



## APPLICATION FOR CONSENT

SUBMISSION NO. B0055/2024

August 26, 2024

OWNER(S): TIMESTONE CORPORATION, Attn: John Zulich 1730 Regent St Suite 5, Sudbury ON P3E 3Z8

AGENT(S):

LOCATION: PIN 73576 0528, Lot(s) 95, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 0 Covington Crescent, Sudbury

---

### SUMMARY

**Zoning:** The property is zoned R3(66) (Medium Density Residential) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

**Application:** A lot addition of an approximate 227.0 sq. m east portion of the subject property with abutting PIN 73576-0529 (Lot 96 on Plan M-1003), and also, a lot addition of an approximate 236.0 sq. m west portion of the subject property with abutting PIN 73576-0527 (Lot 94, Plan M-1003).

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, August 21, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Municipal sewer and water are at lot line.

Drainage  
No concerns.

Greater Sudbury Hydro Inc., August 20, 2024

As a condition of consent, Greater Sudbury Hydro Inc. will require the following:

A three metre (3 m) Frontage Easement along Covington Crescent, across the entire parcel (both severed and retained lands), registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.

SUBMISSION NO. B0055/2024 Continued.

CGS: Building Services Section, August 20, 2024

No objections.

Nickel District Conservation Authority, August 19, 2024

Conservation Sudbury does not object to Consent Application B0055/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Development Approvals Section, August 15, 2024

The purpose and effect of the application is to convey half of the subject lands to the abutting parcel to the east and half the subject lands to the abutting parcel to the west, resulting in two enlarged lots each intended for a semi detached dwelling.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R3(66)' Medium Density Residential Special in the City of Greater Sudbury Zoning By-law. The R3(66) Zone permits single detached dwellings, semi-detached dwelling, street townhouse dwellings and related accessory uses.

The R3(66) Zone requires a 1.8 tall opaque fence along the easterly interior side lot line of Lot 96, Plan M-1003 from the rear lot line to the front building line.

The applicant did not provide a concept plan for the proposed semi-detached dwellings. It is the responsibility of the applicant to demonstrate zoning compliance at the time of building permit.

Staff are of the opinion that the proposed lot additions have regard for matters of Provincial interest, are consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario, and are capable of being in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

CGS: Site Plan Control, August 13, 2024

No objection.

CGS: Tax Department, August 12, 2024

No objection.

Ministry of Natural Resources, August 12, 2024

MNR does not have any specific comments related to the circulated material. However, the following are some general comments related to MNRs mandated interests below that you may wish to consider, as applicable.

General Comments:

MNR generally recommends any new municipal land use planning approvals for new or more intensive residential, commercial, or industrial development within 300 m of a designated lake trout lake should require a Lakeshore Capacity Assessment prepared by a qualified professional prior issuing planning approvals, unless a recent assessment has been completed and the lake is deemed to have sufficient capacity as per The Lakeshore Capacity Assessment Handbook. More details about designated lake trout lakes can be found here: <https://www.ontario.ca/page/inland-lakes-designated-lake-trout-management#section-0>

For the protection of fish habitat, MNR generally recommends the establishment and/or retention of a minimum 30 metre wide, naturally vegetated buffer around all water features that provide fish habitat, in keeping with the Natural Heritage Reference Manual (2005).

Patent parcels have certain timber rights reserved to the Crown. Property owners should be reminded to verify that there are no timber rights reserved to the Crown prior to any land clearing or tree removal.

SUBMISSION NO. B0055/2024 Continued.

Property owners may be required to obtain harvest permits from the MNR if there are reservations (e.g. Licence to Harvest). More information about Crown forests can be found here: <https://www.ontario.ca/page/using-trees-crown-forests-commercial-purposes>

Under The Planning Act, the Provincial Policy Statement, 2020 protects certain wetlands from development and other impacts. The MNR Wetland Conservation Strategy for Ontario 2017-2030 states that conservation of all wetlands and their functions is important, including provincially significant, coastal wetlands and other locally and regionally important wetlands. When MNR is circulated consents in unorganized areas, MNR generally recommends wetlands adjacent to or on the subject property be evaluated by trained evaluators using the Ontario Wetland Evaluation System to determine if an unevaluated wetland is provincially significant and the appropriate protections placed. Natural Heritage information can be found here: <https://www.ontario.ca/page/make-natural-heritage-area-map>

Ministry of Transportation, August 09, 2024

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

CGS: Strategic and Environmental Planning, August 09, 2024

No concerns.

CGS: Development Engineering, August 09, 2024

No objection.

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:

TIMESTONE CORPORATION

the owner(s) of PIN 73576 0528, Lot(s) 95, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 0 Covington Crescent, Sudbury

for consent to a lot addition of an approximate 227.0 sq. m east portion of the subject property with abutting PIN 73576-0529 (LT) (Lot 96 on Plan M-1003), and also, a lot addition of an approximate 236.0 sq. m west portion of the subject property with abutting PIN 73576-0527 (LT) (Lot 94, Plan M-1003), be approved, with the stipulation that subsection 5 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.

SUBMISSION NO. B0055/2024 Continued.

- 4) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Covington Crescent, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. The owner/applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property in favour of Greater Sudbury Hydro Inc.'s interest with respect to any and all existing Charge/Mortgage/Lien and/or encumbrance registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
- 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:





## APPLICATION FOR CONSENT

SUBMISSION NO. B0056/2024

August 26, 2024

OWNER(S): PAUL POIRIER, 3034 Percy St Val Caron ON P3N 1B1

AGENT(S): ADRIAN BORTOLUSSI, 144 Elm Street, Sudbury ON P3C 1T7

LOCATION: PIN 73503 0844, Parcel 28787 SEC SES SRO, Lot(s) 75, Subdivision M-330, Lot Part 1, Concession 2, Township of Hanmer, 75 Maurice Street, Hanmer

---

### 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:** Create a new lot on the west side of the subject property providing an approximate lot area of 697.0 sq. m.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, August 21, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
That the owner/applicant provide evidence, to the satisfaction of the General Manager of Growth & Infrastructure, of the location of the sanitary sewer and water services on the subject property and ensure that the services are wholly within each proposed property boundary. If it is determined that services are not within the proposed property boundaries of the retained and severed individual lots, new services will need to be constructed from the main to the lot lines at the applicants/owner's sole expense.

Only one 6.3m wide entrance is allowed per lot.

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.

Greater Sudbury Hydro Inc., August 20, 2024

No objections - outside of our territory.

SUBMISSION NO. B0056/2024 Continued.

CGS: Building Services Section, August 20, 2024

No objections.

Nickel District Conservation Authority, August 19, 2024

Conservation Sudbury does not object to Consent Application B0056/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Development Approvals Section, August 15, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 15.09 m along Maurice Street and an area of 657.17 m<sup>2</sup> from 75 Maurice Street, resulting in the creation of a new infill lot. The lands to be severed are vacant of buildings and structures. The applicant has identified the intended use of the severed lands is for a private residence. The applicant has not provided a concept plan for the future building at this time. The applicant will need to demonstrate zoning conformity for the proposed use at the time of building permit.

The lands to be retained have a frontage of 17.0 m on Maurice Street and a lot area of 739.09 m<sup>2</sup>. The lands to be retained contain a single detached dwelling and an accessory building. The lands to be retained are serviced by a municipal water and sanitary connection and have existing access from Maurice Street.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R1-5' Low Density Residential One in the City of Greater Sudbury Zoning By-law.

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

It is noted that the existing driveway appears to be located and/or encroach onto the severed lands. A new entrance permit will need to be obtained for the retained lands and confirmation be provided that there is adequate room for a parking space that is wholly contained on the subject lands.

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 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: Site Plan Control, August 13, 2024

No objection.

CGS: Tax Department, August 12, 2024

Please contact Revenue Services at 2601.

Ministry of Natural Resources, August 12, 2024

MNR does not have any specific comments related to the circulated material. However, the following are some general comments related to MNRs mandated interests below that you may wish to consider, as applicable.

General Comments:

MNR generally recommends any new municipal land use planning approvals for new or more intensive residential, commercial, or industrial development within 300 m of a designated lake trout lake should require a Lakeshore Capacity Assessment prepared by a qualified professional prior issuing planning approvals, unless a recent assessment has been completed and the lake is deemed to have sufficient capacity as per The Lakeshore Capacity Assessment Handbook. More details about designated lake trout lakes can be found here: <https://www.ontario.ca/page/inland-lakes-designated-lake-trout-management#section-0>

For the protection of fish habitat, MNR generally recommends the establishment and/or retention of a minimum 30 metre wide, naturally vegetated buffer around all water features that provide fish habitat, in keeping with the Natural Heritage Reference Manual (2005).

Patent parcels have certain timber rights reserved to the Crown. Property owners should be reminded to verify that there are no timber rights reserved to the Crown prior to any land clearing or tree removal. Property owners may be required to obtain harvest permits from the MNR if there are reservations (e.g. Licence to Harvest). More information about Crown forests can be found here: <https://www.ontario.ca/page/using-trees-crown-forests-commercial-purposes>

Under The Planning Act, the Provincial Policy. Statement, 2020 protects certain wetlands from development and other impacts. The MNRF Wetland Conservation Strategy for Ontario 2017-2030 states that conservation of all wetlands and their functions is important, including provincially significant, coastal wetlands and other locally and regionally important wetlands. When MNR is circulated consents in unorganized areas, MNR generally recommends wetlands adjacent to or on the subject property be evaluated by trained evaluators using the Ontario Wetland Evaluation System to determine if an unevaluated wetland is provincially significant and the appropriate protections placed. Natural Heritage information can be found here: <https://www.ontario.ca/page/make-natural-heritage-area-map>

Ministry of Transportation, August 09, 2024

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

CGS: Strategic and Environmental Planning, August 09, 2024

No concerns.

CGS: Development Engineering, August 09, 2024

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.

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:

PAUL POIRIER

the owner(s) of PIN 73503 0844, Parcel 28787 SEC SES SRO, Lot(s) 75, Subdivision M-330, Lot Part 1, Concession 2, Township of Hanmer, 75 Maurice Street, Hanmer

for consent to create a new lot on the west side of the subject property providing an approximate 15.0m lot frontage, 43.0m lot depth and 657.0 sq. m 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 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 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 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 provide evidence on a legal survey, to the satisfaction of the General Manager of Growth & Infrastructure, of the location of the sanitary sewer and water services on the subject property and ensure that the services are wholly within each proposed property boundary. If it is determined that services are not within the proposed property boundaries of the retained and severed individual lots, new services will need to be constructed from the main to the lot lines at the applicant's/owner's sole expense.
- 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 Policy 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. B0057/2024

August 26, 2024

OWNER(S): DALRON CONSTRUCTION LIMITED, 130 Elm Street, Sudbury ON P3C 1T6

AGENT(S):

LOCATION: PIN 73602 0564, Lot(s) 1, Subdivision 53M-1445, Lot Part 2, Concession 6, Township of McKim, 1549 Montrose Avenue, 1551 Montrose Avenue, Sudbury

---

SUMMARY

Zoning: The property is zoned R2-2 (Low Density Residential Two) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Divide the subject property along the party wall of a proposed semi-detached dwelling.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, August 21, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Sewer and water are at lot line for both lots.

Drainage  
No concerns.

Greater Sudbury Hydro Inc., August 20, 2024

As a condition of consent, Greater Sudbury Hydro Inc. will require the following:

A three metre (3 m) Frontage Easement along Montrose Ave, across the entire parcel (both severed and retained lands), registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.

CGS: Building Services Section, August 20, 2024

Building Services has reviewed the submitted application for Consent and Building Permit BP-NEW-2023-00543, and can advise that we have no objection.

Nickel District Conservation Authority, August 19, 2024

Conservation Sudbury does not object to Consent Application B0057/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Development Approvals Section, August 15, 2024

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached building to be located on the lands to be severed and one unit of a semi-detached building to be located on the lands to be retained. The shared property line between 1549 Montrose Avenue and 1551 Montrose Avenue would be located along the party wall the semi-detached building.

