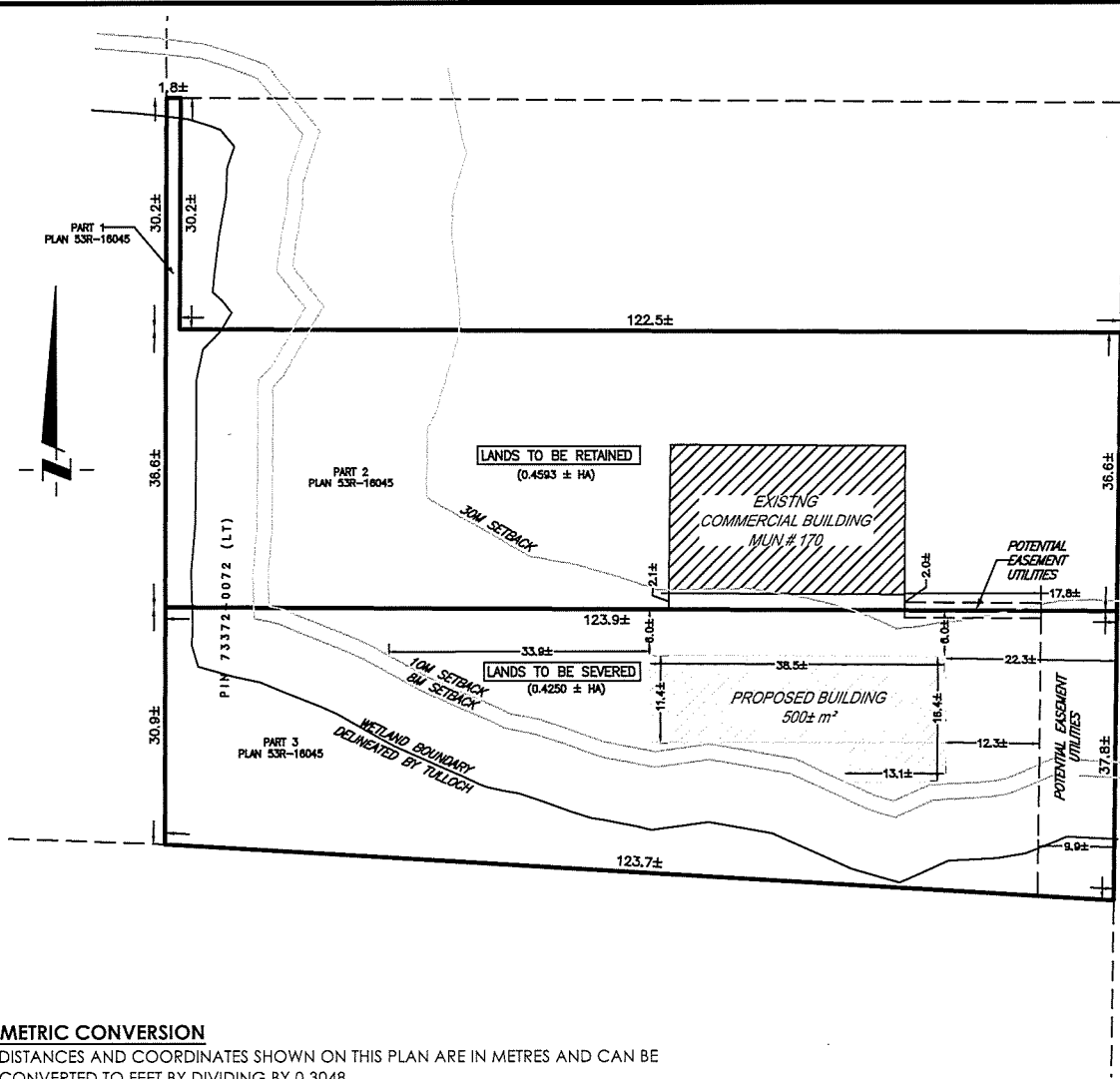
N

Application for Consent

Subject Property being PIN 73372-0072,
 Parcel 30752 SEC SWS SRO,
 Part Lot 3, Concession 6,
 Parts 1-3, Plan 53R-16045,
 Township of Waters,
 170 Fielding Road, Lively,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2025-00006
 Date: 2025 03 11



SKETCH FOR
CONSENT APPLICATION
170 FIELDING ROAD
 CITY OF GREATER SUDBURY

Scale 1:750



AVANT GARDE GEOMATICS INC.

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CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

NOTE

1. DATE:
2. SKETCH PREPARED FOR:
MR. MIKE THOMPSON
3. DIMENSIONS ON THIS SKETCH WERE DERIVED FROM FIELD OBSERVATIONS DATED JANUARY 31, 2025 AND INFORMATION SHOWN ON PLAN 53R-16045

METRIC CONVERSION

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



Avant Garde Geomatics Inc.

ONTARIO LAND SURVEYORS
 aggeo.ca

DRAWN: JN	CHECKED: JN	DATE: 2025/26/02	PROJECT No.: SS25001
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PL-CON-2025-00006

sketch 2



401-199 Larch Street, Ontario P3E 5P9 Tel: 705-674-5249 Email: NDCA@ConservationSudbury.ca

Pre-Submission Consultation Checklist

Conservation Authorities Act

Ontario Regulation 41/24 - PROHIBITED ACTIVITIES, EXEMPTIONS AND PERMITS

Compliance with s. 3.1 of the Provincial Policy Statement, as per delegated commenting responsibility

Conservation Sudbury regulates development within and adjacent to hazards and features within its jurisdiction. *The regulated area extends 15 m beyond the hazards and 30 m beyond wetlands.* In general, development must be directed outside of any hazards or features, and permission must be obtained for any development in the regulated area.

In accordance with the provisions of Section 28.1 of the *Conservation Authorities Act* and Section 6 of Ontario Regulation 41/24, an applicant *may engage in pre-submission consultation for the purposes of confirming the requirements of a complete application to obtain a permit.* Permission must be obtained prior to any site grading and the temporary or permanent placing, dumping, or removal of any material whether originating in the site or elsewhere; straightening, changing, diverting, or interfering in any way with the existing channel of a river, creek, stream, or watercourse, interference in any way with a wetland; or, development, defined as the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof.

[Geoff McCausland \(agent for Mike Thompson\)](#)

Name:

Email address:

Phone number:

Subject property: [170 Fielding Road, 53R-16045, Part 1-3](#)

Pre-Submission Consultation:

This checklist is in response to an application for pre-consultation received [October 18, 2024](#), and based on the following: [site visit conducted October 18, 2024 with the landowner \(Mike Thompson\) ad agent \(Geoff McCausland\), and a site plan received by email October 31, 2024 from Geoff McCausland which incorporates discussion and feedback during site visit.](#)

Brief description of project:

[To understand development opportunities and constraints related to a proposed new building to the south of the existing structure. Furthermore, the development opportunity would then inform a decision to apply for a consent to sever.](#)



Regulated features/hazards found on or near the property (include on site plan):

- River and stream systems¹, including watercourses² and lakes (except Lake Wanapitei):
 - Watercourse or lake name: _____
 - Flood hazard³ (modelled):
 - Flood elevation is _____ m.a.s.l. (CGVD28); development must be above this elevation and 15 m beyond the regulatory floodplain.
 - Flood hazard (not modelled):
 - The flood hazard is not modelled at this location. A proxy elevation applies, equivalent to 1.2 metres above the average annual high water mark (typical spring level, can be determined based on staining on rocks, vegetation changes, or erosion).
 - Erosion hazard⁴ - confined river/stream system (where watercourse is confined by valley walls):
 - The erosion hazard limit for confined systems is determined by the toe erosion allowance of 15 m from the edge of the watercourse, and the stable slope allowance of 3 horizontal : 1 vertical. In general, development must be located beyond the erosion hazard limit. An access allowance of 6 metres may be required.
 - Erosion hazard - unconfined river/stream system (where watercourse is not confined by valley walls):
 - The erosion hazard limit for unconfined systems is determined by the meander belt allowance – the maximum extent that a water channel migrates. In general, development must be located outside the meander belt allowance. An access allowance of 6 metres may be required.
 - Unknown/unclear flood or erosion hazard (requires qualified professional and/or site visit).
 - Comments:
- Watercourse not associated with a flood or erosion hazard:
 - There is a 15 m regulated area around this watercourse in which development is generally prohibited.
 - Comments:
- Wetland⁹:
 - Determined based on existing mapping and/or review of available air imagery.
 - Determined based on a site visit.
 - Comments: *Distinct boundary due to previous fill placed in wetland.*
- Hazardous lands:
 - Unstable soils (including organic soils).
 - Comments: *Previous fill appears to have been placed in the wetland, in the location of the proposed structure. Nature of the fill and underlying soils is unknown. Wetlands are assumed to contain organic soils unless otherwise demonstrated through geotechnical analysis.*

¹ River and stream systems include all watercourses, rivers, streams and small inland lakes (i.e., lakes with surface area less than 100 km² that have a measurable/predictable response to runoff event) (MNR Technical Guideline - [River & Stream Systems: Erosion Hazard Limit](#))

² Defined in [Ontario Regulation 41/24](#) as “a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs” and exists within a river or stream valley, whether the valley is apparent (confined) or not (unconfined)

³ Flood hazards are defined within the MNR Technical Guideline – [River & Stream Systems: Flooding Hazard Limit](#)

⁴ Erosion hazards are defined within the MNR Technical Guideline - [River & Stream Systems: Erosion Hazard Limit](#)

⁹ Wetland boundaries are determined using methodology set out in the [Ontario Wetland Evaluation System](#) (OWES)



The following minimum requirements for your final permit application are mandated under Ontario Regulation 41/24:

- A plan of the area showing the type and location of the proposed activity (site plan, see below for required details and sample drawings)
- The intended use of any buildings/structures following completion of the activity
- The start and completion dates of the activity
- The elevations of existing buildings and the proposed elevation of any buildings after the activity is completed
 - a topographic survey is required by a qualified professional (OLS or qualified engineer)
- Cross-sectional drawings showing existing grades and the proposed grades after the activity is completed
 - a topographic survey is required by a qualified professional
- Drainage details for before and after the activity
- A full description of any type of fill that will be placed or dumped
- Confirmation of authorization for the proposed activity, given by the property owner
- Any technical information, studies, or plans, including information obtained during pre-submission consultations (see enclosed)
- Fee payment. A deposit fee of \$200 is required at the time of application, the balance is required prior to permit release. Fees are assessed based on the type and scope of work being undertaken. Please see our fee schedule, available at: <https://www.conservationssudbury.ca/wp-content/uploads/2023/03/Fee-Schedule.pdf>

If your project proposes to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse, or change or interfere with a wetland, you will need to provide the following information in addition to the above:

- A plan of the area showing plan view and cross-sectional details of the activity, including both the existing site conditions and proposed work/new condition
- A statement of the purpose of an activity to alter a watercourse/wetland
- A description of the methods that will be used to alter a watercourse/wetland

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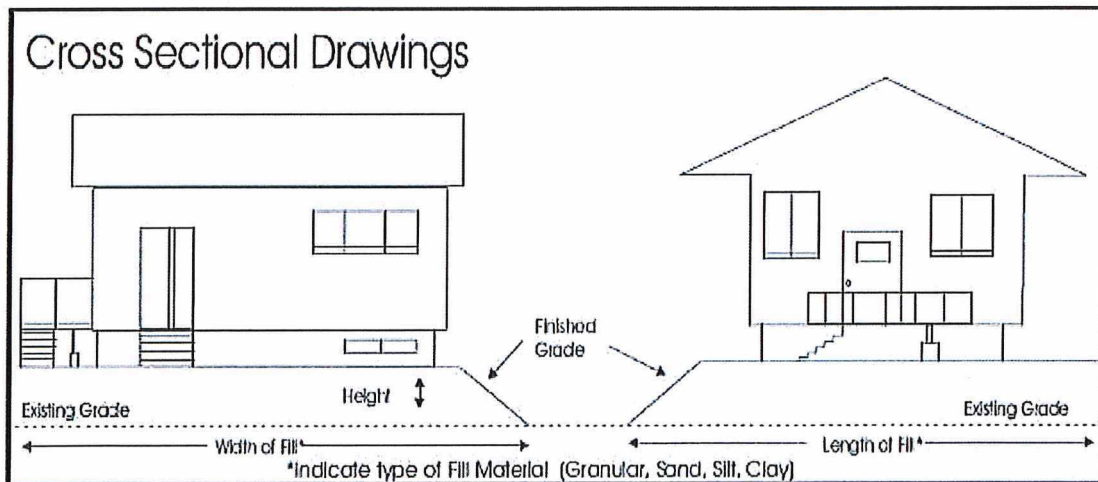
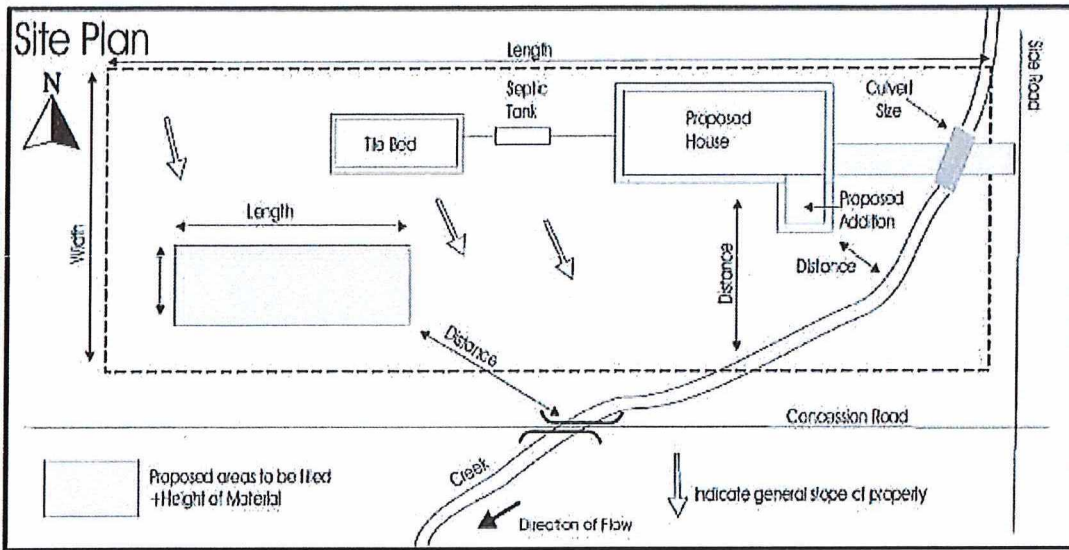
Site plans for ALL projects must include:

- The location and extent of all known hazards and features of the property and within 30 m of the property, such as wetlands, watercourses, flood and erosion hazards
- Property limits
- Setbacks of proposed works to:
 - Lot lines
 - Lakes, watercourses, wetlands, top and bottom of all slopes, ditches
 - High water mark, floodplain (if known)
 - Location and dimensions of existing development, including buildings, fences, septic systems, etc.
 - Any other important features
- ~~Extent, location, and dimension of proposed works~~ *SBW*
- Location, extent and dimensions of proposed works (placement or removal of fill, site grading, new structures)
- Author's name and signature/stamp and date drawn
- All distances are to be provided in metric units



Sample Drawings

Note: These drawings are not for design purposes. They are examples to illustrate the **minimum level of detail** required by Conservation Sudbury staff to review your proposed project.





Additional Notes

Consent:

The requirements described in this checklist (and attached "Other Requirements" list) reflect the requirements for a complete application for a permit under S. 28.1 of the *Conservation Authorities Act* (regulatory approval). The consent application must demonstrate that the regulatory requirements can be met prior to development. Specifically, the consent application must demonstrate that there is sufficient room to develop the parcel as intended, without hydrologic impacts. The plans must show all required development outside of either:

- a. A 12-m area of interference
- b. An 8-m area of interference with restoration of this area to the satisfaction of Conservation Sudbury

As part of a complete application for consent, the following is required:

1. The wetland delineation and accompanying report, as completed by a qualified professional.
2. A site plan of the parent parcel (meaning the proposed new and retained lots), showing proposed severance, existing structures, all proposed new development, the wetland boundary, the area of interference at (either 8 or 12 m), and at 30 metres. The wetland mapping and 30 m area of interference must be completed adjacent to both the new and retained lots.
3. A commitment to restore the area of interference (if required depending on setback). This can take the form of a note on the site

Note that, if in the future the proposed building envelope is found to be insufficient for the intended use, further encroachment into the wetland and area of interference associated with the wetland will not be permitted. In such a case, the landowner will be required to re-design the proposed development to respect the required setbacks from the wetland.

Note that, snow storage is not permitted within the area of interference (8 m + area shown on the supplied plans).

See enclosed checklist for additional requirements for a complete application (*Other Requirements*).



Internal Use Only

File No: 32775

Checklist Completed: November 21, 2024

Completed by: Sarah Woods

401-199 Larch Street, Ontario P3E 5P9 Tel: 705-674-5249 Email: ndca@ConservationSudbury.ca

Other Requirements:

This checklist is supplemental to the required information described in the Pre-Submission Consultation Checklist.

Criteria	Required	Complete
NDCA (Conservation Sudbury) site visit	Yes	Yes
Municipal review (shore road allowance, zoning)		
Floodplain mapping		
Floodproofing certificate (following development)		
Detailed topographic survey (by a qualified professional)	Yes	
Detailed topographic survey (by a qualified professional), if already available		
Erosion hazard assessment and report (by a qualified professional)		
Wetland delineation and report (by a qualified professional)	Yes	
Scoped Environmental Impact Study / Wetland Water Balance Study		
Storm water management report		
Geotechnical assessment/report	Yes	
Coastal engineering report		
Natural channel design brief		
De-watering plan (if required based on proposal)	Yes	
For fill that is to be removed from site, the location of its disposal	Yes	
For fill that is to remain on site, details must be included in the site plan	Yes	
Construction drawings (dimensioned), including foundation details	Yes	
Description of proposed method of sediment and erosion control protection (ex: sediment fence, straw blankets, etc.)	Yes	
A description of the timeline for stabilization/erosion control of work area	Yes	

Comments:

1. Ensure to include details of septic system (location of tank/leaching bed/mantle) and elevation of inlet/outlets to these. Tank and leaching bed to be located a minimum of 15 m from the wetland, or at maximum distance possible.
2. The revised site plan shows retention of a minimum 8-m area of interference, which aligns with the discussion during the site visit. This is a reduction from the 12-m natural area of interference that is typically required. This would be permitted on condition that (1) a suitable restoration plan is included in the design, to re-establish native vegetation similar to the wetland-adjacent vegetation elsewhere around the wetland (trees, shrubs, grasses, sedges, etc), and (2) that the area of interference (buffer) to the wetland is maximized wherever possible (such as at the west limit of the development, as currently proposed).
3. The design must include a mechanism to prevent encroachment into the natural area of interference (which is to remain undisturbed), both during construction as well as a permanent mechanism. The currently proposed boulders would be acceptable. Please include the minimum spacing on the drawings. They should be placed close enough to prevent access by machinery and vehicles.

170 Fielding Road Severance & Construction

Table 8.2: Standards for Industrial Zones (By-law 2023-612)

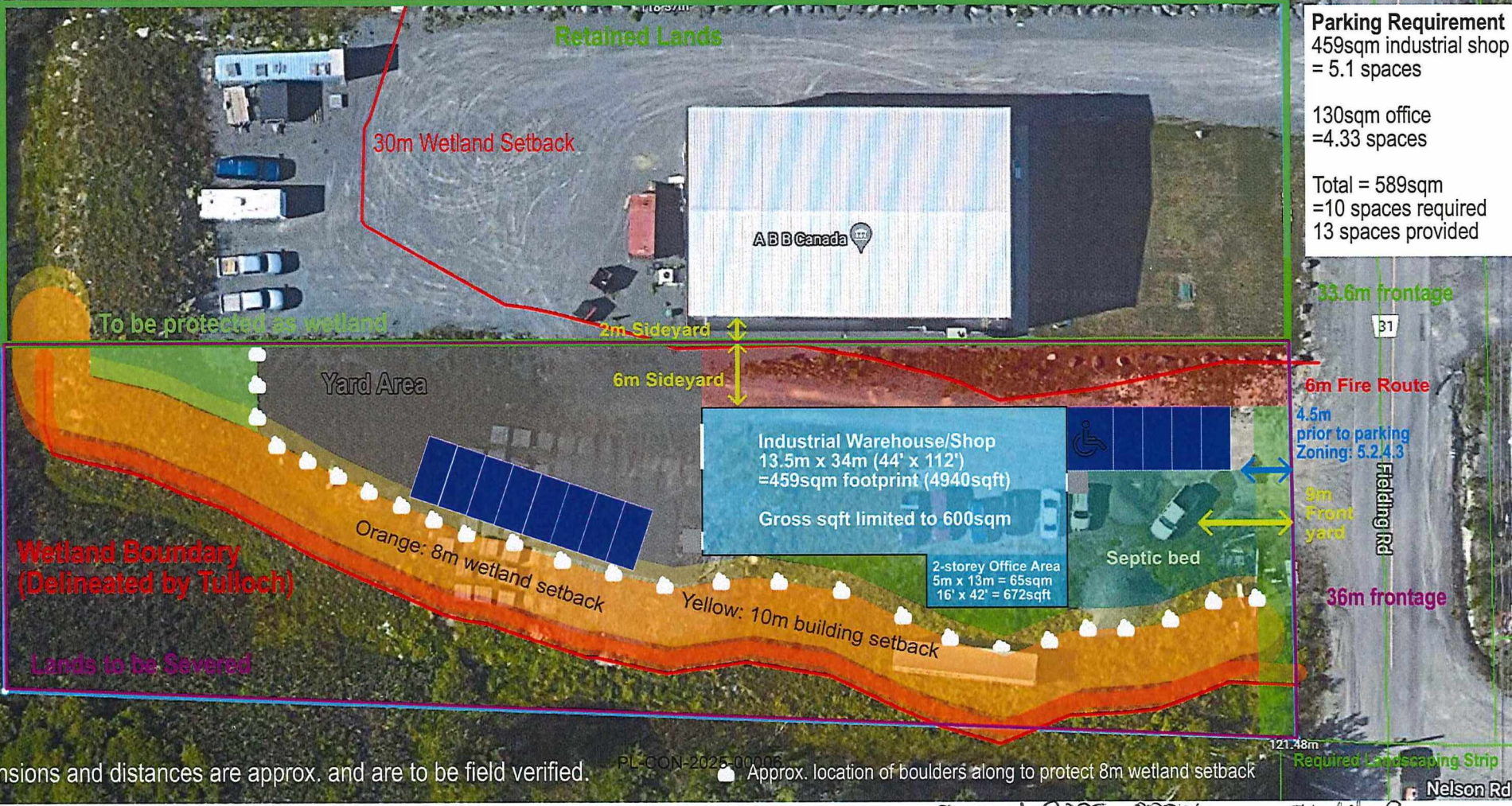
Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side	Minimum Required Corner Side Yard	Maximum Lot Coverage	Maximum Height	Minimum Landscaped Open Space	Other
M1 and M1-1	1,500 m ²	30.0 m (1)	50.0 m	9.0 m (2)	6.0 m (4)	3.0 m (3)	9.0 m (2)	50%	12.0 m	5%(16)	(5) (17)
M2	1,500m ²	30.0 m (1)	50.0 m	9.0 m (2)	6.0 m (7)	3.0 m (8)	9.0 m (2)	50%	15.0 m	5%	(5) (17)
M3	1,500m ²	30.0 m (6)	50.0 m	9.0 m (2)	6.0 m (7)	6.0 m (8)	9.0 m (2)	60%	30.0 m (9)	5%	(17)

8. On at least 1 side of the lot,

Parking Requirement
459sqm industrial shop
= 5.1 spaces

130sqm office
=4.33 spaces

Total = 589sqm
=10 spaces required
13 spaces provided



*All dimensions and distances are approx. and are to be field verified.

PL-CON-2025-00005

Approx. location of boulders along to protect 8m wetland setback

PL-CON-2025-00006

Sketch 9

Nelson Rd



Wetland Mapping Report



Tempco Developments



170 Fielding Road, Lively, ON



December 3, 2024

PL-CON-2025-00006

Sketch 10





Planners | Surveyors | Biologists | Engineers

December 03, 2024
Project: 221059

Tempco Developments
396 Culver Crescent
Sudbury, ON
P3E 4Y3

ATTN: Mike Thompson

Re: OWES Wetland Mapping – Proposed Lot Expansion, 170 Fielding Road, Lively, Ontario

Dear Mr. Thompson,

TULLOCH Environmental, a division of TULLOCH Engineering Inc. (TULLOCH) was retained by to perform the mapping of wetlands at 170 Fielding Road in Lively, Ontario (the 'Site').

Wetlands are subject to development constraints according to Section 4.1 of the [Ontario Provincial Policy Statement](#), Section 9 or the [City of Greater Sudbury Official Plan](#) ('Conservation Sudbury'), and [Nickel District Conservation Authority](#) wetland policies. For planning purposes, wetlands are defined and mapped according to guidelines within the [Ontario Wetland Evaluation System](#) (the 'OWES').

Defining 'Wetland'

The term wetland is variously applied operationally, regulatorily, and colloquially. For planning purposes in Ontario, the Ontario Wetland Evaluation System ('OWES') is adopted to delineate wetland boundaries and evaluate wetlands based on their biological, hydrological, and social significance.

The OWES was developed by the Ministry of Natural Resources ('MNR'), and it defines wetlands generally as:

"Lands that are seasonally or permanently flooded by shallow water as well as lands where the water table is close to the surface; in either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants."



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1

Sketch 11



The OWES favours a plant-centric approach to defining wetland boundaries. Specifically, the OWES defines the boundary of a wetland according to the “50% wetland vegetation” rule, whereby a wetland is denoted to begin where 50% or more of the relative plant cover is dominated by wetland plant species. The province also defines what species are to be considered ‘wetland plants’. Soils information can also be collected to complement plant observations.

Under natural conditions wetlands can, by this definition, vary greatly in scale from several square meters to several square kilometers in area. Operationally, the OWES sets out certain minimum areas that serve as benchmarks for wetland classification. Specifically:

- The OWES considers individual areas of wetland formation to be Wetland Units. The OWES does not typically evaluate the significance of Wetland Units that are less than 2.0ha in area unless that unit exhibits particularly important ecological functions or is required to maintain connectivity among other (larger) wetland units.
- The OWES breaks down and describes Wetland Units according to Vegetation Communities which are sub-sections of the wetland with a common plant community composition and structure. The minimum size of an OWES Vegetation Community is 0.5ha.

Based on these definitions, the minimum mappable wetland size under the OWES framework is 0.5ha.

An alternative means of describing ‘wetlands’ is the Ontario Ecological Land Classification (‘ELC’) system. The ELC system applies a soil-centric means of classifying wetland presence and defining wetlands to ‘ecosite’. Specifically, attributes of soil substrate texture and coloration (e.g., mottles and gley) are used to determine the soil moisture regime and then infer wetland presence. Once again, these conditions can exist on scales of several square meters to several square kilometers in area. The ELC system also adopts a minimum 0.5ha for mappable ecosites.

Our wetland evaluations are performed by environmental professionals trained in both the OWES and ELC systems. For the purposes of wetland mapping, TULLOCH adopts the OWES definitions with a minimum community size of 0.5ha unless otherwise stated. Mapping is therefore plant-centric, with soils and topographic data is collected as needed to supplement plant community observations.

It is important to note that not all wetlands support standing water. Wetlands also develop in areas prone to seasonal flooding (such as in the spring) or where water tables are high enough to affect the rooting zone of local vegetation.

Conservation Sudbury regulates development within wetlands and upland areas within 120m. This regulator typically requires the issuance of permits under the Conservation Authorities Act for work proposed within 30m of wetlands (defined as the ‘Areas of Interference’). Conservation Sudbury wetland policies require wetlands smaller than 0.5ha be mapped where they are lacustrine (i.e., part of a lake) or sufficiently hydraulically connected to other wetlands. Conservation Sudbury regulates hazardous lands and directs OWES professionals to map organic (peat dominated) soils as small as 0.1ha, if encountered.

Methods

The Area of Interest was visited on July 21, 2022, by Sasha Losier (Terrestrial Ecologist) with TULLOCH and Edward Kellaway (Terrestrial Ecologist) with TULLOCH. Ms. Losier is trained by the MNR in the OWES system and is recognised by that Ministry as a qualified OWES Evaluator.

The Area of Interest was walked for the identification of upland and wetland vegetation communities. The species composition and structure of these communities were noted and photographed. The transition areas between these communities (i.e., ecotones) were then identified. Once within an ecotone, the exact location where the apparent relative plant dominance shifted from upland to wetland species was found and GPS waypointed. Waypoints were collected in this manner at intervals of approximately 10 to 20m. Waypoints were collected with the assistance of a Juniper Geode GPS antenna which produces an average sub-meter horizontal accuracy of $\pm 0.3\text{m}$. Soil characteristics were assessed on site using an Edelman Auger. In the OWES system, soil properties such as effective texture, moisture regime, and depth to water table can supplement plant community observations. Soils were characterized according to finger assessments outlined in the *Field Guide to Substrates of Ontario*.

Site observations were supplemented by several layers of spatial Geographic Information System (GIS) data obtained from [Geospatial Ontario](#) (formerly Land Information Ontario) reviewed for this Area of Interest, specifically:

- 'Wetlands': A high-level provincial approximation of known or suspected wetlands across Ontario. Data provided by the MNR.
- 'Ontario Hydro Network – Waterbody' – A high-level provincial approximation of known waterbodies across Ontario. Data provided by the MNR.
- 'Ontario Hydro Network – Watercourse' – A high-level provincial approximation of known watercourses across Ontario. Data provided by the MNR.
- 'COOP 2016 DEM' – Digital Elevation Modeling created by the Central Ontario Orthophotography Project provided approximate Site topographic contours at 1m intervals.

Aerial imagery was obtained from [ESRI Online](#) and from [Google Earth Pro](#) which depicted the Area of Interest over the course of several years and during various seasons. Specifically, TULLOCH reviewed and compared spring imagery (leaf off) with that of summer (leaf on).

All mapping and spatial measures were performed in QGIS.

Wetland Results

The following sections outline the results of this assessment. All figures are provided in Attachment I. All field photographs are provided in Attachment II.

Wetland presence / absence was confirmed and mapped within the Area of Interest based on three lines of on-site evidence, specifically: (1) prevalence of wetland plants, (2) shallow water table indicators, and (3) Site topography.

On-site observations were supplemented with provincial data obtained from Geospatial Ontario. Note that provincial mapping is generally not field verified.

Wetland Vegetation Communities

Mappable wetlands were encountered on Site; see Figure 1.

A robust emergent marsh exists along the west side of the Site which is dominated by Common Cattails and Lank-Bank Sedge (Table 1, Photos 1 and 2). OWES vegetation community code for this area would be reM1: re*, ne, be and the ELC ecosite equivalent is G149N.

This area supports standing water over the duration of the year and serves as a drainage basin for the surrounding area. At the time of the on-site assessments, standing water remained up to the wetland perimeter. This marsh is separated from the remainder of the Site by an earthen berm.

Table 1 – Dominant and sub-dominant plant species observed within the wetlands.

Form	Common	Latin Name	Wetland Indicator?
Graminoids	Common Cattail	<i>Typha latifolia</i>	Y
	Lake-bank Sedge	<i>Carex lacustris</i>	Y
	American Reedgrass	<i>Phragmites australis</i>	Y
	Water Arum	<i>Calla palustris</i>	Y

*Wetland indicator plant species as classified by the OWES system.
 'Y' (Yes) = A wetland indicator, which is an obligate wetland species rarely found outside of a wetland.
 'P' (Possible) = A plant species that is common to wetlands, but that can grow upland as well.
 'N' (No) = A plant species that is not attributed to wetlands.
 'U' (Upland) = A plant species that is rarely found within wetlands, and a good indicator of upland conditions (a TULLOCH classification)

Organic Hazard Lands

Conservation Sudbury considers organic (peat) soils to be a form of hazard land and special considerations are required prior to development of these areas. Development constraints may apply. Marshes west of the Site are likely to be organic and therefore likely to qualify as hazard lands.

Areas of Interference

Conservation Sudbury wetland policies restrict development within wetlands and areas within 30m. Permitting may be issued by Conservation Sudbury to allow for development within these spaces. Permitting is generally not issued for work within 12m of wetlands. Collectively, these 30m and 12m setbacks from the wetland boundary are referred to as the 'Areas of Interference' and they are included in Figure 1.

Upland Results

The upland portion of the Site was a disturbed meadow that has established on an earthen berm along the western and southern Site peripheries (Photos 2 and 3). The upland plant community is described in Table 3. This report is not intended to be an assessment of upland

habitat, but some upland plant community information was collected as a contrast to the wetland plant communities described above.

Table 2 - Dominant and sub-dominant plant species observed within the upland plant community.

Form	Common	Latin Name	Wetland Indicator?
Trees	Balsam Poplar	<i>Populus balsamifera</i>	P
	Willow sp.	<i>Salix sp.</i>	P
Herbs and Forbs	Canada Goldenrod	<i>Solidago canadensis</i>	N
	Rough Goldenrod	<i>Solidago rugosa</i>	P
	Queen Anne's Lace	<i>Daucus carota</i>	U
	Bindweed sp.	<i>Convolvulus sp/</i>	N
	Coltsfoot	<i>Tussilago farfara</i>	P
	Bird's-foot Trefoil	<i>Lotus corniculatus</i>	U
	Tall Yellow Clover	<i>Melilotus officinalus</i>	N
	St. John's Wort	<i>Hypericum punctatum</i>	P
	Thistle sp.	<i>Cirsium sp.</i>	P
	Common Strawberry	<i>Fragaria virginiana</i>	N
	Dandelion	<i>Taraxacum officinale</i>	U
	Ox-Eyed Daisy	<i>Leucanthemum vulgare</i>	U
	Dame's Rocket	<i>Hesperis matronalis</i>	N
	Common Mullein	<i>Verbascum Thapsus</i>	U
	Yarrow	<i>Achillea millefolium</i>	N
Cow Vetch	<i>Vicia cracca</i>	N	
Grass-leaved Goldenrod	<i>Euthamia graminifolia</i>	N	
Graminoids	Meadow Horsetail	<i>Equisetum pratense</i>	N

*Wetland indicator plant species as classified by the OWES system.
 'Y' (Yes) = A wetland indicator, which is an obligate wetland species rarely found outside of a wetland.
 'P' (Possible) = A plant species that is common to wetlands, but that can grow upland as well.
 'N' (No) = A plant species that is not attributed to wetlands.
 'U' (Upland) = A plant species that is rarely found within wetlands, and a good indicator of upland conditions (a TULLOCH classification).

sketch 15

Closing

OWES certified professionals at TULLOCH have undertaken wetland mapping to OWES definitions at 170 Fielding Road, Lively, Ontario. **Wetlands were found and mapped along the western and southern edges of the Site (Figure 1).**

We provide this report as a record of our observations and assessment. Should you have any questions, please contact the undersigned.

Sincerely,
TULLOCH Environmental

Report prepared by:



Kally Major, MSc. EP.
Senior Ecologist
OWES Wetland Evaluator

Attachments:
Attachment I – Figures
Attachment II – Photos

Attachment I

Figures

492500



**Tempco Developments
170 Fielding Road**

OWES Wetland Mapping

- Legend**
- Site Boundary (Approx)
 - OWES Wetland Boundary
 - Wetland Area
 - Area of Interference (12m)
 - Area of Interference (30m)



Projection: UTM (NAD83)
1:800

PL-CON-2025-00006



Figure 1
2024-12-02T
Project: 221059
Notes: None.

PL-CON-2025-00006

Sketch 18

Attachment II

Photos



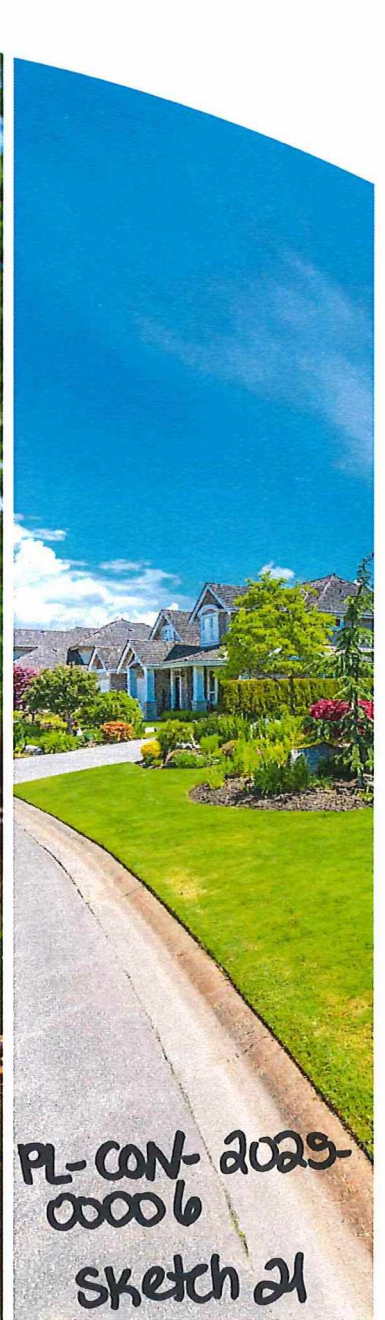
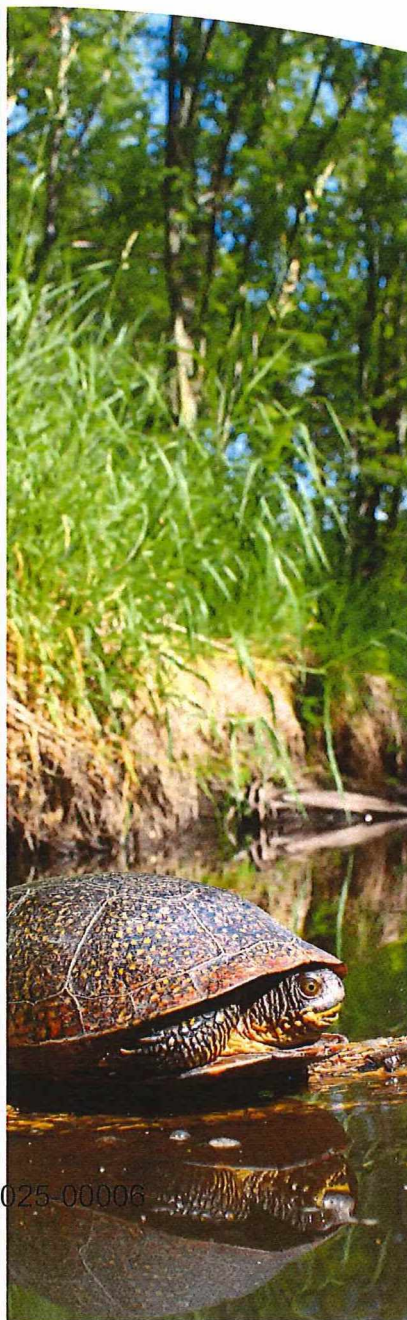
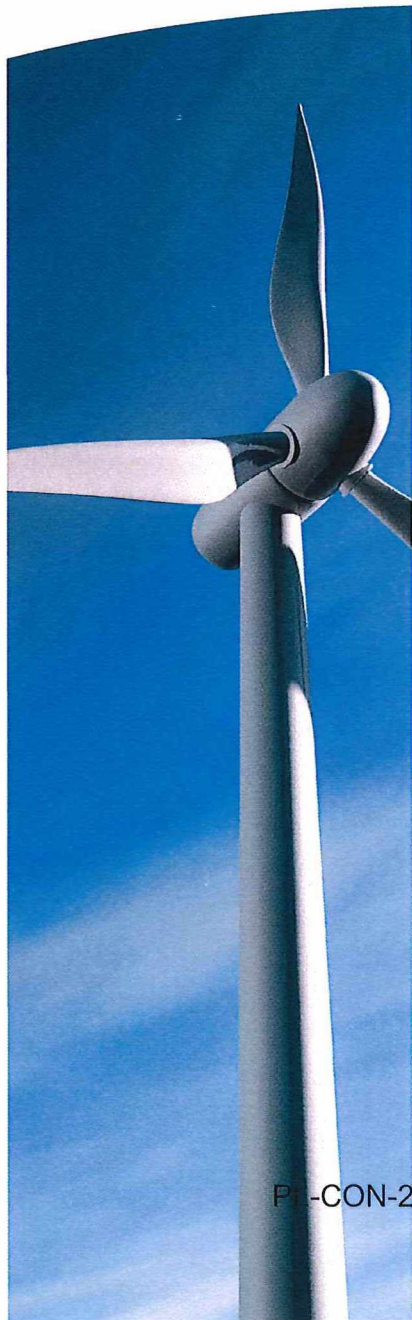
Photo 1 – Wetland marshes west of the Site.



Photo 2 – Wetland boundary between the marshes (left) and earthen berm (right) on the west side of the Site.



Photo 3 – Upland areas of the Site as seen from atop the earthen berm, facing east.



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PL-CON-2025-
00006
sketch 21