



APPLICATION FOR CONSENT

SUBMISSION NO. B0032/2024

August 12, 2024

OWNER(S): JULIE DAY, 488 Pine Cone Road Skead ON P0M 2Y0

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

LOCATION: PINs 73352 0887 & 73352 0959 & 73352 0960, Parcel 31533 SEC SWS, Surveys Plan 53R-17023 Part(s) 1 & Plan 53R-21718 Part(s) 1, 2, and 4, Lot Part 1, Concession 5, Township of Dowling, 93 Blais Road, Dowling

SUMMARY

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

Application: Consolidate an approximate 207.0 sq.m. south west vacant portion of the subject property with abutting PIN 73352-0199, municipally known as 99 Blais Road.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, August 12, 2024

The purpose and effect of the application is to consolidate an approximate 207.0m2 south west vacant portion of the subject property with abutting PIN 73352-0199 (LT), municipally known as 99 Blais Road. The subject lands are designated Rural within the City of Greater Sudbury's Official Plan and are zoned 'RU', Rural pursuant to the Zoning By-law 2010-100Z. The lands to be added are vacant. The lot addition would not cause non-compliance with the Zoning By-law 2010-100Z.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan. It is recommended that the application be granted.

CGS: Infrastructure Capital Planning Services, August 09, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Technical Services
No Municipal sewer or water available.
No objection.

Drainage
No concerns.

Nickel District Conservation Authority, August 07, 2024

SUBMISSION NO. B0032/2024 Continued.

Conservation Sudbury does not oppose consent application B0032/2024. Both subject properties contain regulated hazards, including an erosion and flood hazard.

Notes

Future development in regulated areas 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.

Please be advised that Conservation Sudbury regulates the hazards associated with natural features. Although Conservation Sudbury makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must contact Conservation Sudbury. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, and valley slopes.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Greater Sudbury Hydro Inc., August 02, 2024

No concerns - outside of our territory.

CGS: Building Services Section, August 02, 2024

No concerns.

CGS: Site Plan Control, August 01, 2024

No objection.

CGS: Development Engineering, July 30, 2024

No objection.

CGS: Tax Department, July 30, 2024

Please have the owner for B0032/2024 contact Revenue Services at ext 2601.

Ministry of Transportation, July 29, 2024

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

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:
JULIE DAY

the owner(s) of PINs 73352 0887 & 73352 0959 & 73352 0960, Parcel 31533 SEC SWS, Surveys Plan 53R-17023 Part (s) 1 & Plan 53R-21718 Part(s) 1, 2, and 4, Lot Part 1, Concession 5, Township of Dowling, 93 Blais Road, Dowling

for consent to consolidate an approximate 207.0m² south west vacant portion of the subject property with abutting PIN 73352-0199 (LT), municipally known as 99 Blais Road, 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:

SUBMISSION NO. B0032/2024 Continued.

- 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 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 "Pa Lewis", is written over the text "Consent Official:".



APPLICATION FOR CONSENT

SUBMISSION NO. B0043/2024

August 12, 2024

OWNER(S): 7055579 CANADA INC. , 3702 Highway 144 Chelmsford ON P0M 1L0

AGENT(S): TULLOCH ENGINEERING - AARON ARIGANELLO, 131 Fielding Road Sudbury ON P3Y 1L7

LOCATION: PINs 73349 0828 & 73349 1238, Parcel 20990 and 15433 SEC SES, Survey Plan SR-2980 Part(s) 1, Lot Part 1, Concession 3, Township of Balfour, 3702 Highway 144, Chelmsford

SUMMARY

Zoning: The property is zoned C2 (General Commercial) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Consolidate an approximate 360.0 sq. m southwest portion of the subject property with PIN 73349-1207 (3692 Highway 144), subject to an easement, and also, grant an easement/right-of-way over an approximate 153.0 sq. m west portion of the subject property in favour of PIN 73349-1207, for access purposes.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, August 12, 2024

The purpose and effect of these applications is to consolidate an approximate area of 965 m2 of vacant land from the three subject parcels (360, 130, and 475 m2, respectively) with abutting PIN 73349-1207 (LT), municipally known as 3692 Highway 144. Additionally, application B0043/2024 seeks an easement for right-of-way and access over an approximate area of 153 m2 in favour of PIN 73349-1207. These applications are concurrent with rezoning file 751-5/24-06, which seeks to rezone the lands known municipally as 3692 HWY 144 in order to correct a split zoning and to permit the development of ten (10) multiple dwelling units.

The lands are designated Mixed Use Commercial in the City's Official Plan and zoned "C2", General Commercial and "R3(74)", Medium Density Residential Special under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The proposed consent applications will not have the effect of creating any new parcels and would have the effect of bringing 3692 HWY 144 closer into compliance with its applied zone standards.

As such, staff have no concerns with and is supportive of the applications. Staff recommend that the application be approved.

CGS: Infrastructure Capital Planning Services, August 09, 2024

Roads
No concerns.

Transportation and Innovation Support
We have no concerns with this application as Highway 144 is under the authority of the Ministry Transportation.

Active Transportation
No concerns.

SUBMISSION NO. B0043/2024 Continued.

Technical Services
Municipal sewer and water available at lot line.
No objection.

Drainage
No concerns.

Nickel District Conservation Authority, August 07, 2024

Conservation Sudbury does not object to Consent Application B0043/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Greater Sudbury Hydro Inc., August 02, 2024

No concerns - outside of our territory.

CGS: Building Services Section, August 02, 2024

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

The subject property, being 3702 Highway 144, has a registered Site Plan Control Agreement on title which may be impacted by the consent.

The subject property has outstanding building permit B21-1615 for the erected retail trailer structure which needs to be completed. Please contact Building Services to arrange the required inspections.

CGS: Site Plan Control, August 01, 2024

B0043/2024 and related consent files B0044 & B0045/2024, there is an existing site plan control agreement registered on this property, see attached Schedule A. The proposed severance and easement would impact the required parking, refuse area, and westerly planting strip for this development. A site plan amendment is not required; however, an updated site plan must be provided indicating the proposed severance and easement and their impact on the required parking and refuse areas to ensure compliance with the zoning bylaw and registered site plan control agreement. Also, a variance may be required to eliminate the required planting strip.

Ministry of Transportation, July 30, 2024

The MTO has reviewed the following applications

- B0043/2024
- B0044/2024
- B0045/2024

I can confirm the MTO supports the proposed lot consolidations in favour of PIN 73349-1207 in principle, with the following comments to consider:

- The lot owner of PIN 73349-1207 and the owner of PIN 73349-1238 must apply for an MTO commercial entrance permits in order to formalize their existing entrances on Hwy 144. These entrance permits will come at no cost to the owners.
- Placement of any buildings/structures or any site grading/paving on the subject lands will require an MTO building/land use permit.
- Any future development or change in land use must be subject to MTO review.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>

SUBMISSION NO. B0043/2024 Continued.

Any questions regarding permitting or setbacks can be directed to Michelle Lavallee, Corridor Management Officer at michelle.lavallee@ontario.ca
CGS: Development Engineering, July 30, 2024

No objection.

CGS: Tax Department, July 30, 2024

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:
7055579 CANADA INC.

the owner(s) of PINs 73349 0828 & 73349 1238, Parcel 20990 and 15433 SEC SES, Survey Plan SR-2980 Part(s) 1, Lot Part 1, Concession 3, Township of Balfour, 3702 Highway 144, Chelmsford

for consent to consolidate an approximate 360.0 sq. m southwest portion of the subject property with PIN 73349-1207 (LT) (3692 Highway 144), subject to an easement, and also, grant an easement/right-of-way over an approximate 153.0 sq. m west portion of the subject property in favour of PIN 73349-1207, for access purposes 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 be submitted to the Office of the Consent Official.
- 4) That the owner/applicant submit an updated site plan to the City of Greater Sudbury indicating the proposed severance and easement to ensure compliance with the Zoning By-law and registered site plan control agreement, to the satisfaction of the Director of Planning Services.
- 5) That the owner/applicant apply for and receive a commercial entrance permit, to the satisfaction of the Ministry of Transportation.
- 6) 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:





APPLICATION FOR CONSENT

SUBMISSION NO. B0044/2024

August 12, 2024

OWNER(S): CHEMY DEVELOPMENT INC., 3702 Highway 144 Chelmsford ON P0M 1L0

AGENT(S): TULLOCH ENGINEERING - AARON ARIGANELLO, 131 Fielding Road Sudbury ON P3Y 1L7

LOCATION: PIN 73349 2167, Survey Plan 53R-21466 Part(s) 3, Lot Part 1, Concession 3, Township of Balfour, 0 Highway 144, Chelmsford

SUMMARY

Zoning: The property is zoned R3(74) (Medium Density Residential) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Consolidate an approximate 130.0 sq. m east portion of the subject property with abutting PIN 73349-1207, municipally known as 3692 Highway 144.

Comments concerning this application were submitted as follows:

CGS: Development Engineering, August 12, 2024

The purpose and effect of these applications is to consolidate an approximate area of 965 m2 of vacant land from the three subject parcels (360, 130, and 475 m2, respectively) with abutting PIN 73349-1207 (LT), municipally known as 3692 Highway 144. Additionally, application B0043/2024 seeks an easement for right-of-way and access over an approximate area of 153 m2 in favour of PIN 73349-1207. These applications are concurrent with rezoning file 751-5/24-06, which seeks to rezone the lands known municipally as 3692 HWY 144 in order to correct a split zoning and to permit the development of ten (10) multiple dwelling units.

The lands are designated Mixed Use Commercial in the City's Official Plan and zoned "C2", General Commercial and "R3(74)", Medium Density Residential Special under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The proposed consent applications will not have the effect of creating any new parcels and would have the effect of bringing 3692 HWY 144 closer into compliance with its applied zone standards.

As such, staff have no concerns with and is supportive of the applications. Staff recommend that the application be approved.

CGS: Infrastructure Capital Planning Services, August 09, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Technical Services
Municipal sewer and water at lot line.
No objections.

SUBMISSION NO. B0044/2024 Continued.

Drainage
No concerns.

Nickel District Conservation Authority, August 07, 2024

Conservation Sudbury does not object to Consent Application B0044/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Greater Sudbury Hydro Inc., August 02, 2024

No concerns - outside of our territory.

CGS: Building Services Section, August 02, 2024

No objections.

CGS: Site Plan Control, August 01, 2024

B0043/2024 and related consent files B0044 & B0045/2024 - 3702 Hwy 144, there is an existing site plan control agreement registered on this property, see attached Schedule A. The proposed severance and easement would impact the required parking, refuse area, and westerly planting strip for this development. A site plan amendment is not required; however, an updated site plan must be provided indicating the proposed severance and easement and their impact on the required parking and refuse areas to ensure compliance with the zoning bylaw and registered site plan control agreement. Also, a variance may be required to eliminate the required planting strip.

Ministry of Transportation, July 30, 2024

The MTO has reviewed the following applications

- B0043/2024
- B0044/2024
- B0045/2024

I can confirm the MTO supports the proposed lot consolidations in favour of PIN 73349-1207 in principle, with the following comments to consider:

- The lot owner of PIN 73349-1207 and the owner of PIN 73349-1238 must apply for an MTO commercial entrance permits in order to formalize their existing entrances on Hwy 144. These entrance permits will come at no cost to the owners.
- Placement of any buildings/structures or any site grading/paving on the subject lands will require an MTO building/land use permit.
- Any future development or change in land use must be subject to MTO review.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>

Any questions regarding permitting or setbacks can be directed to Michelle Lavallee, Corridor Management Officer at michelle.lavallee@ontario.ca

CGS: Development Engineering, July 30, 2024

No objection.

CGS: Tax Department, July 30, 2024

SUBMISSION NO. B0044/2024 Continued.

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:

CHEMY DEVELOPMENT INC.

the owner(s) of PIN 73349 2167, Survey Plan 53R-21466 Part(s) 3, Lot Part 1, Concession 3, Township of Balfour, 0 Highway 144, Chelmsford

for consent to consolidate an approximate 130.0 sq. m east portion of the subject property with abutting PIN 73349-1207 (LT), municipally known as 3692 Highway 144, 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 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:





APPLICATION FOR CONSENT

SUBMISSION NO. B0045/2024

August 12, 2024

OWNER(S): NORTHERN HOME BUILDERS AND RENOVATORS INC., 3692 Highway 144 Chelmsford ON P0M 1L0

AGENT(S): TULLOCH ENGINEERING - AARON ARIGANELLO, 131 Fielding Road Sudbury ON P3Y 1L7

LOCATION: PIN 73349 2165, Survey Plan 53R-21322 Part(s) 1, 2, and 3, Lot Part 1, Concession 3, Township of Balfour, 0 Highway 144, Chelmsford

SUMMARY

Zoning: The property is zoned C2 (General Commercial) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Consolidate an approximate 475.0 sq. m west portion of the subject property with abutting PIN 73349-1207, municipally known as 3692 Highway 144.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, August 12, 2024

The purpose and effect of these applications is to consolidate an approximate area of 965 m2 of vacant land from the three subject parcels (360, 130, and 475 m2, respectively) with abutting PIN 73349-1207 (LT), municipally known as 3692 Highway 144. Additionally, application B0043/2024 seeks an easement for right-of-way and access over an approximate area of 153 m2 in favour of PIN 73349-1207. These applications are concurrent with rezoning file 751-5/24-06, which seeks to rezone the lands known municipally as 3692 HWY 144 in order to correct a split zoning and to permit the development of ten (10) multiple dwelling units.

The lands are designated Mixed Use Commercial in the City's Official Plan and zoned "C2", General Commercial and "R3(74)", Medium Density Residential Special under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The proposed consent applications will not have the effect of creating any new parcels and would have the effect of bringing 3692 HWY 144 closer into compliance with its applied zone standards.

As such, staff have no concerns with and is supportive of the applications. Staff recommend that the application be approved.

CGS: Infrastructure Capital Planning Services, August 09, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Technical Services
Municipal sewer and water at lot line.
No objections.

SUBMISSION NO. B0045/2024 Continued.

Drainage
No concerns.

Nickel District Conservation Authority, August 07, 2024

Conservation Sudbury does not object to Consent Application B0045/2024. Benefiting property is not located in any area regulated by the Conservation Authority. Subject property contains significant portions of floodplain and future development in these areas requires permission of Conservation Sudbury.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Greater Sudbury Hydro Inc., August 02, 2024

No concerns - outside of our territory.

CGS: Building Services Section, August 02, 2024

No objections.

CGS: Site Plan Control, August 01, 2024

B0043/2024 and related consent files B0044 & B0045/2024 - 3702 Hwy 144, there is an existing site plan control agreement registered on this property, see attached Schedule A. The proposed severance and easement would impact the required parking, refuse area, and westerly planting strip for this development. A site plan amendment is not required; however, an updated site plan must be provided indicating the proposed severance and easement and their impact on the required parking and refuse areas to ensure compliance with the zoning bylaw and registered site plan control agreement. Also, a variance may be required to eliminate the required planting strip.

Ministry of Transportation, July 30, 2024

The MTO has reviewed the following applications

- B0043/2024
- B0044/2024
- B0045/2024

I can confirm the MTO supports the proposed lot consolidations in favour of PIN 73349-1207 in principle, with the following comments to consider:

- The lot owner of PIN 73349-1207 and the owner of PIN 73349-1238 must apply for an MTO commercial entrance permits in order to formalize their existing entrances on Hwy 144. These entrance permits will come at no cost to the owners.
- Placement of any buildings/structures or any site grading/paving on the subject lands will require an MTO building/land use permit.
- Any future development or change in land use must be subject to MTO review.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>

Any questions regarding permitting or setbacks can be directed to Michelle Lavallee, Corridor Management Officer at michelle.lavallee@ontario.ca

CGS: Development Engineering, July 30, 2024

No objection.