The subject lands are designated 'Living Area 1' in the City's Official Plan, are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The severance along the party wall would permit two lots that appear to be in compliance with the standards of the Zoning By-law.

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 capable of being in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

CGS: Site Plan Control, August 13, 2024

No objection.

CGS: Tax Department, August 12, 2024

No objection.

Ministry of Natural Resources, August 12, 2024

MNR does not have any specific comments related to the circulated material. However, the following are some general comments related to MNRs mandated interests below that you may wish to consider, as applicable.

General Comments:

MNR generally recommends any new municipal land use planning approvals for new or more intensive residential, commercial, or industrial development within 300 m of a designated lake trout lake should require a Lakeshore Capacity Assessment prepared by a qualified professional prior issuing planning approvals, unless a recent assessment has been completed and the lake is deemed to have sufficient capacity as per The Lakeshore Capacity Assessment Handbook. More details about designated lake trout lakes can be found here: <https://www.ontario.ca/page/inland-lakes-designated-lake-trout-management#section-0>

For the protection of fish habitat, MNR generally recommends the establishment and/or retention of a minimum 30 metre wide, naturally vegetated buffer around all water features that provide fish habitat, in keeping with the Natural Heritage Reference Manual (2005).

Patent parcels have certain timber rights reserved to the Crown. Property owners should be reminded to verify that there are no timber rights reserved to the Crown prior to any land clearing or tree removal. Property owners may be required to obtain harvest permits from the MNR if there are reservations (e.g. Licence to Harvest). More information about Crown forests can be found here: <https://www.ontario.ca/page/using-trees-crown-forests-commercial-purposes>

Under The Planning Act, the Provincial Policy Statement, 2020 protects certain wetlands from development and other impacts. The MNR Wetland Conservation Strategy for Ontario 2017-2030 states that conservation of all wetlands and their functions is important, including provincially significant, coastal wetlands and other locally and regionally important wetlands. When MNR is circulated consents in unorganized areas, MNR generally recommends wetlands adjacent to or on the subject

property be evaluated by trained evaluators using the Ontario Wetland Evaluation System to determine if an unevaluated wetland is provincially significant and the appropriate protections placed. Natural Heritage information can be found here: <https://www.ontario.ca/page/make-natural-heritage-area-map>

Ministry of Transportation, August 09, 2024

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

CGS: Strategic and Environmental Planning, August 09, 2024

No concerns.

CGS: Development Engineering, August 09, 2024

No objection.

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:

DALRON CONSTRUCTION LIMITED

the owner(s) of PIN 73602 0564, Lot(s) 1, Subdivision 53M-1445, Lot Part 2, Concession 6, Township of McKim, 1549 Montrose Avenue, 1551 Montrose Avenue, Sudbury

for consent to divide the subject property along the party wall of a proposed semi-detached dwelling, 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 convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Montrose Avenue, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. The owner/applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property in favour of Greater Sudbury Hydro Inc.'s interest with respect to any and all existing Charge/Mortgage/Lien and/or encumbrance registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
- 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:





APPLICATION FOR CONSENT

SUBMISSION NO. B0058/2024

August 26, 2024

OWNER(S): DALRON CONSTRUCTION LIMITED , 130 Elm Street, Sudbury ON P3C 1T6

AGENT(S):

LOCATION: PIN 73602 0565, Lot(s) 2, Subdivision 53M-1445, Lot Part 2, Concession 6, Township of McKim, 1541 Montrose Avenue, 1543 Montrose Avenue, Sudbury

SUMMARY

Zoning: The property is zoned R2-2 (Low Density Residential Two) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Divide the subject property along the party wall of a proposed semi-detached dwelling.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, August 21, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Sewer and water are at lot line for both lots.

Drainage  
No concerns.

Greater Sudbury Hydro Inc., August 20, 2024

As a condition of consent, Greater Sudbury Hydro Inc. will require the following:

A three metre (3 m) Frontage Easement along Montrose Ave, across the entire parcel (both severed and retained lands), registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.

CGS: Building Services Section, August 20, 2024

Building Services has reviewed the submitted application for Consent and Building Permit BP-NEW-2023-00544, and can advise that we have no objection.

Nickel District Conservation Authority, August 19, 2024

Conservation Sudbury does not object to Consent Application B0058/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Development Approvals Section, August 15, 2024

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached building to be located on the lands to be severed and one unit of a semi-detached building to be located on the lands to be retained. The shared property line between 1541 Montrose Avenue and 1543 Montrose Avenue would be located along the party wall of the semi-detached building.

The subject lands are designated 'Living Area 1' in the City's Official Plan, are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The severance along the party wall would permit two lots that appear to be in compliance with the standards of the Zoning By-law.

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 capable of being in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

CGS: Site Plan Control, August 13, 2024

No objection.

CGS: Tax Department, August 12, 2024

No objection.

Ministry of Natural Resources, August 12, 2024

MNR does not have any specific comments related to the circulated material. However, the following are some general comments related to MNRs mandated interests below that you may wish to consider, as applicable.

General Comments:

MNR generally recommends any new municipal land use planning approvals for new or more intensive residential, commercial, or industrial development within 300 m of a designated lake trout lake should require a Lakeshore Capacity Assessment prepared by a qualified professional prior issuing planning approvals, unless a recent assessment has been completed and the lake is deemed to have sufficient capacity as per The Lakeshore Capacity Assessment Handbook. More details about designated lake trout lakes can be found here: <https://www.ontario.ca/page/inland-lakes-designated-lake-trout-management#section-0>

For the protection of fish habitat, MNR generally recommends the establishment and/or retention of a minimum 30 metre wide, naturally vegetated buffer around all water features that provide fish habitat, in keeping with the Natural Heritage Reference Manual (2005).

Patent parcels have certain timber rights reserved to the Crown. Property owners should be reminded to verify that there are no timber rights reserved to the Crown prior to any land clearing or tree removal. Property owners may be required to obtain harvest permits from the MNR if there are reservations (e.g. Licence to Harvest). More information about Crown forests can be found here: <https://www.ontario.ca/page/using-trees-crown-forests-commercial-purposes>

Under The Planning Act, the Provincial Policy Statement, 2020 protects certain wetlands from development and other impacts. The MNR Wetland Conservation Strategy for Ontario 2017-2030 states that conservation of all wetlands and their functions is important, including provincially significant, coastal wetlands and other locally and regionally important wetlands. When MNR is circulated consents in unorganized areas, MNR generally recommends wetlands adjacent to or on the subject

property be evaluated by trained evaluators using the Ontario Wetland Evaluation System to determine if an unevaluated wetland is provincially significant and the appropriate protections placed. Natural Heritage information can be found here: <https://www.ontario.ca/page/make-natural-heritage-area-map>

Ministry of Transportation, August 09, 2024

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

CGS: Strategic and Environmental Planning, August 09, 2024

No concerns.

CGS: Development Engineering, August 09, 2024

No objection.

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:

DALRON CONSTRUCTION LIMITED

the owner(s) of PIN 73602 0565, Lot(s) 2, Subdivision 53M-1445, Lot Part 2, Concession 6, Township of McKim, 1541 Montrose Avenue, 1543 Montrose Avenue, Sudbury

for consent to divide the subject property along the party wall of a proposed semi-detached dwelling, 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 convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Montrose Avenue, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. The owner/applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property in favour of Greater Sudbury Hydro Inc.'s interest with respect to any and all existing Charge/Mortgage/Lien and/or encumbrance registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
- 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:



SUBMISSION NO. B0059/2024

August 26, 2024

OWNER(S): DALRON CONSTRUCTION LIMITED, 130 Elm Street, Sudbury ON P3C 1T6

AGENT(S):

LOCATION: PIN 73602 0566, Lot(s) 3, Subdivision 53M-1445, Lot Part 2, Concession 6, Township of McKim, 1533 Montrose Avenue, 1535 Montrose Avenue, Sudbury

---

SUMMARY

Zoning: The property is zoned R2-2 (Low Density Residential Two) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Divide the subject property along the party wall of a proposed semi-detached dwelling.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, August 21, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Sewer and water are at lot line for both lots.

Drainage  
No concerns.

Greater Sudbury Hydro Inc., August 20, 2024

As a condition of consent, Greater Sudbury Hydro Inc. will require the following:

A three metre (3 m) Frontage Easement along Montrose Ave, across the entire parcel (both severed and retained lands), registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.

CGS: Building Services Section, August 20, 2024

Building Services has reviewed the submitted application for Consent and Building Permit BP-NEW-2023-00545, and can advise that we have no objection.

Nickel District Conservation Authority, August 19, 2024

Conservation Sudbury does not object to Consent Application B0059/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Development Approvals Section, August 15, 2024

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached building to be located on the lands to be severed and one unit of a semi-detached building to be located on the lands to be retained. The shared property line between 1533 Montrose Avenue and 1535 Montrose Avenue would be located along the party wall of the semi-detached building.

The subject lands are designated 'Living Area 1' in the City's Official Plan, are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The severance along the party wall would permit two lots that appear to be in compliance with the standards of the Zoning By-law.

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 capable of being in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

CGS: Site Plan Control, August 13, 2024

No objection.

CGS: Tax Department, August 12, 2024

No objection.

Ministry of Natural Resources, August 12, 2024

MNR does not have any specific comments related to the circulated material. However, the following are some general comments related to MNRs mandated interests below that you may wish to consider, as applicable.

General Comments:

MNR generally recommends any new municipal land use planning approvals for new or more intensive residential, commercial, or industrial development within 300 m of a designated lake trout lake should require a Lakeshore Capacity Assessment prepared by a qualified professional prior issuing planning approvals, unless a recent assessment has been completed and the lake is deemed to have sufficient capacity as per The Lakeshore Capacity Assessment Handbook. More details about designated lake trout lakes can be found here: <https://www.ontario.ca/page/inland-lakes-designated-lake-trout-management#section-0>

For the protection of fish habitat, MNR generally recommends the establishment and/or retention of a minimum 30 metre wide, naturally vegetated buffer around all water features that provide fish habitat, in keeping with the Natural Heritage Reference Manual (2005).

Patent parcels have certain timber rights reserved to the Crown. Property owners should be reminded to verify that there are no timber rights reserved to the Crown prior to any land clearing or tree removal. Property owners may be required to obtain harvest permits from the MNR if there are reservations (e.g. Licence to Harvest). More information about Crown forests can be found here: <https://www.ontario.ca/page/using-trees-crown-forests-commercial-purposes>

Under The Planning Act, the Provincial Policy Statement, 2020 protects certain wetlands from development and other impacts. The MNR Wetland Conservation Strategy for Ontario 2017-2030 states that conservation of all wetlands and their functions is important, including provincially significant, coastal wetlands and other locally and regionally important wetlands. When MNR is circulated consents in unorganized areas, MNR generally recommends wetlands adjacent to or on the subject

property be evaluated by trained evaluators using the Ontario Wetland Evaluation System to determine if an unevaluated wetland is provincially significant and the appropriate protections placed. Natural Heritage information can be found here: <https://www.ontario.ca/page/make-natural-heritage-area-map>

Ministry of Transportation, August 09, 2024

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

CGS: Strategic and Environmental Planning, August 09, 2024

No concerns.

CGS: Development Engineering, August 09, 2024

No objection.

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:

DALRON CONSTRUCTION LIMITED

the owner(s) of PIN 73602 0566, Lot(s) 3, Subdivision 53M-1445, Lot Part 2, Concession 6, Township of McKim, 1533 Montrose Avenue, 1535 Montrose Avenue, Sudbury

for consent to divide the subject property along the party wall of a proposed semi-detached dwelling, 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 convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Montrose Avenue, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. The owner/applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property in favour of Greater Sudbury Hydro Inc.'s interest with respect to any and all existing Charge/Mortgage/Lien and/or encumbrance registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
- 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:

