



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00011

Monday, May 12, 2025

OWNER(S): GIOVANNI GROSSI, 4017 Long Lake Road, Sudbury, ON, Canada P3G1N5
AGENT(S): TULLOCH ENGINEERING INC., 131 Fielding Road, Lively, ON, Canada P3Y1L7
LOCATION: PIN(s) 734760822, Parcel 8639 SEC SES, Part Lot 5, Concession 4, Township of Broder, except Units 18-21, Expropriation Plan D-52, Parts 8 &10 in LT251846 and Part 1, Plan 53R-21340, 4063 Long Lake Road, Sudbury P3G 1N5

SUMMARY

Zoning: The property is zoned R1-2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Grant an approximate 668.0 sq. m easement/right-of-way for access purposes in favour of 4102 Long Lake Road.

Comments concerning this application were submitted as follows:

Bell Canada, May 9, 2025

No Comment Received

Corridor Management, May 9, 2025

No Comment Received

Hydro One, May 9, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), May 9, 2025

No Comment Received

Development Approvals, May 8, 2025

The purpose and effect of the application is to create an easement from Long Lake Road across 4063 Long Lake Road to access the abutting parcel to the rear being 4102 Long Lake Road.

The applicant did not provide any information on the intended use of the lands benefiting from the easement for staff to evaluate the appropriateness of the application. Staff were however able to locate building permit information for a proposed dwelling at 4102 Long Lake Road. 4102 Long Lake Road is an existing parcel of land which has predominantly rocky frontage along Long Lake Road.

4102 Long Lake Road is designated and zoned 'Rural' within the City's Official Plan and Zoning By-law. 4063 Long Lake Roads is designated 'Living Area I' in the Official Plan and zoned 'R1-2' in the City's Zoning By-law. The proposed residential use of the access easement is an appropriate use of the lands.

Based on aerial imagery it appears that the lands were accessed from 134 Birch Hill Road. It is unclear if the lands are still being accessed through 134 Birch Hill Road. Additionally, it appears that there may already be an existing gravel access to 4102 Long Lake Road towards the west of the subject lands. Staff caution that only one residential driveway is permitted per property. The proposed easement for the creation of a driveway on 4063 may prevent an additional driveway on the lands in the future.

Development Engineering, May 8, 2025

No Concerns

Linear Infrastructure Services, May 6, 2025

No Concerns

Site Plan, May 5, 2025

No Concerns

Strategic and Environmental Planning, May 5, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Revenue Services, May 2, 2025

No Concerns

Sudbury Hydro, May 1, 2025

No Concerns

Building Services, April 30, 2025

No Concerns

Ministry of Transportation, April 30, 2025

The subject lands are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Conservation Sudbury, April 28, 2025

No Concerns

Infrastructure Capital Planning Services, April 25, 2025

No Concerns

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:
GIOVANNI GROSSI

the owner of PIN 734760822, Parcel 8639 SEC SES, Part Lot 5, Concession 4, Township of Broder, except Units 18-21, Expropriation Plan D-52, Parts 8 & 10 in LT251846 and Part 1, Plan 53R-21340, 4063 Long Lake Road, Sudbury P3G 1N5

for consent to grant an easement/right-of-way over the subject lands providing an approximate lot frontage of 15.0m on Long Lake Road, a lot depth of 45.0m and a lot area of 668.0 sq. m for access purposes in favour of abutting PIN 73476-0174 (LT), municipally known as 4102 Long Lake Road, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan 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 Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00018

Monday, May 12, 2025

OWNER(S): RON CORMIER, 63 Ida Cres, Dowling, ON, Canada

AGENT(S): RON CORMIER, 63 Ida Cres, Dowling, ON, Canada

LOCATION: PIN(s) 733520449, Parcel 19760 SEC SWS SRO, Lot 20, Plan M-496, Part Lot 3, Concession 4, Township of Dowling, 63 Ida Crescent, Dowling P0M 1L0

SUMMARY

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

Application: To sever and create one new lot on the south side of the subject property providing an approximate 703.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, May 12, 2025

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.

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.

Bell Canada, May 9, 2025

No Comment Received

Corridor Management, May 9, 2025

No Comment Received

Hydro One, May 9, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), May 9, 2025

No Comment Received

Conservation Sudbury, May 7, 2025

Subject property is located entirely within a floodplain regulated by Conservation Sudbury. For properties located within the Special Policy Area of Dowling (City of Greater Sudbury Official Plan Section 20.7.2) a consent to sever is permissible under the following conditions:

1. Only a single new lot may be created.

a. Based on the information supplied in application for Consent 2025-00018, this condition has been met

2. The lot has not been severed, or is not the result of a severance, that occurred on or after April 19, 1982.

a. Based on the M496 plan the subject property has not been subdivided since it was initially created in 1957, and this conditions has been met.

3. There is safe access-egress. Meaning that there is a safe route, subject to no more than 60 cm of water during a regulatory flood, between the lots and the highway.

a. Based on high level elevation data available safe egress is available from the subject property to a point outside of the floodplain, and this condition has been met.

4. The new and retained lots are serviced by municipal sewer and water.

a. Based on the information supplied in application for Consent 2025-00018, this condition has been met

As a result, Conservation Sudbury has no objection to consent application CON-2025-00018 to create one new lot on the south side of the subject property.

The landowners should be aware that a permit, pursuant to S28.1 of the Conservation Authorities Act, will be required for any new development or alterations to existing development. This includes additions to existing structures, alterations to existing structures, site grading, addition of fill, construction of new structures. Residential development on created lot will be required to be built to floodproofing standards.

Linear Infrastructure Services, May 6, 2025

No Concerns

Site Plan, May 5, 2025

No Concerns

Strategic and Environmental Planning, May 5, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Revenue Services, May 2, 2025

No Concerns

Sudbury Hydro, May 1, 2025

No Concerns

Building Services, April 30, 2025

Building Services has reviewed the application and can advise of the following:

Final severance to ensure minimum 1.2m setback from existing house.

The Building Permits for the existing house and an attached deck have not been completed. Please contact Building Services to arrange for required inspections.

Development Approvals, April 30, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 19.7 m along Ida Crescent and an area of 703.29 m² from the subject lands, resulting in the creation of a new lot. The lands to be severed contain an accessory building that has been identified by the applicant as to be removed. The severed lands are intended for residential development that will be serviced by a municipal water and sanitary connection with access from Ida Crescent.

The lands to be retained will have a frontage of +/- 19.7 m on Ida Crescent and a lot area of 703 m². The subject lands contain a single detached dwelling, deck, shed, and gazebo. The lands are serviced by a municipal water and sanitary connection and have access from Ida Crescent. 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 regulated by the Nickel District Conservation Authority (NDCA).

It is noted that this is a reapplication of Consent File B0245/2007, which has lapsed.

Staff have reviewed the severed and retained lands against the 'R1-5' standards and are of the opinion that the standards are being maintained as a result of the severance.

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.
2. That the accessory building on the retained lands be removed, to the satisfaction of the Consent Official.

Ministry of Transportation, April 30, 2025

The subject lands are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Infrastructure Capital Planning Services, April 25, 2025

The subject property to be severed is within the Onaping 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.

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:
RON CORMIER

the owner of PIN 733520449, Parcel 19760 SEC SWS SRO, Lot 20, Plan M-496, Part Lot 3, Concession 4, Township of Dowling, 63 Ida Crescent, Dowling P0M 1L0

for consent to sever one new lot on the south side of the subject property providing an approximate 19.0m lot frontage, 35.0m lot depth and 703.0 sq. m lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an appraisal fee for application for consent to sever 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 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 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 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 all existing accessory structures located on the part to be severed be removed or relocated in compliance with the Zoning By-law, to the satisfaction of the Chief Building Official.
- 9) 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.
- 10) 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. PL-CON-2025-00019

Monday, May 12, 2025

OWNER(S): JAMIE-LYNN ARMSTRONG, PO Box 875, Coniston, ON, Canada
AGENT(S): JAMES MCDOWELL, 1704 Bancroft Drive, Sudbury, ON, Canada
LOCATION: PIN(s) 735601323, Part Lot 6, Concession 3, Part 1, Plan 53R-21787,
Township of Neelon, 140 Armstrong Road, Coniston P0M 1M0

SUMMARY

Zoning: The property is zoned RU according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.
Application: Grant an approximate 46.0 sq. m easement/right-of-way for access and maintenance purposes of a buried hydro cable in favour of PIN 73560-1310.

Comments concerning this application were submitted as follows:

Bell Canada, May 9, 2025

No Comment Received

Corridor Management, May 9, 2025

No Comment Received

Hydro One, May 9, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), May 9, 2025

No Comment Received

Development Engineering, May 8, 2025

No Concerns

Conservation Sudbury, May 7, 2025

Conservation Sudbury has no objection to the easement/right of way described in consent application CON-2025-00019. Please note that portions of the subject property contain wetlands regulated by Conservation Sudbury. If development, including the installation of the buried cable is proposed with these areas a permit from Conservation Sudbury will be required.

Linear Infrastructure Services, May 6, 2025

No Concerns

Site Plan, May 5, 2025

No Concerns

Strategic and Environmental Planning, May 5, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Revenue Services, May 2, 2025

No Concerns

Sudbury Hydro, May 1, 2025

No Concerns

Building Services, April 30, 2025

No Concerns

Development Approvals, April 30, 2025

No Concerns

Ministry of Transportation, April 30, 2025

The subject lands are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Infrastructure Capital Planning Services, April 25, 2025

No Concerns

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:

JAMIE-LYNN ARMSTRONG

the owner of PIN 735601323, Part Lot 6, Concession 3, Part 1, Plan 53R-21787, Township of Neelon, 140 Armstrong Road, Coniston P0M 1M0

for consent grant an approximate 46.0 sq. m easement/right-of-way for access and maintenance purposes of a buried hydro cable in favour of PIN 73560-1310 (LT), municipally known as 150 Armstrong Road, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.

- 2) That the owner/applicant provide a digital copy of the integrated 53R plan 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 Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00020

Tuesday, May 13, 2025

OWNER(S): VICLAIRE INVESTMENTS LTD., 268 Omer Street, Sudbury, ON, Canada P0M1L0

AGENT(S): D.S. DORLAND LIMITED, 298 Larch St., Sudbury, ON, Canada P3B1M1

LOCATION: PIN(s) 733510656, SRO, Part Lot 3, Concession 5, except Part 1, Plan 53R-8463, Parts 1-5, Plan 53R-18214, Part 1, Plan 53R-3737, Parts 1-2, Plan 53R-18594, Parts 1-5, Plan 53R-19129, Part 2, Plan 53R-19155, Township of Balfour, 0 Montpellier Road, Chelmsford, ON P0M1L0

SUMMARY

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

Application: Consolidate an approximate 83.56ha north portion of the subject property with abutting PIN 73351-0678 and retain the approximate 30.45ha south portion.

Comments concerning this application were submitted as follows:

Bell Canada, May 9, 2025

No Comment Received

Corridor Management, May 9, 2025

No Comment Received

Hydro One, May 9, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), May 9, 2025

No Comment Received

Development Engineering, May 8, 2025

Municipal Sewer not available.

Municipal Water not available.

Potable Water Condition:

The owners/applicants 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 and the owner/applicant must advise future owners of these exceedances.

Conservation Sudbury, May 7, 2025

Conservation Sudbury has no objection to the lot addition proposed in Consent application CON-2025-00020. Please note that area of addition, retained lot and benefitting lot have wetland features. Development, including the placement of fill, within wetlands or within 12m of a wetland is prohibited. Development within 30m of a wetland requires permission of Conservation Sudbury. All development is subject to Conservation Sudbury's wetland guidelines available on our website.

Linear Infrastructure Services, May 6, 2025

No Concerns

Site Plan, May 5, 2025

No Concerns

Strategic and Environmental Planning, May 5, 2025

Staff of Strategic and Environmental Planning acknowledge that no new lots are being created and therefore have no concerns. However, should the owner of the retained or severed portion wish to develop, they are advised that both parcels have substantial wetland. Wetlands are protected in the City's Official Plan by policies in section 9.2.3 Wetlands. These wetlands are also likely habitat for endangered or threatened species protected by the Endangered Species Act, 2007 and Official Plan policies in section 9.2.2 Habitat of Endangered Species and Threatened Species, which prohibit development and site alteration within and adjacent to habitat of threatened and endangered species unless in compliance with provincial or federal requirements.

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the federal Fisheries Act, 1985, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.

Revenue Services, May 2, 2025

No Concerns

Sudbury Hydro, May 1, 2025

No Concerns

Building Services, April 30, 2025

No Concerns

Development Approvals, April 30, 2025

The purpose and effect of the application is to convey 83.56 ha of land being PIN 73551-0656 to abutting PIN 73351-0678.

The applicant did not provide a rationale for the proposed lot addition, therefore staff were unable to provide comment on the intended use of the lands. It is however noted, that the lands being conveyed contain wetlands, which may impact the use of the land, proposed access, building location, ect., consultation with Conservation Sudbury is strongly recommended.

The subject lands are designated 'Rural' in the City's Official Plan, are zoned 'RU' Rural in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The subject lands and the parcel receiving the lot addition will maintain minimum lot frontage and lot area as a result of the conveyance.

It is recommended that the application be granted.

Ministry of Transportation, April 30, 2025

The subject lands are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Infrastructure Capital Planning Services, April 25, 2025

No Concerns

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:
VICLAIRE INVESTMENTS LTD.

the owner of PIN 733510656, SRO, Part Lot 3, Concession 5, except Part 1, Plan 53R-8463, Parts 1-5, Plan 53R-18214, Part 1, Plan 53R-3737, Parts 1-2, Plan 53R-18594, Parts 1-5, Plan 53R-19129, Part 2, Plan 53R-19155, Township of Balfour, 0 Montpellier Road, Chelmsford, ON P0M1L0

for consent to consolidate an approximate 83.56ha north portion of the subject property with abutting PIN 73351-0678 (LT) and retain the south portion of the subject property providing an approximate 30.45ha lot area with an approximate lot frontage of 774.0m, be approved, with the stipulation that subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan 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) The owner/applicant must prove to the satisfaction of the General Manager of Growth & Infrastructure Services that the resulting lot will have 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 and the owner/applicant must advise future owners of these exceedances.
- 5) 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



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00026

Monday, May 12, 2025

OWNER(S): COLETTE AUBIN, 390 Marier St, Azilda, ON, Canada P0M 1B0
SYLVIO VACHON, 4521 Whitewater Lake Road, Azilda, ON, Canada P0M1B0

AGENT(S): D.S. DORLAND LIMITED, 298 Larch St., Sudbury, ON, Canada P3B1M1

LOCATION: PIN(s) 733460895, Parcel 27440 SEC SWS SRO, Part Lot 5, Concession 2, Part 3, Plan 53R-9375, Township of Rayside, 390 Marier Street, Azilda P0M 1B0

SUMMARY

Zoning: The property is zoned RU, R1-5 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot from the subject property providing an approximate 1564.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, May 12, 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 to 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 Water available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Sewer not available.

Bell Canada, May 9, 2025

No Comment Received

Corridor Management, May 9, 2025

No Comment Received

Hydro One, May 9, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), May 9, 2025

No Comment Received

Linear Infrastructure Services, May 6, 2025

No Concerns

Conservation Sudbury, May 5, 2025

No objection to creation of a new lot. Flood hazard is shown on the sketch and new lot is located outside of this.

Please note that Conservation Sudbury is in the process of completing a new floodplain study for the Whitewater watershed and results are anticipated by the end of the year. The floodplain elevation at this location may change. Projects are assessed according to the regulatory flood elevation at the time.

Strategic and Environmental Planning, May 5, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Revenue Services, May 2, 2025

No Concerns

Site Plan, May 2, 2025

No Concerns

Sudbury Hydro, May 1, 2025

No Concerns

Building Services, April 30, 2025

Building Services has reviewed the application for consent and has no comment for the application. Owner to be advised that a Building Permit application to the satisfaction of the Chief Building Official will be required for the proposed dwelling, and we reserve further comment to time of application.

Development Approvals, April 30, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 34 m along Marier Street and an area of 1,564 m² from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings or structures. The severed lands are intended for residential development that will be serviced by a municipal water and private septic system with access from Marier Street.

The lands to be retained will have a frontage of +/- 91.39 m on Marier Street and a lot area of 21,900 m². The lands to be retained contain a single detached dwelling with an additional dwelling unit, and a future detached garage with an additional dwelling unit. The lands are serviced by a municipal water and sanitary connection and have access from Marier Street.

The subject lands are designated 'Living Area I' and 'Rural' in the City's Official Plan, are zoned 'R1-5' Low Density Residential One and 'RU' Rural in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands are subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. The consent referral request was brought to Planning Committee on February 19, 2025. Planning Committee Resolution PL2025-022 permitted the creation of one residential lot by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on March 25, 2025 (resolution CC2025-53).

Additionally, it is noted that the lands are subject to Minor Variance Application PL-MV-2025-00009, which permits a single detached dwelling with two additional dwelling units, where only one additional unit is permitted.

Staff have reviewed the severed lands against the 'R1-5' standards and are of the opinion that the standards are being maintained as a result of the severance.

Staff have reviewed the lands proposed to be retained against the 'R1-5' and 'RU' standards and are of the opinion that the standards are being maintained as a result of the severance.

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.

Ministry of Transportation, April 30, 2025

The subject lands are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Infrastructure Capital Planning Services, April 25, 2025

The subject property to be severed is within the Whitewater 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.

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:

COLETTE AUBIN AND SYLVIO VACHON

the owners of PIN 733460895, Parcel 27440 SEC SWS SRO, Part Lot 5, Concession 2, Part 3, Plan 53R-9375, Township of Rayside, 390 Marier Street, Azilda P0M 1B0

for consent to create a new lot on the southwest vacant side of the subject property providing an approximate 34.0m lot frontage, 46.0m lot depth and 1564.0 sq. m lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an appraisal fee for application for consent to sever 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 owners/applicants provide a digital copy of the integrated 53R plan 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 owners/applicants 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) That the owners/applicants 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 owners/applicants will also be responsible for the construction of any drainage outlet that may be required. The owners/applicants shall be responsible for the legal costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.

- 8) That the owners/applicants provide such 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 owners/applicants.
- 9) That the owners/applicants contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 10) 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