



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00081

Monday, January 26, 2026

OWNER(S): DOMINION PARK DEVELOPMENTS CORP, 100 Radisson Avenue, Chelmsford, ON, Canada P0M1L0

AGENT(S): BELMAR BUILDERS INC., 100 RADISSON, CHELMSFORD, ON, Canada P0M1L0

LOCATION: PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 126, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3026 / 3030 Manon Street, Valley East P3P 0E3

SUMMARY

Zoning: The property is zoned R2-2 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:

Corridor Management, January 22, 2026

No Comment Received

Hydro One, January 22, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNR), January 22, 2026

No Comment Received

Development Engineering, January 21, 2026

No Concerns

Drainage, January 21, 2026

No Concerns

Building Services, January 20, 2026

Approval to divide the subject property along the party wall of a proposed semi-detached dwelling.

Building Services has reviewed your documents and sketches for the requested consent and have no concerns.

Owner/Applicant to be advised of the following comments:

1. We acknowledge Minor Variance applications PL-MV-2025-00043 and PL-MV-2025-00052 (completed in July 2025) proposing the construction of a semi detached dwelling on the proposed lots identified as Side A and Side B, subject to a future Consent Application. The applications were granted a maximum 47% lot coverage, where a maximum 40% is permitted.
2. We acknowledge Building Permit application BP-NEW-2025-00772 (issued) for a Residential Semi-Detached with Attached Garages (2 units).

Strategic and Environmental Planning, January 19, 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.

Bell Canada, January 14, 2026

No Concerns

Ministry of Transportation, January 13, 2026

I have reviewed the following application and can confirm that the subject lands are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, January 13, 2026

That all applications in attached agenda, fall outside of our service territory.

Conservation Sudbury, January 9, 2026

No Concerns

Development Approvals, January 9, 2026

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 3026 and 3030 Manon Street would be located along the party wall of the proposed semi-detached building.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law. Both the proposed retained and severed lands, 3026 and 3030 Manon Street, were approved for an increase in lot coverage up to a maximum of 47% by way of Minor Variance applications PL-MV-2025-00043 and PL-MV-2025-00052. Both the severed and retained lands appear to meet all other standards of the R2-2 Zone as a result of the severance.

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

Site Plan, January 9, 2026

No Concerns

Revenue Services, January 8, 2026

No Concerns

Meeting Minutes:

01/26/2026 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:
DOMINION PARK DEVELOPMENTS CORP

the owner(s) of PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 126, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3026 / 3030 Manon Street, Valley East P3P 0E3

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(s)/applicant(s) 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-2025-00082

Monday, January 26, 2026

OWNER(S): DOMINION PARK DEVELOPMENT CORP, 100 RADISSON AVE, Chelmsford, ON, Canada

AGENT(S): BELMAR BUILDERS INC., 100 RADISSON, CHELMSFORD, ON, Canada P0M1L0

LOCATION: PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 131, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3070 / 3066 Manon Street, Valley East P3P 0E3

SUMMARY

Zoning: The property is zoned R2-2 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:

Corridor Management, January 22, 2026

No Comment Received

Hydro One, January 22, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNR), January 22, 2026

No Comment Received

Development Engineering, January 21, 2026

No Concerns

Drainage, January 21, 2026

No Concerns

Building Services, January 20, 2026

Approval to divide the subject property along the party wall of a proposed semi-detached dwelling.

Building Services has reviewed your documents and sketches for the requested consent and have no concerns.

Owner/Applicant to be advised of the following comments:

1. We acknowledge an associated minor variance application (PL-MV-2025-00101) proposing the construction of a semi-detached dwelling on the proposed lots identified as Side A and Side B, subject to a future Consent Application. The application granted firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.
2. We acknowledge an associated building permit for the semi-detached dwelling with attached garages (BP-NEW-2025-01364 – issued).

Strategic and Environmental Planning, January 19, 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.

Bell Canada, January 14, 2026

No Concerns

Ministry of Transportation, January 13, 2026

I have reviewed the following application and can confirm that the subject lands are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, January 13, 2026

That all applications in attached agenda, fall outside of our service territory.

Conservation Sudbury, January 9, 2026

No Concerns

Development Approvals, January 9, 2026

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 3070 and 3066 Manon Street would be located along the party wall of the proposed semi-detached building.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law. Both the proposed retained and severed lands, 3070 and 3066 Manon Street, were approved for an increase in lot coverage up to a maximum of 50% and a reduction of the required rear yard to 6.5 m by way of Minor Variance applications PL-MV-2025-00100 and PL-MV-2025-00101. Both the severed and

retained lands appear to meet all other standards of the R2-2 Zone as a result of the severance.

