

SUBMISSION NO. B0103/2024

January 27, 2025

OWNER(S): KIMMY OSMOND, 141 Governors Road East Paris, ON N3L 3E1  
DELANO OSMOND, 141 Governors Road East Paris, ON N3L 3E1

AGENT(S): SHIELD CONSULTING ENGINEERS LTD., Attn: Kristen Beites 130 Paris Street Sudbury ON P3E 3E1

LOCATION: PIN 02132 0040, Lot(s) 6, Subdivision 28-SA, Lot Part 5, Concession 4, Township of McKim, 266 Lloyd Street, Sudbury

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SUMMARY

Zoning: The property is zoned R2-3 (Low Density Residential Two) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Grant an approximate 5.91 sq.m easement/right-of-way for access purposes in favour of 254 Lloyd Street.

Comments concerning this application were submitted as follows:

CGS: Strategic and Environmental Planning, January 24, 2025

No concerns. Applicants are advised that compliance with the provincial Endangered Species Act, 2007 and the federal Migratory Birds Convention Act, 1994 is their sole responsibility.

CGS: Infrastructure Capital Planning Services, January 24, 2025

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Drainage  
No concerns.

CGS: Development Approvals Section, January 22, 2025

The purpose and effect of the application is to create an access easement on 266 Lloyd Street in favour of 254 Lloyd Street. Staff recognize that the proposed easement was a condition of Minor Variance Application A0086/2024 in order to permit access to a proposed 3rd dwelling unit at 254 Lloyd Street. Staff have no concerns with the proposed easement.

CGS: Building Services Section, January 22, 2025

Based on the information provided, Building Services has no concerns with this application.

Hydro One Networks Inc., January 21, 2025

We are in receipt of your Application for Consent, B0103/2024 dated 2025-01-10. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre ([hydroone.com](http://hydroone.com))

CGS: Development Engineering, January 20, 2025

No objection.

Nickel District Conservation Authority, January 17, 2025

Conservation Sudbury does not object to Consent Application B0103/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Site Plan Control, January 14, 2025

No objection.

Ministry of Transportation, January 14, 2025

The subject lots are located outside the MTO's permit control area (PCA); therefore, no comments to provide at this time.

CGS: Tax Department, January 10, 2025

No objections.

Greater Sudbury Hydro Inc., January 10, 2025

No objections.

Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

**DECISION:**

THAT the application by:

KIMMY OSMOND AND DELANO OSMOND  
the owner(s) of PIN 02132 0040, Lot(s) 6, Subdivision 28-SA, Lot Part 5, Concession 4, Township of McKim, 266 Lloyd Street, Sudbury

for consent to grant an approximate 5.91 sq.m easement/right-of-way for access purposes in favour of abutting PIN 02132-0039 (LT), municipally known as 254 Lloyd Street be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owners/applicants provide a digital copy of the integrated 53R plan prepared by an Ontario Land Surveyor prior to registration of the final Plan of Survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.

- 4) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the Planning Act. The proposal is in conformity with the Official Plan and is consistent with the Provincial Policy Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.

Consent Official:

A handwritten signature in black ink, appearing to read "A. Lewis".

SUBMISSION NO. B0104/2024

January 27, 2025

OWNER(S): THOMAS LALONDE, 2417 McKenzie Road Chelmsford ON P0M 1L0

AGENT(S): D.S. DORLAND LIMITED, 298 Larch Street, Sudbury ON P3B 1M1

LOCATION: PIN 73350 0614, Parcel 953 SEC SWS, Survey Plan 53R-19548 Part(s) except 1, 2, and 3, Lot Part 6, Concession 3, Township of Balfour, 2417 McKenzie Road, Chelmsford

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SUMMARY

Zoning: The property is zoned RU (Rural) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the east side of the subject property providing an approximate 3.9 ha lot area.

Comments concerning this application were submitted as follows:

CGS: Strategic and Environmental Planning, January 24, 2025

No concerns. Applicants are advised that compliance with the provincial Endangered Species Act, 2007 and the federal Migratory Birds Convention Act, 1994 is their sole responsibility.

CGS: Infrastructure Capital Planning Services, January 24, 2025

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Drainage  
The subject property to be severed is within the Mid Vermilion Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of \$1,000 is required as a condition of approval. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

CGS: Development Approvals Section, January 22, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 127 m on McKenzie Road and an area of 3.9 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of buildings and structures. The lands will need to establish a private septic system and well as well as a new access from McKenzie Road. The lands to be retained will have a frontage of 279 m on McKenzie Road and a lot area of 9.8 ha. The lands contain a single detached dwelling and an accessory building. The lands are serviced by a private septic system and well, and have existing access from McKenzie Road.

The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'RU' Rural in the City of Greater Sudbury Zoning By-law. It's staff's understanding that this application is a resubmission of Consent Application B0130/2012, which lapsed.

Staff have evaluated the severed and retained lands against the zoning standards of the 'RU' zone and are of the opinion that the standards appear to be met as a result of the severance.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted subject to the following conditions:

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.

CGS: Building Services Section, January 22, 2025

Based on the information provided, Building Services has no concerns with this application.

Hydro One Networks Inc., January 21, 2025

We are in receipt of your Application for Consent, B0104/2024 dated 2025-01-10. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre ([hydroone.com](http://hydroone.com))

CGS: Development Engineering, January 20, 2025

Municipal Sewer not available.

Municipal Water not available.

Potable Water Condition:

Owner must prove to the satisfaction of the General Manager of Growth & Infrastructure Services that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into. This agreement will contain a provision that the owner/applicant must advise future owners of these exceedances.

Nickel District Conservation Authority, January 17, 2025

Conservation Sudbury has no objection to consent application B0104/2024.

Subject property contains features regulated by Conservation Sudbury, including a watercourse through the retained portion of the property. Future development within 15m of the watercourse requires permission of Conservation Sudbury. Development includes, but is not limited to the construction of structures, addition to existing buildings, placement or removal of fill, site grading or alteration to watercourses.

CGS: Site Plan Control, January 14, 2025

No objection.

Ministry of Transportation, January 14, 2025

The subject lots are located outside the MTO's permit control area (PCA); therefore, no comments to provide at this time.

CGS: Tax Department, January 10, 2025

No objections.

Greater Sudbury Hydro Inc., January 10, 2025

No concerns - outside of our territory.

Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:  
THOMAS LALONDE

the owner(s) of PIN 73350 0614, Parcel 953 SEC SWS, Survey Plan 53R-19548 Part(s) except 1, 2, and 3, Lot Part 6, Concession 3, Township of Balfour, 2417 McKenzie Road, Chelmsford

for consent to create a new lot on the east side of the subject property providing an approximate 127.0m lot frontage and 3.9 ha lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an administrative processing fee be paid to the City of Greater Sudbury.
- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.
- 4) That the owner/applicant provide a digital copy of the integrated 53R plan prepared by an Ontario Land Surveyor prior to registration of the final Plan of Survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 6) That the owner/applicant provide the Consent Official with comments from the Sudbury & District Health Unit stating that both the part to be transferred and the part to be retained are capable of supporting a subsurface sewage disposal system.
- 7) The owner/applicant must prove to the satisfaction of the General Manager of Growth & Infrastructure Services that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into.
- 8) That the owner/applicant contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 9) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the Planning Act. The proposal is in conformity with the Official Plan and is consistent with the Provincial Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.

Consent Official:



SUBMISSION NO. B0106/2024

January 27, 2025

OWNER(S): ADAM MARTEL, 5403 Desmarais Rd Hanmer ON P3P 1R7

AGENT(S):

LOCATION: PIN 73508 0509, Parcel 32620 SEC SES SRO, Lot(s) 20, Subdivision M-476, Lot Part 12, Concession 2, Township of Hanmer, 4317 Odile Street, Hanmer

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SUMMARY

Zoning: The property is zoned R1-5 (Low Density Residential One) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create a new lot on the south side of the subject property providing an approximate 624.0 sq. m lot area.

Comments concerning this application were submitted as follows:

CGS: Strategic and Environmental Planning, January 24, 2025

No concerns. Applicants are advised that compliance with the provincial Endangered Species Act, 2007 and the federal Migratory Birds Convention Act, 1994 is their sole responsibility.

CGS: Infrastructure Capital Planning Services, January 24, 2025

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Drainage  
The subject property to be severed is within the Whitson River Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of \$1,000 is required as a condition of approval. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

CGS: Development Approvals Section, January 22, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 18 m on Odile Street and an area of 624 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of buildings and structures. Municipal servicing and access will be required.

The lands to be retained will have a frontage of 22.5 m on Odile Street and a lot area of 770 m<sup>2</sup>. The lands contain a single detached dwelling. The lands are serviced by a municipal water and sanitary connection, and have existing access from Odile Street.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R1-5' Low Density Residential One in the City of Greater Sudbury Zoning By-law, and are located in a Wellhead Protection Area (WHPA) B of the Pharand Well.

Staff have evaluated the severed and retained lands against the zoning standards of the 'R1-5' zone and are of the opinion that the lot frontage and area standards appear to be met as a result of the severance.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted subject to the following conditions:

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.

Source Water Protection Plan, January 22, 2025

No activity or activities engaged in or proposed to be engaged in on the above noted property are considered to be significant drinking water threats at this time. You may undertake the activity or activities described in your application and proceed to apply for a Building Permit or Planning Approval as they are neither prohibited nor restricted for the purpose of Part IV of the Clean Water Act, 2006.

CGS: Building Services Section, January 22, 2025

- Based on the information provided, Building Services has the following comments:
  - 1) A Demolition Permit and documents will be required to be completed to the satisfaction of the Chief Building Official to remove the existing detached garage.

Owner to be advised of the following comments:

- 2) A Building Permit and documents will be required to be completed to the satisfaction of the Chief Building Official for the proposed detached garage.

Hydro One Networks Inc., January 21, 2025

We are in receipt of your Application for Consent, B0106/2024 dated 2025-01-10. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@hydroone.com](mailto:subdivision@hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre ([hydroone.com](http://hydroone.com))

CGS: Development Engineering, January 20, 2025

Lot Grading & Drainage Condition:

That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Nickel District Conservation Authority, January 17, 2025

Conservation Sudbury does not object to Consent Application B0106/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Site Plan Control, January 14, 2025

No objection.

Ministry of Transportation, January 14, 2025

The subject lots are located outside the MTO's permit control area (PCA); therefore, no comments to provide at this time.

CGS: Tax Department, January 10, 2025

No objections.

Greater Sudbury Hydro Inc., January 10, 2025

No concerns - outside of our territory.

Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

**DECISION:**

THAT the application by:

ADAM MARTEL

the owner(s) of PIN 73508 0509, Parcel 32620 SEC SES SRO, Lot(s) 20, Subdivision M-476, Lot Part 12, Concession 2, Township of Hanmer, 4317 Odile Street, Hanmer

for consent to create a new lot on the south side of the subject property providing an approximate 18.0m lot frontage, 34.0m lot depth and 624.0 sq. m lot area be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That an administrative processing fee be paid to the City of Greater Sudbury.
- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.
- 4) That the owner/applicant provide a digital copy of the integrated 53R plan prepared by an Ontario Land Surveyor prior to registration of the final Plan of Survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official. This Plan of Survey must illustrate the dimensions and setbacks of all existing buildings, structures and/or foundations to the surveyed boundary lines.
- 6) That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement to the satisfaction of the City Solicitor.

- 7) That the owner/applicant provide such drainage easements as may be required for drainage purposes on the lot to be created and the lot to be retained to the satisfaction of the General Manager of Growth & Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.
- 8) That the owner/applicant contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 9) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the Planning Act. The proposal is in conformity with the Official Plan and is consistent with the Provincial Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.

Consent Official:

