



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00091

Monday, February 23, 2026

OWNER(S): SUSAN CHISHOLM, 2158 Armstrong Street, Sudbury, ON, Canada
ALFRED CHISHOLM, 2158 Armstrong Street, Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 733740292, Part Lot 5, Concession 1, being Part 15, Plan 53R-20054,
Township of Waters, 220 Makada Drive, Lively P3Y 1H8

SUMMARY

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

Application: To sever and create one new lot on the north vacant portion of the subject property, identified as Severed Lot 1 on the plan, providing an approximate 21900.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Approvals, February 20, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 101 m along Makada Drive and an area of +/- 2.19 ha from the subject lands, resulting in the creation of a new lot. The lands will be required to establish a private well and septic system, as well as establish an entrance as part of the consent process.

The lands to be retained will have a frontage of 426 m on Makada Drive and a lot area of 4.56 ha. The lands to be retained contain a single detached dwelling and two accessory buildings. The lands are serviced by an individual well and septic system and have access from Makada Drive.

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

This application is a resubmission of Consent Application B0084/2022. The certificate was issued, however, was not registered within the required two-year period. The applicants are therefore seeking to redo the applications.

Staff have reviewed the severed and retained lands against the 'RU' standards of the Official Plan and Zoning By-law and are of the opinion that the standards are capable of being maintained as a result of the severance.

It is recommended that the application be granted.

Bell Canada, February 18, 2026

No Comment Received

Corridor Management, February 18, 2026

No Comment Received

Development Engineering, February 18, 2026

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.

Drainage, February 18, 2026

The subject property to be severed is within the Panache 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.

Hydro One, February 18, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), February 18, 2026

No Comment Received

Sudbury Hydro, February 18, 2026

Please note the following application is outside of our service territory.

Building Services, February 17, 2026

Building Services has reviewed your documents and sketches for the requested consent application and can advise that we have no concerns with the application.

However, for the retained lands, Owner/Applicant to be advised of the following information:

1. Our records indicate incomplete building permits on the retained property for a Single-Family

Dwelling with an attached garage, and detached garage (B19-0404). Please contact Building Services to proceed in closing these projects.

2. A review of the site plan provided indicates a proposed 100'-0" x 40'-0" detached garage. Building permit application and required documents to be submitted to the satisfaction of the Chief Building Official.

Eakamjot Deo. Building Services

Ministry of Transportation, February 17, 2026

I can confirm that the subject lot is not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Strategic and Environmental Planning, February 12, 2026

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.

Conservation Sudbury, February 10, 2026

No Concerns

Revenue Services, February 6, 2026

No Concerns

Site Plan, February 6, 2026

No Concerns

Meeting Minutes:

02/23/2026 This Application is a resubmission of B0085/2022, wherein a Certificate was issued but the owner's failed to put into effect within the legislated timeframe. All conditions imposed and cleared in B0085/2022, are still applicable and are therefore not imposed in this Application.

The following decision was reached:

DECISION:

THAT the application by:
SUSAN CHISHOLM AND ALFRED CHISHOLM

the owner(s) of PIN(s) 733740292, Part Lot 5, Concession 1, being Part 15, Plan 53R-20054, Township of Waters, 220 Makada Drive, Lively P3Y 1H8

for consent to create a new lot on the north vacant portion of the subject property, identified as Severed Lot 1 on the plan, providing a lot frontage of approximately 101.0m, and a lot area of approximately 21900.0 sq. m, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) 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-2025-00092

Monday, February 23, 2026

OWNER(S): SUSAN CHISHOLM, 2158 Armstrong Street, Sudbury, ON, Canada
ALFRED CHISHOLM, 2158 Armstrong Street, Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 733740292, Part Lot 5, Concession 1, being Part 15, Plan 53R-20054,
Township of Waters, 220 Makada Drive, Lively P3Y 1H8

SUMMARY

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

Application: To sever and create one new lot on the north middle vacant portion of the subject property, identified as Severed Lot 2 on the plan, providing an approximate 23900.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Approvals, February 20, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 90 m along Makada Drive and an area of +/- 2.39 ha from the subject lands, resulting in the creation of a new lot. The lands will be required to establish a private well and septic system, as well as establish an entrance as part of the consent process.

The lands to be retained will have a frontage of 426 m on Makada Drive and a lot area of 4.56 ha. The lands to be retained contain a single detached dwelling and two accessory buildings. The lands are serviced by an individual well and septic system and have access from Makada Drive.

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

This application is a resubmission of Consent Application B0086/2022. The certificate was issued, however, was not registered within the required two-year period. The applicants are therefore seeking to redo the applications.

Staff have reviewed the severed and retained lands against the 'RU' standards of the Official Plan and Zoning By-law and are of the opinion that the standards are capable of being maintained as a result of the severance.

It is recommended that the application be granted.

Bell Canada, February 18, 2026

No Comment Received

Corridor Management, February 18, 2026

No Comment Received

Development Engineering, February 18, 2026

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.

Drainage, February 18, 2026

The subject property to be severed is within the Panache 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.

Hydro One, February 18, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), February 18, 2026

No Comment Received

Sudbury Hydro, February 18, 2026

Please note the following application is outside of our service territory.

Building Services, February 17, 2026

Building Services has reviewed your documents and sketches for the requested consent application and can advise that we no concerns with the application.

However, for the retained lands, Owner/Applicant to be advised of the following information:

1. Our records indicate incomplete building permits on the retained property for a Single-Family

Dwelling with an attached garage, and detached garage (B19-0404). Please contact Building Services to proceed in closing these projects.

2. A review of the site plan provided indicates a proposed 100'-0" x 40'-0" detached garage. Building permit application and required documents to be submitted to the satisfaction of the Chief Building Official.

Eakamjot Deo, Building Services

Ministry of Transportation, February 17, 2026

I can confirm that the subject lot is not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Strategic and Environmental Planning, February 12, 2026

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.

Conservation Sudbury, February 10, 2026

No Concerns

Revenue Services, February 6, 2026

No Concerns

Site Plan, February 6, 2026

No Concerns

Meeting Minutes:

02/23/2026 This Application is a resubmission of B0086/2022, wherein a Certificate was issued but the owner's failed to put into effect within the legislated timeframe. All conditions imposed and cleared in B0086/2022, are still applicable and are therefore not imposed in this Application.

The following decision was reached:

DECISION:

THAT the application by:
SUSAN CHISHOLM AND ALFRED CHISHOLM

the owner(s) of PIN(s) 733740292, Part Lot 5, Concession 1, being Part 15, Plan 53R-20054, Township of Waters, 220 Makada Drive, Lively P3Y 1H8

for consent to create a new lot on the north middle vacant portion of the subject property, identified as Severed Lot 2 on the plan, providing a lot frontage of approximately 90.0m, and a lot area of approximately 23900.0 sq. m, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) 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-2025-00093

Monday, February 23, 2026

OWNER(S): SUSAN CHISHOLM, 2158 Armstrong Street, Sudbury, ON, Canada
ALFRED CHISHOLM, 2158 Armstrong Street, Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 733740292, Part Lot 5, Concession 1, being Part 15, Plan 53R-20054,
Township of Waters, 220 Makada Drive, Lively P3Y 1H8

SUMMARY

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

Application: Consolidate a northeast portion of the subject property with abutting PIN 73374-0251, together with an easement for utility purposes.

Comments concerning this application were submitted as follows:

Development Approvals, February 20, 2026

The purpose and effect of the application is to convey a 0.40 ha parcel of land to abutting PIN 73374-0251. Additionally, the application seeks to create a hydro easement.

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

This application is a resubmission of Consent Application B0084/2022. The certificate was issued, however, was not registered within the required two-year period. The applicants are therefore seeking to redo the applications.

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. That being said, staff are of the opinion that the lot addition will maintain the 'RU' standards in the Official Plan and Zoning By-law. Staff have no concerns with the proposed easement.

It is recommended that the application be granted.

Bell Canada, February 18, 2026

No Comment Received

Corridor Management, February 18, 2026

No Comment Received

Development Engineering, February 18, 2026

No Concerns

Drainage, February 18, 2026

No Concerns

Hydro One, February 18, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNR), February 18, 2026

No Comment Received

Sudbury Hydro, February 18, 2026

Please note the following application is outside of our service territory.

Building Services, February 17, 2026

Building Services has reviewed your documents and sketches for the requested consent application and can advise that we no concerns with the application.

However, for the retained lands, Owner/Applicant to be advised of the following information:

1. Our records indicate incomplete building permits on the retained property for a Single-Family Dwelling with an attached garage, and detached garage (B19-0404). Please contact Building Services to proceed in closing these projects.
2. A review of the site plan provided indicates a proposed 100'-0" x 40'-0" detached garage. Building permit application and required documents to be submitted to the satisfaction of the Chief Building Official.

Eakamjot Deo, Building Services

Ministry of Transportation, February 17, 2026

I can confirm that the subject lot is not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Strategic and Environmental Planning, February 12, 2026

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.

Conservation Sudbury, February 10, 2026

No Concerns

Revenue Services, February 6, 2026

No Concerns

Site Plan, February 6, 2026

No Concerns

Meeting Minutes:

02/23/2026 This Application is a resubmission of B0084/2022, wherein a Certificate was issued but the owner's failed to put into effect within the legislated timeframe. All conditions imposed and cleared in B0084/2022, are still applicable and are therefore not imposed in this Application.

The following decision was reached:

DECISION:

THAT the application by:

SUSAN CHISHOLM AND ALFRED CHISHOLM

the owner(s) of PIN(s) 733740292, Part Lot 5, Concession 1, being Part 15, Plan 53R-20054, Township of Waters, 220 Makada Drive, Lively P3Y 1H8

for consent to consolidate an approximate 0.40ha northeast portion of the subject property with abutting PIN 73374-0251 (LT), together with an approximate 10.0m wide easement/right-of-way over approximately 2261.0m² area for utility purposes, 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 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-2025-00094

Monday, February 23, 2026

OWNER(S): TIM SMITH, 2745 Henri unit 2, Sudbury, ON, Canada
FAY SMITH, 2-2745 Henri Street, Sudbury, Ontario, Canada

AGENT(S): TIM SMITH, 2745 Henri Street, Sudbury, ON, Canada P3G 1C2

LOCATION: PIN(s) 734780421, Parcel 39756 SEC SES, Lot 20, Plan M-265, Part Lot 1,
Concession 5, Township of Broder, 2745 Henri Street, Sudbury P3G 1C2

SUMMARY

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

Application: To sever and create one new lot on the north vacant portion of the subject property providing an approximate 6393.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Approvals, February 20, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 26.32 m along Henri Street and an area of +/- 6,393 m² from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a shed that will be required to be removed and are otherwise vacant of buildings or structures. The lands will be required to establish a municipal water connection and private septic system, as well as establish an entrance as part of the consent process.

The lands to be retained will have a frontage of +/- 22.58 m on Henri Street and a lot area of 1,687 m². The lands proposed to be retained contain a dwelling with 2 units. The subject lands are serviced by a municipal water connection and private septic system and are proposing a new entrance from Henri Street.

The subject lands are designated 'Living Area II' within the City of Greater Sudbury Official Plan and are zoned 'R1-2' Low Density Residential One within the City of Greater Sudbury Zoning By-law.

The lands are subject to Minor Variance Applications PL-MV-2025-00170 and PL-MV-2025-00171, which sought permission for reduced lot frontage for the severed and retained lands. The applications were granted in January 2026.

The applicant has completed a Hydrogeological Study for the lot to be severed that concluded that a septic system could be accommodated on the lands.

Staff have reviewed the severed and retained lands against the 'R1-2' standards of the Zoning By-law and are of the opinion that the standards are capable of being maintained as a result of the severance.

As staff advised the applicant through the minor variance process, the rear lot line for the retained lands should be located the minimum distance prescribed under the building code between lot lines and septic systems of 3 m. Additionally, it will need to be demonstrated that the existing water connection is fully contained to the retained lands. The municipal water connection was not identified on the concept plan for staff to verify.

It is recommended that the application be granted subject to the following conditions:

1. That the shed on the severed lands be removed to the satisfaction of Building Services.
2. That a revised concept plan be submitted which shows the location of the watermain connection and a 3 m rear yard setback for the field bed on the retained lands to the satisfaction of the Director of Planning Services.

Bell Canada, February 18, 2026

No Comment Received

Building Services, February 18, 2026

Building Services has reviewed your documents and sketches for the requested consent application and can advise that we have the following comments:

In accordance with Zoning By-law 2010-100z, Part 4, Section 4.2.1(a), an accessory structure is not permitted on a lot unless a principal structure or use already exists on the lot, or a valid building permit has been issued for a principal building or structure.

Following the proposed severance, no principal use will remain on the severed lands. Therefore, any accessory structures on the severed parcel must be removed, as they cannot exist without a principal use.

We acknowledge that building permit no. BP-NEW-2025-01714 was issued for a detached garage accessory to the single detached dwelling located on the retained lands. As a result of the proposed severance the detached garage would be situated on the severed parcel. This permit must be cancelled prior to finalization of the consent.

Corridor Management, February 18, 2026

No Comment Received

Development Engineering, February 18, 2026

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.

Drainage, February 18, 2026

The subject property to be severed is within the Panache 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.

Hydro One, February 18, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), February 18, 2026

No Comment Received

Sudbury Hydro, February 18, 2026

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

A three metre (3 m) Frontage Easement along Henri Street, across the entire parcel (both severed and retained lands) and an easement to protect existing secondary service to building if it crosses severed 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.

Ministry of Transportation, February 17, 2026

I can confirm that the subject property is located within the MTO's permit control area (PCA); and therefore, is subject for review under the Public Transportation and Highway Improvement act R.S.O. 1990 and will require proper MTO permits. I am prepared to offer the following comments.

An MTO Building/Land Use Permit is required for the placement of any new buildings/structures as

well as any site grading/paving taking place on the subject property.

Please direct any permit inquiries to Natalie Dugas, Corridor Management Officer, at Natalie.Dugas@ontario.ca.

Strategic and Environmental Planning, February 12, 2026

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.

Conservation Sudbury, February 10, 2026

No Concerns

Revenue Services, February 6, 2026

No Concerns

Site Plan, February 6, 2026

No Concerns

Meeting Minutes:

02/23/2026 The applicant, Tim Smith, submitted a revised sketch depicting the location of the existing septic system on the lands to be retained. Staff was satisfied with the revised sketch. 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:
TIM SMITH AND FAY SMITH

the owner(s) of PIN(s) 734780421, Parcel 39756 SEC SES, Lot 20, Plan M-265, Part Lot 1, Concession 5, Township of Broder, 2745 Henri Street, Sudbury P3G 1C2

for consent to create a new lot on the north vacant portion of the subject property providing a lot frontage of approximately 26.0m, a lot depth of approximately 165.0m, and a lot area of approximately 6393.0 sq. m, be approved, subject to the following conditions:

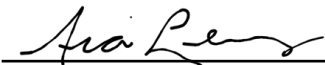
- 1) That all outstanding municipal taxes be paid.
- 2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.

- 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 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.
- 7) 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 owner(s)/applicant(s).
- 8) 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.
- 9) That all existing accessory structures located on the part to be transferred be removed or relocated in compliance with the Zoning By-law, to the satisfaction of the Chief Building Official.
- 10) That the owners/applicants cancel building permit no. BP-NEW-2025-01714, to the satisfaction of the Chief Building Official, prior to the issuance of the Certificate.

- 11) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Henri Street, across the entire parcel, both severed and retained, and an easement to protect existing secondary service to building if it crosses the severed lands in favour of Greater Sudbury Hydro Inc. The owners/applicants will be responsible for all legal and survey costs associated with the conveyance. The owners/applicants is/are 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 owners/applicants will be responsible for all costs associated with obtaining said Postponement.

- 12) 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-2025-00095

Monday, February 23, 2026

OWNER(S): CARY CLEMENT, 2009 Randolph Street, Sudbury, ON, Canada

AGENT(S): DORLAND GEOMATICS, 1771 Old Falconbridge Road, Sudbury, ON, Canada

LOCATION: PIN(s) 735780278; 735780232, Parcels 14168 and 17714 SEC SES, Part Lot 12, Concession 3, Part Lots 68 and 69, Plan M-201, Township of Neelon, 2009 Randolph Street, Sudbury P3B 1X7, 2013 Randolph Street, Sudbury P3B 1X7

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 establish the lot boundaries of 2013 Randolph Street.

Comments concerning this application were submitted as follows:

Development Approvals, February 20, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 15.24 m along Randolph Street and an area of +/- 605 m² from the subject lands, resulting in the creation of a new lot. It is noted that the lot creation is being sought in order to undo an inadvertent lot merger with abutting lands to the east known as 2009 Randolph Street. The lands to be severed contain a single detached dwelling and an accessory building. The lands are serviced by a municipal water and sanitary connection and have existing access from Randolph Street.

The lands to be retained will have a frontage of +/- 14.48 m on Randolph Street and a lot area of 574 m². The lands proposed to be retained contain a single detached dwelling, deck, and accessory building. The subject lands are serviced by a municipal water and sanitary connection and have existing access from Randolph Street.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R1-5' Low Density Residential One within the City of Greater Sudbury Zoning By-law, and are located within the Ramsey Lake Intake Protection Zone IV within the City of Greater Sudbury's Source Water Protection Plan.

The lands are subject to Minor Variance Application A0124/2023 which permits the deficient lot frontage for the lands to be retained. All other setbacks exist and are not impacted by the lot creation or comply with the R1-5 standards.

It is recommended that the application be granted.

Bell Canada, February 18, 2026

No Comment Received

Corridor Management, February 18, 2026

No Comment Received

Development Engineering, February 18, 2026

No Concerns

Drainage, February 18, 2026

No Concerns

Hydro One, February 18, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNR), February 18, 2026

No Comment Received

Sudbury Hydro, February 18, 2026

No objection.

Ministry of Transportation, February 17, 2026

I can confirm that the subject lot is not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Source Water Protection, February 17, 2026

No significant drinking water threat identified at this time.

Building Services, February 13, 2026

We have no concerns with the requested consent as listed.

Strategic and Environmental Planning, February 12, 2026

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.

Conservation Sudbury, February 10, 2026

No Concerns

Revenue Services, February 6, 2026

No Concerns

Site Plan, February 6, 2026

No Concerns

Meeting Minutes:

02/23/2026 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:
CARY CLEMENT

the owner(s) of PIN(s) 735780278; 735780232, Parcels 14168 and 17714 SEC SES, Part Lot 12, Concession 3, Part Lots 68 and 69, Plan M-201, Township of Neelon, 2009 Randolph Street, Sudbury P3B 1X7, 2013 Randolph Street, Sudbury P3B 1X7

for consent to establish the lot boundaries of 2013 Randolph Street providing an approximate 15.2m lot frontage, an approximate 39.6m lot depth and an approximate 605 sq. m lot area, 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. This Plan of Survey must illustrate the dimensions and setbacks of all existing buildings, structures and/or foundations to the surveyed boundary lines.
- 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-2025-00088

Monday, February 23, 2026

OWNER(S): NICKEL DISTRICT CONSERVATION AUTHORITY (CONSERVATION SUDBURY),
401-199 Larch Street, Sudbury, ON, Canada

AGENT(S): DORLAND GEOMATICS, 1771 Old Falconbridge Road, Sudbury, ON, Canada
P3B1M1

LOCATION: PIN(s) 734960698, Firstly: Part Lot 10, Concession 1, Units A, 1 & 2, Expropriation Plan D105, Unit 1, Expropriation Plan D107, partially abandoned except Part 1, Plan 53R-15792 & Parts 1-3, Plan 53R-18601; Secondly: Part Lot 11, Concession 1, SRO, Units 1-10 & 22, Expropriation Plan D116, except Part 9, Plan 53R-15898 & Part 1, Plan 53R-16132, except Part 1, Plan 53R-20553; Thirdly: Part Lot 12, Concession 1, SRO, Units 11-21, Expropriation Plan D116, except Part 10-11, Plan 53R-15898; Fourthly: Part Lot 12, Concession 1, being Location CL-8351, Part 1, Plan 53R-14406, except Part 5, Plan 53R-20754; Fifthly: Part Lot 11, Concession 2, SRO, Units 1-8, C, D & E, Expropriation Plan D109, partially abandoned; Township of Garson, 1930 Maley Drive, Sudbury P3L 1M5

SUMMARY

Zoning: The property is zoned OSR 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 portion of the subject property providing an approximate 20020.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, March 3, 2026

A site plan Control Agreement is registered on this property and there remain outstanding deficiencies.

Services for both parts of the severed and retained portions are currently shared between each property. Water and sanitary services for all buildings on this property are from a single water and sanitary services. If a portion of the property is to be severed, each property must be serviced separately off the municipal mains. Further discussion with Development Engineering is required to review the detailed servicing arrangement to ensure all required infrastructure is available to facilitate the proposed severance including, test maintenance holes, shutoff valves, etc., are available for the severed lot.

Development Approvals, February 25, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 284 m

along Maley Drive and an area of +/- 2 ha from the subject lands, resulting in the creation of a new lot. The lands proposed to be severed contains a golf pro shop recreation center, a driving range accessory building and miniature golf course. It also appears that the lands may contain shipping containers. A storage building is also being proposed. The lands are serviced by a municipal water and sanitary connection, which appear to be accessed through the retained lands. The lands to be severed are accessed by an existing driveway from Maley Drive.

The lands proposed to be retained would have a frontage of 1227 m on Maley Drive and a lot area of +/- 278 ha. The lands to be retained contains a banquet hall, club house, storage accessory building, maintenance accessory building, golf course, driving range tees, and trails and natural conservation areas. The lands are serviced by a municipal water and sanitary connection and have an existing driveway from Maley Drive.

The subject lands are designated 'Parks and Open Space' within the City of Greater Sudbury Official Plan, are zoned 'OSR', Open Space Recreation within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

Both the lands to be severed and the lands to be retained are subject to one site plan agreement, which effectively binds the parcels together. The site plan identifies 303 parking spaces in two parking areas, 200 spaces would be located on the lands to be retained and 103 spaces would be located on the lands to be severed. With the exception of a proposed storage building, no change in use is being proposed that would require additional parking. It is staff's understanding that the sites will continue to be subject to the site plan agreement and function as one parcel.

Staff have reviewed the proposed severed and retained lands against the 'OSR' standards and are of the opinion that the minimum lot frontage and area standards are capable of being maintained as a result of the severance.

It is recommended that the application be granted subject to the following condition:

1. That the shipping containers be removed from the severed lands to the satisfaction of Building Services.

Site Plan, February 17, 2026

A site plan Control Agreement is registered on this property and there remain outstanding deficiencies.

Water and sanitary services for all buildings on this property are from a single water and sanitary services. If a portion of the property is to be severed each property must be serviced separately off the municipal main, or approval must be obtained from the General Manager of Community Infrastructure to allow for an improper servicing arrangement in the form of a private easement. Further discussion with Development Engineering is required to review the detailed servicing arrangement to ensure all required infrastructure is available to facilitate the proposed severance including, test maintenance holes, shutoff valves, etc., are available for the severed lot.

Building Services, February 11, 2026

Retained Lands:

1. Our records indicate incomplete building permits on the retained property for the clubhouse deck

(B13-1947). Please contact Building Services to proceed in closing the projects.

2. Our records indicate there is an Order to Comply on the retained property (17-RR0012). Please contact Building Services to proceed in rectifying the order.

Severed Lands:

1. We acknowledge receipt of a Building Permit Submission (BP-NEW-2025-01735) for the proposed construction of the 9.14m x 15.24m storage building.

2. Our records indicate incomplete building permits on the severed property for the retail store (00-1352 & 00-5338). Please contact Building Services to proceed in closing the projects.

Development Approvals, December 19, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 284 m along Maley Drive and an area of +/- 2 ha from the subject lands, resulting in the creation of a new lot. The lands proposed to be severed contains a golf pro shop recreation center, a driving range accessory building and miniature golf course. It also appears that the lands may contain shipping containers. A storage building is also being proposed. The lands are serviced by a municipal water and sanitary connection, which appear to be accessed through the retained lands. The lands to be severed are accessed by an existing driveway from Maley Drive.

The lands proposed to be retained would have a frontage of 1227 m on Maley Drive and a lot area of +/- 278 ha. The lands to be retained contains a banquet hall, club house, storage accessory building, maintenance accessory building, golf course, trails and natural conservation areas. The lands are serviced by a municipal water and sanitary connection and have an existing driveway from Maley Drive.

The application also seeks to establish an access easement over the severed lands in favour of the retained lands. Given both the severed and retained parcel each appear to have an existing driveway from Maley, it is unclear what the intent of the access is for. The severed lands appear to contain a portion of the golf track, which if intended to continue to be utilized would also require legal access to be established in favour of the retained lands through an easement.

The subject lands are designated 'Parks and Open Space' within the City of Greater Sudbury Official Plan, are zoned 'OSR', Open Space Recreation within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

Both the lands to be severed and the lands to be retained are subject to one site plan agreement, which effectively binds the parcels together. The site plan identifies 303 parking spaces in two parking areas, 200 spaces would be located on the lands to be retained and 103 spaces would be located on the lands to be severed. With the exception of a proposed storage building, no change in use is being proposed that would require additional parking.

Staff have reviewed the proposed severed and retained lands against the 'OSR' standards and are of the opinion that the minimum lot frontage and area standards are capable of being maintained as a result of the severance.

It is recommended that the application be deferred to allow the applicant an opportunity to address

staff comments regarding proposed access and servicing easements.

Corridor Management, December 18, 2025

No Comment Received

Hydro One, December 18, 2025

No Comment Received

Strategic and Environmental Planning, December 18, 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.

Building Services, December 17, 2025

Retained Lands:

1. Our records indicate incomplete building permits on the retained property for the clubhouse deck (B13-1947). Please contact Building Services to proceed in closing the projects.
2. Our records indicate there is an Order to Comply on the retained property (17-RR0012). Please contact Building Services to proceed in rectifying the order.

Severed Lands:

1. We acknowledge receipt of a Building Permit Submission (BP-NEW-2025-01735) for the proposed construction of the 9.14m x 15.24m storage building.
2. Our records indicate incomplete building permits on the severed property for the retail store (00-1352 & 00-5338). Please contact Building Services to proceed in closing the projects.

Conservation Sudbury, December 17, 2025

Conservation Sudbury has been in communications with the proponent and has no concerns to proposed severance. A portion of both the retained and severed lots at subject property contain regulated features of Conservation Sudbury, including wetland and floodplain. Future development within regulated area will require permission of Conservation Sudbury. Please refer to the Conservation Sudbury property map, indicating regulated areas, uploaded to Pronto.

Sudbury Hydro, December 16, 2025

A four metre (4 m) Frontage Easement along Maley Drive and an easement to protect existing infrastructure as per sketch, 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.

Bell Canada, December 10, 2025

No Concerns

Drainage, December 9, 2025

The subject property to be severed is within the Junction Creek 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.

Site Plan, December 9, 2025

A site plan Control Agreement is registered on this property and there remain outstanding deficiencies.

Water and sanitary services for all buildings on this property are from a single water and sanitary services. If a portion of the property is to be severed each property must be serviced separately off the municipal main.

Ministry of Transportation, December 8, 2025

I can confirm that the subject property is located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Revenue Services, December 5, 2025

No Concerns

Meeting Minutes:

12/22/2025 This Application has been deferred in order to allow the applicant an opportunity to address staff's comments.

02/23/2026 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:

NICKEL DISTRICT CONSERVATION AUTHORITY (CONSERVATION SUDBURY)

the owner(s) of PIN(s) 734960698, Firstly: Part Lot 10, Concession 1, Units A, 1 & 2, Expropriation Plan D105, Unit 1, Expropriation Plan D107, partially abandoned except Part 1, Plan 53R-15792 & Parts 1-3, Plan 53R-18601; Secondly: Part Lot 11, Concession 1, SRO, Units 1-10 & 22, Expropriation Plan D116, except Part 9, Plan 53R-15898 & Part 1, Plan 53R-16132, except Part 1, Plan 53R-20553; Thirdly: Part Lot 12, Concession 1, SRO, Units 11-21, Expropriation Plan D116, except Part 10-11, Plan 53R-15898; Fourthly: Part Lot 12, Concession 1, being Location CL-8351, Part 1, Plan 53R-14406, except Part 5, Plan 53R-20754; Fifthly: Part Lot 11, Concession 2, SRO, Units 1-8, C, D & E, Expropriation Plan D109, partially abandoned; Township of Garson, 1930 Maley Drive, Sudbury P3L 1M5

for consent to create a new lot on the south portion of the subject property providing a lot frontage of approximately 284.0m, a lot depth of approximately 82.0m and a lot area of approximately 20020.0 sq. m, 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 disconnect the existing shared sanitary sewer and water lines servicing the land to be transferred and construct new lines within the boundaries of the lands to be severed and from the main to the lot line, including any required extension to the mains, to the satisfaction of the General Manager of Community Infrastructure and at the applicant/owner's sole expense.

- 7) That the owner/applicant convey and have registered on title to the subject property a four metre (4.0m) Frontage Easement along Maley Drive, 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.
- 8) That the owner /applicant contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property..
- 9) That the shipping containers be removed from the lands to be transferred to the satisfaction of the Chief Building Official.
- 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