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

Site Plan, January 9, 2026

No Concerns

Revenue Services, January 8, 2026

No Concerns

Meeting Minutes:

01/26/2026 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:

DOMINION PARK DEVELOPMENT CORP


the owner(s) of PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 131, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3070 / 3066 Manon Street, Valley East P3P 0E3

for consent to divide the subject property along the party wall of a proposed semi-detached dwelling, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner(s)/applicant(s) 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-2025-00083

Monday, January 26, 2026

OWNER(S): DOMINION PARK DEVELOPMENTS CORP, 100 Radisson Avenue, Chelmsford, ON, Canada P0M1L0

AGENT(S): BELMAR BUILDERS INC., 100 RADISSON, CHELMSFORD, ON, Canada P0M1L0

LOCATION: PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 132, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3078 / 3074 Manon Street, Valley East P3P 0E3

SUMMARY

Zoning: The property is zoned R2-2 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:

Corridor Management, January 22, 2026

No Comment Received

Hydro One, January 22, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNR), January 22, 2026

No Comment Received

Development Engineering, January 21, 2026

No Concerns

Drainage, January 21, 2026

No Concerns

Strategic and Environmental Planning, January 19, 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.

Bell Canada, January 15, 2026

No Concerns

Building Services, January 14, 2026

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 132, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer P3P 0E3

Approval to Divide the subject property along the party wall of a proposed semi-detached dwelling.

Building Services has reviewed your documents and sketches for the requested consent and have no concerns.

However, Applicant/Owner to be advised of the following additional comments:

1) We acknowledge Minor Variance applications PL-MV-2025-00098 and PL-MV-2025-00099 (completed in July 2025) proposing the construction of a semi detached dwelling on the proposed lots identified as Side A and Side B, subject to a future Consent Application. The applications were granted firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.

2) We acknowledge an associated building permit application BP-NEW-2025-01413 (issued) for a residential semi-detached dwelling with attached garages (2 units) and plumbing permit application (BP-PLM-2025-00250).

N.Boland Plans Examiner - on behalf of Carol Skanes

Ministry of Transportation, January 13, 2026

I have reviewed the following application and can confirm that the subject lands are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, January 13, 2026

That all applications in attached agenda, fall outside of our service territory.

Conservation Sudbury, January 9, 2026

No Concerns

Development Approvals, January 9, 2026

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 3074 and 3078 Manon

Street would be located along the party wall of the proposed semi-detached building. The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Both the proposed retained and severed lands, 3074 and 3078 Manon Street, were approved for an increase in lot coverage up to a maximum of 50% and a reduction of the required rear yard to 6.5 m by way of Minor Variance applications PL-MV-2025-00098 and PL-MV-2025-00099. Both the severed and retained lands appear to meet all other standards of the R2-2 Zone as a result of the severance.

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

Site Plan, January 9, 2026

No Concerns

Revenue Services, January 8, 2026

No Concerns

Meeting Minutes:

01/26/2026 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:

DOMINION PARK DEVELOPMENTS CORP

the owner(s) of PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 132, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3078 / 3074 Manon Street, Valley East P3P 0E3

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(s)/applicant(s) 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-2025-00084

Monday, January 26, 2026

OWNER(S): DOMINION PARK DEVELOPMENTS CORP, 100 RADISSON AVE, Chelmsford, ON, Canada

AGENT(S): BELMAR BUILDERS INC., 100 RADISSON, CHELMSFORD, ON, Canada P0M1L0

LOCATION: PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 133, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3086 / 3082 Manon Street, Valley East P3P 0E3

SUMMARY

Zoning: The property is zoned R2-2 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:

Corridor Management, January 22, 2026

No Comment Received

Hydro One, January 22, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNR), January 22, 2026

No Comment Received

Development Engineering, January 21, 2026

No Concerns

Drainage, January 21, 2026

No Concerns

Strategic and Environmental Planning, January 19, 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.

Bell Canada, January 15, 2026

No Concerns

Building Services, January 14, 2026

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 133, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer P3P 0E3

Approval to divide the subject property along the party wall of a proposed semi-detached dwelling.

Building Services has reviewed your documents and sketches for the requested consent and have no concerns.

However, Applicant/Owner to be advised of the following additional comments:

1) We acknowledge Minor Variance applications PL-MV-2025-00096 and PL-MV-2025-00097 (completed in July 2025) proposing the construction of a semi detached dwelling on the proposed lots identified as Side A and Side B, subject to a future Consent Application. The applications were granted firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.

2) We acknowledge Building Permit application BP-NEW-2025-01379 (issued) for a Residential Semi-Detached with Attached Garages (2 units) and Residential Plumbing Permit application BP-PLM-2025-00234.

N.Boland Plans Examiner - on behalf of Carol Skanes

Ministry of Transportation, January 13, 2026

I have reviewed the following application and can confirm that the subject lands are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, January 13, 2026

That all applications in attached agenda, fall outside of our service territory.

Conservation Sudbury, January 9, 2026

No Concerns

Development Approvals, January 9, 2026

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 3082 and 3086 Manon

Street would be located along the party wall of the proposed semi-detached building.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law. Both the proposed retained and severed lands, 3082 and 3086 Manon Street, were approved for an increase in lot coverage up to a maximum of 50% and a reduction of the required rear yard to 6.5 m by way of Minor Variance applications PL-MV-2025-00098 and PL-MV-2025-00099. Both the severed and retained lands appear to meet all other standards of the R2-2 Zone as a result of the severance.

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

Site Plan, January 9, 2026

No Concerns

Revenue Services, January 8, 2026

No Concerns

Meeting Minutes:

01/26/2026 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:
DOMINION PARK DEVELOPMENTS CORP

the owner(s) of PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 133, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3086 / 3082 Manon Street, Valley East P3P 0E3

for consent to divide the subject property along the party wall of a proposed semi-detached dwelling, be approved, subject to the following condition:

- 1) That all outstanding municipal taxes be paid.

- 2) That the owner(s)/applicant(s) 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-2025-00085

Monday, January 26, 2026

OWNER(S): DOMINION PARK DEVELOPMENTS CORP, 100 RADISSON AVE, Chelmsford, ON, Canada

AGENT(S): BELMAR BUILDERS INC., 100 RADISSON, CHELMSFORD, ON, Canada P0M1L0

LOCATION: PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 134, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3094 / 3090 Manon Street, Valley East P3P 0E3, 3090 Manon Street, 3094 Manon Street

SUMMARY

Zoning: The property is zoned R2-2 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:

Corridor Management, January 22, 2026

No Comment Received

Hydro One, January 22, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), January 22, 2026

No Comment Received

Development Engineering, January 21, 2026

No Concerns

Drainage, January 21, 2026

No Concerns

Strategic and Environmental Planning, January 19, 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.

Bell Canada, January 15, 2026

No Concerns

Building Services, January 14, 2026

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 134, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer P3P 0E3

Approval to divide the subject property along the party wall of a proposed semi-detached dwelling.

Building Services has reviewed your documents and sketches for the requested consent and have no concerns.

However, Applicant/Owner to be advised of the following additional comments:

1) We acknowledge Minor Variance applications PL-MV-2025-00044 and PL-MV-2025-00051 (completed in July 2025) proposing the construction of a semi detached dwelling on the proposed lots identified as Side A and Side B, subject to a future Consent Application. The applications were granted firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.

2) We acknowledge Building Permit application BP-NEW-2025-01049 (issued) for a Residential Semi-Detached with Attached Garages (issued) (2 units) and Residential Plumbing Permit application BP-PLM-2025-00198.

N.Boland Plans Examiner - on behalf of Carol Skanes

Ministry of Transportation, January 13, 2026

I have reviewed the following application and can confirm that the subject lands are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, January 13, 2026

That all applications in attached agenda, fall outside of our service territory.

Conservation Sudbury, January 9, 2026

No Concerns

Development Approvals, January 9, 2026

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 3090 and 3094 Manon

Street would be located along the party wall of the proposed semi-detached building.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law. Both the proposed retained and severed lands, 3090 and 3094 Manon Street, were approved for an increase in lot coverage up to a maximum of 50% and a reduction of the required rear yard to 6.5 m by way of Minor Variance applications PL-MV-2025-00044 and PL-MV-2025-00051. Both the severed and retained lands appear to meet all other standards of the R2-2 Zone as a result of the severance.

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

Site Plan, January 9, 2026

No Concerns

Revenue Services, January 8, 2026

No Concerns

Meeting Minutes:

01/26/2026 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:
DOMINION PARK DEVELOPMENTS CORP

the owner(s) of PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 134, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3094 / 3090 Manon Street, Valley East P3P 0E3, 3090 Manon Street, 3094 Manon Street

for consent to divide the subject property along the party wall of a proposed semi-detached dwelling, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.

- 2) That the owner(s)/applicant(s) 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