



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00002

Monday, March 2, 2026

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 734940430, Parcel 33092 SEC SES SRO, Lots 3-6, Plan M-690, Part Lot 5, Concession 1, Township of Garson, 303 /307 O'Neil Drive East, Garson, Ontario P3L 1J3, 307 O'Neil Drive, Garson, Ontario, 303 O'Neil Drive E, Garson, Ontario

SUMMARY

Zoning: The property is zoned R3.D60 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 655.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Approvals, February 27, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 22 m along O'Neil Drive East and an area of +/- 655 m² from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from O'Neil Drive East.

The lands proposed to be retained would have +/- 43.7 m of frontage along O'Neil Drive East and have an area of +/- 1,449 m². The lands to be retained contain two semi detached dwellings that are serviced by municipal water and sanitary connections and four driveways off O'Neil Drive East.

The Greater Sudbury Housing Corporation own Lots 3-6 (3 lots) on plan of subdivision M690 which was approved in 1963. The semi-detached buildings were not constructed to be wholly contained to each of the three lots on the plan of subdivision. In order to convey the semi-detached building, new property boundaries are required to be established which would result in the semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'R3D60', Medium Density Residential with a maximum density of 60 units per ha within the City of Greater Sudbury Zoning By-law.

Staff have reviewed the proposed severed and retained lands against the 'R3' standards 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 subject to the following conditions:

1. That a Minor Variance Application be obtained for permission for two driveways be in full force and effect for the severed lands.
2. That a Minor Variance Application be obtained for permission for four driveways be in full force and effect for the retained lands.

Building Services, February 26, 2026

We have reviewed the above noted application create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 22.0m, a lot depth of approximately 31.0m and a lot area of approximately 655.0 sq. m.

Based on the information provided, Building Services has the following comments:

- 1) As a result of the consent to create a new lot from the subject property, a minor variance will be required to permit two existing driveways on a proposed lot where only one driveway is permitted per lot in accordance with the Zoning by-law 2010-100z.

Development Engineering, February 26, 2026

Each lot portion is to be serviced by their own individual Sanitary and Water service connections. Municipal Sewer and Water is available. Owner to pay for the installation of Service from Main to Lot Line.

Corridor Management, February 25, 2026

No Comment Received

Development Engineering, February 25, 2026

No Concerns

Hydro One, February 25, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), February 25, 2026

No Comment Received

Strategic and Environmental Planning, February 25, 2026

No Concerns

Conservation Sudbury, February 23, 2026

No Concerns

Drainage, February 18, 2026

No Concerns

Sudbury Hydro, February 18, 2026

Please be advised, we have no concerns, as applications PL-CON-2026-00002 and PL-CON-2026-00003, fall outside of our service territory.

Bell Canada, February 17, 2026

Bell Canada has no easement requirements with respect to the proposed closure and sale of the subject property.

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.

Revenue Services, February 12, 2026

No Concerns

Site Plan, February 12, 2026

No Concerns

Meeting Minutes:

03/02/2026 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:

GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 734940430, Parcel 33092 SEC SES SRO, Lots 3-6, Plan M-690, Part Lot 5, Concession 1, Township of Garson, 303 /307 O'Neil Drive East, Garson, Ontario P3L 1J3, 307 O'Neil Drive, Garson, Ontario, 303 O'Neil Drive E, Garson, Ontario

for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 22.0m, a lot depth of approximately 31.0m and a lot area of approximately 655.0 sq. m, be approved, subject to the following conditions:

- 1) That the owner/applicant apply for and receive final and binding approval for any minor variances that may be required, including but not limited to permitting two driveways on the lands to be severed from Committee of Adjustment and that the necessary approvals be in full force and effect to prior to issuance of a Certificate.
- 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-2026-00003

Monday, March 2, 2026

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733491001, Parcel 19522 SEC SWS, Lot 28, 33, 36, 41, Plan M-91, Part Lot 2, Concession 3, Township of Balfour, 368 /370 Charette Avenue, Chelmsford, Ontario P0M 1L0, 370 Charette Avenue, Chelmsford, Ontario P0M 1L0, 372 Charette Avenue, Chelmsford, Ontario P0M 1L0, 376 Charette Avenue, Chelmsford, Ontario P0M 1L0, 378 Charette Avenue, Chelmsford, Ontario P0M 1L0, 380 Charette Avenue, Chelmsford, Ontario P0M 1L0, 368 Charette Avenue, Chelmsford, Ontario

SUMMARY

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

Application: To sever and create one new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 625.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Approvals, February 27, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 20.5 m along Charette Avenue and an area of +/- 625 m² from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from Charette Avenue.

The lands proposed to be retained would have +/- 40.5 m of frontage along Charette Avenue and have an area of +/- 1,233 m². The lands to be retained contain two semi detached dwellings that are serviced by municipal water and sanitary connections and four driveways off Charette Avenue.

The Greater Sudbury Housing Corporation own Lots 28, 33, 36 & 41 (4 lots) on plan of subdivision M91 which was approved in 1927. The semi-detached buildings were not constructed to be wholly contained to each of the four lots on the plan of subdivision. In order to convey each semi-detached building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are

zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The lands are subject to Minor Variance Application PL-MV-2026-00012 which has been submitted concurrently to seek permission for two driveways where only one is permitted.

Staff have reviewed the proposed severed and retained lands against the 'R2-2' standards and are of the opinion that with the exception of the driveways, the standards are capable of being maintained as a result of the severance.

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

1. That a Minor Variance Application be obtained for permission for two driveways be in full force and effect for the severed lands.
2. That a Minor Variance Application be obtained for permission for four driveways be in full force and effect for the retained lands.

Building Services, February 26, 2026

We have reviewed the above noted application to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 20.0m, a lot depth of approximately 30.0m and a lot area of approximately 625.0 sq. m.

Based on the information provided, Building Services has the following comment:

1. Building Services acknowledges an associated Minor Variance application (PL-MV-2026-00012) to permit two existing driveways on a proposed lot where only one driveway is permitted per lot.

Development Engineering, February 26, 2026

Each lot portion is to be serviced by their own individual Sanitary and Water service connections. Municipal Sewer and Water is available. Owner to pay for the installation of Service from Main to Lot Line.

Corridor Management, February 25, 2026

No Comment Received

Development Engineering, February 25, 2026

It appears that each portion of these semi-detached buildings has an approximate 3m wide driveway entrance and Development Engineer does not support additional driveways as per the Private Entrance Bylaw.

At this time, we have no other objection to the lot creation.

Hydro One, February 25, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), February 25, 2026

No Comment Received

Strategic and Environmental Planning, February 25, 2026

No Concerns

Conservation Sudbury, February 23, 2026

No Concerns

Bell Canada, February 18, 2026

Subsequent to review of the subject Severance application by our Engineering Department, we wish to confirm that Bell Canada will require a transfer of easement as indicated below in order to protect the integrity of our existing installations and maintain service.

We further confirm that Bell Canada will require a 3m wide corridor to be measured 1.5m on either side of the installation. We kindly request the City's consideration in making this requirement a condition of Consent approval.

The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada and further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Applicant will be responsible for all legal requirements and associated costs including any postponements relating to the Transfer of Easement.

Please contact Bell Canada Right of Way at 140 Bayfield St., Floor 2, Barrie, ON, L4M 3B1 or 705-797-9912 / 1-833-654-1827 for clearance of conditions.

Drainage, February 18, 2026

No Concerns

Sudbury Hydro, February 18, 2026

Please be advised, we have no concerns, as applications PL-CON-2026-00002 and PL-CON-2026-00003, fall outside of our service territory.

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 may be 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 Michelle Lavallee, Corridor Management Officer, at Michelle.Lavallee@ontario.ca.

Revenue Services, February 12, 2026

No Concerns

Site Plan, February 12, 2026

No Concerns

Meeting Minutes:

03/02/2026 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:
GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 733491001, Parcel 19522 SEC SWS, Lot 28, 33, 36, 41, Plan M-91, Part Lot 2, Concession 3, Township of Balfour, 368 /370 Charette Avenue, Chelmsford, Ontario P0M 1L0, 370 Charette Avenue, Chelmsford, Ontario P0M 1L0, 372 Charette Avenue, Chelmsford, Ontario P0M 1L0, 376 Charette Avenue, Chelmsford, Ontario P0M 1L0, 378 Charette Avenue, Chelmsford, Ontario P0M 1L0, 380 Charette Avenue, Chelmsford, Ontario P0M 1L0, 368 Charette Avenue, Chelmsford, Ontario

for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 20.0m, a lot depth of approximately 30.0m and a lot area of approximately 625.0 sq. m, be approved, subject to the following conditions:

- 1) That the owner/applicant receive final and binding approval for any minor variances that may be required, including but not limited to permitting two driveways on the lands to be severed from Committee of Adjustment and that the necessary approvals be in full force and effect to prior to issuance of a Certificate.
- 2) That the owner/applicant convey to Bell Canada any easements deemed necessary by Bell Canada. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. The owner/applicant is responsible for obtaining and providing a Postponement in favour of Bell Canada's interest with respect to 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.
- 3) 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