SUBMISSION NO. B0045/2024 Continued.

CGS: Tax Department, July 30, 2024

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:

NORTHERN HOME BUILDERS AND RENOVATORS INC.

the owner(s) of PIN 73349 2165, Survey Plan 53R-21322 Part(s) 1, 2, and 3, Lot Part 1, Concession 3, Township of Balfour, 0 Highway 144, Chelmsford

for consent to consolidate an approximate 475.0 sq. m west portion of the subject property with abutting PIN 73349-1207 (LT), municipally known as 3692 Highway 144, 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 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:





APPLICATION FOR CONSENT

SUBMISSION NO. B0048/2024

August 12, 2024

OWNER(S): PETER KYRZAKOS, 1024 Kingsway Avenue Sudbury ON P3B 2E5
MICHAEL KYRZAKOS (ESTATE), 1024 Kingsway Avenue Sudbury ON P3B 2E5

AGENT(S): TULLOCH ENGINEERING - AARON ARIGANELLO, 131 Fielding Road Sudbury ON P3Y 1L7

LOCATION: PIN 02132 0463, Parcel 24005A SEC SES, Lot Part 3, Concession 4, Township of McKim, 0 Kingsway, Sudbury

SUMMARY

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

Application: A lot addition of an approximate 2.0 ha east portion of the subject property with abutting PIN 02132-1364, municipally known as 1024 Kingsway.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, August 12, 2024

The purpose and effect of the application is to add an approximate area of 2.0 ha of the east portion of the subject lands with abutting PIN 02132-1364 (LT), municipally known as 1024 Kingsway. The subject lands are designated Parks & Open Space in the City's Official Plan and zoned "OSP", Open Space – Private under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The benefitting lot is designated Mixed Use Commercial in the City's Official Plan and zoned "C2(106)", General Commercial Special under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The lot addition would have the effect of creating a 'split zoning' wherein more than one zone is applied to a single parcel. The applicant notes that Official Plan Amendment and Zoning By-law Amendment applications are required to address this issue. These applications have been made (files 701-6/24-03 & 751-6/24-04).

Staff are of the opinion that the proposed lot addition has regard for matters of Provincial interest, is consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario, and is capable of being 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 condition:

- 1. The zoning by-law amendment made through file 751-6/24-04 be in full force and effect.

CGS: Infrastructure Capital Planning Services, August 09, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

SUBMISSION NO. B0048/2024 Continued.

Technical Services
Municipal sewer and water at lot line.
No objections.

Drainage
No concerns.

Nickel District Conservation Authority, August 07, 2024

Subject property contains some areas regulated by Conservation Sudbury. These are located outside of the portion to be severed as part of this application. As such, Conservation Sudbury does not oppose consent application B0048/2024.

Notes

Future development in regulated areas 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.

Please be advised that Conservation Sudbury regulates the hazards associated with natural features. Although Conservation Sudbury makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must contact Conservation Sudbury. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, and valley slopes.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Greater Sudbury Hydro Inc., August 02, 2024

No conflict.

CGS: Building Services Section, August 02, 2024

No objections.

CGS: Site Plan Control, August 01, 2024

No objection.

CGS: Development Engineering, July 30, 2024

No objection.

CGS: Tax Department, July 30, 2024

No objections.

Ministry of Transportation, July 29, 2024

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

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:

SUBMISSION NO. B0048/2024 Continued.

DECISION:

THAT the application by:

PETER KYRZAKOS AND MICHAEL KYRZAKOS (ESTATE)
the owner(s) of PIN 02132 0463, Parcel 24005A SEC SES, Lot Part 3, Concession 4, Township of McKim, 0 Kingsway, Sudbury

for consent to a lot addition of an approximate 2.0 ha east portion of the subject property with abutting PIN 02132-1364 (LT), municipally known as 1024 Kingsway, 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 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 be submitted to the Office of the Consent Official.
- 4) That zoning by-law amendment made through file 751-6/24-04, be in full force and effect, to the satisfaction of the Director of Planning Services.
- 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 Policy Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.

Consent Official:

