



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00015

Tuesday, May 19, 2026

OWNER(S): ALEXANDER HAYWOOD, 27 Cobalt Street, Copper Cliff, ON, Canada

AGENT(S): ALEXANDER HAYWOOD, 27 Cobalt Street, Copper Cliff, ON, Canada

LOCATION: PIN(s) 735990624, Parcel 40674 SEC SES SRO, Lot 21, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 27 Cobalt Street, Copper Cliff P0M 1N0

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### SUMMARY

Zoning: The property is zoned R1-5 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Grant an approximate 10.56 sq. m access easement/right-of-way in favour of abutting property municipally known as 25 Cobalt Street.

Comments concerning this application were submitted as follows:

Strategic and Environmental Planning, May 15, 2026

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Bell Canada, May 14, 2026

No Comment Received

Corridor Management, May 14, 2026

No Comment Received

Development Approvals, May 14, 2026

The purpose and effect of the application is to grant a 10.56 m<sup>2</sup> access easement from 27 Cobalt Street to 25 Cobalt Street to allow for maintenance of the accessory building with a 0 m interior lot line setback located on 25 Cobalt Street.

This application has been submitted in response to Minor Variance Application PL-MV-2025-00082, which received conditional approval for a new accessory building exceeding height and to demolish the portion of the mutual garage located on 27 Cobalt (abutting property to the subject lands), resulting in non-compliance for the remainder of the garage located on 25 Cobalt, and Minor Variance Application PL-MV-2025-00164, which received conditional approval for the accessory building on 25 Cobalt to have a 0 m interior side yard setback, subject to obtaining an access easement.

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

Staff have no concerns with the proposed easement.

It is recommended that the application be granted.

Hydro One, May 14, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), May 14, 2026

No Comment Received

Building Services, May 13, 2026

Based on the information provided, Building Services has no concerns with this application.

For the applicant's information:

1) A building permit shall be required for the construction of the Detached Garage, to the satisfaction of the Chief Building Official.

Development Engineering, May 12, 2026

No Concerns

Sudbury Hydro, May 4, 2026

No Concerns

Conservation Sudbury, April 24, 2026

No Concerns

Drainage, April 24, 2026

No Concerns

Ministry of Transportation, April 24, 2026

I can confirm that the subject lands are not within the MTO's Permit Control Area; therefore, we have no comments to provide at this time.

Site Plan, April 24, 2026

No Concerns

Revenue Services, April 23, 2026

No Concerns

Meeting Minutes:

05/19/2026 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:  
ALEXANDER HAYWOOD

the owner(s) of PIN(s) 735990624, Parcel 40674 SEC SES SRO, Lot 21, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 27 Cobalt Street, Copper Cliff P0M 1N0

for consent to grant an approximate 10.56 sq. m easement/right-of-way for access purposes in favour of abutting PIN 73599-0623 (LT), Parcel 40673 SEC SES SRO, Lot 20, M-1023, municipally known as 25 Cobalt Street, be approved, subject to the following condition:

- 1) That all outstanding municipal taxes be paid.
- 2) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 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.

  
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Consent Official





## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00016

Tuesday, May 19, 2026

OWNER(S): TAJANA CENTIS, n/a, Sudbury, ON, Canada  
KYLE OLSON, n/a, Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Lively, ON, Canada

LOCATION: PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503, except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road, Sudbury P3G 1K1

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### 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 west vacant portion of the subject property providing an approximate 3.15 hectares lot area.

Comments concerning this application were submitted as follows:

Strategic and Environmental Planning, May 15, 2026

The subject lands are bisected by a watercourse (stream). Zoning By-law 2010-100Z requires a 12.0 metres setback to the highwater mark of any permanently flowing stream, as well as a naturally vegetated buffer that extends 12 metres from the shoreline upland. Per the submitted letter from Tulloch Engineering, there is sufficient area for development to occur away from the stream. As such, staff in SEP do not object to the consent.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Fisheries Act, 1985; Migratory Bird Convention Act, 1994; and, Species At Risk Act, 2002 is their sole responsibility.

Bell Canada, May 14, 2026

No Comment Received

Corridor Management, May 14, 2026

No Comment Received

Hydro One, May 14, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), May 14, 2026

No Comment Received

Conservation Sudbury, May 13, 2026

No Concerns

Building Services, May 12, 2026

Building Services has no objections to the proposed Consent.

Owner to be aware that Building Services acknowledges building permit BP-NEW-2024-01648 that has been submitted for the retained portion.

Comment provided by A.Dittrich, Plans Examiner

Development Engineering, May 12, 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.

Sudbury Hydro, May 4, 2026

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

A three metre (3 m) Frontage Easement along Long Lake Road, 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.

Development Approvals, April 27, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 102 m along Long Lake Road and an area of +/- 3.14 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures. The lands will be serviced by an individual well and septic system and be accessed from Long Lake Road.

The lands proposed to be retained would have +/- 90 m of frontage along Long Lake Road and have an area of +/- 14.25 ac. The lands contain a single detached dwelling and are otherwise vacant of buildings or

structures. The lands will be serviced by a private well and septic system and are accessed through an easement to Long Lake Road.

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.

Staff have evaluated both the lands to be severed and the lands to be retained against the 'RU' standards of the Official Plan and Zoning By-law and are of the opinion that minimum lot frontage and area are being met as a result of the proposed lot creation.

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

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.

Drainage, April 24, 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.

Ministry of Transportation, April 24, 2026

I can confirm that the subject lands are not within the MTO's Permit Control Area; therefore, we have no comments to provide at this time.

Site Plan, April 24, 2026

No Concerns

Revenue Services, April 23, 2026

No Concerns

Meeting Minutes:

05/19/2026 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:

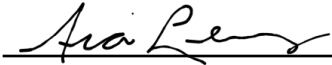
THAT the application by:  
TAJANA CENTIS AND KYLE OLSON

the owner(s) of PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503, except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road, Sudbury P3G 1K1

for consent to create a new lot on the west vacant portion of the subject property providing a lot frontage of approximately 102.0m and a lot area of approximately 31547.0 sq. m, be approved, subject to the following:

- 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 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.
- 7) 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.
- 8) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Long Lake Road, across the entire parcel, both severed and retained, 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 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.
- 9) That the owners/applicants contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 10) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the *Planning Act*. The proposal is in conformity with the Official Plan and is consistent with the Provincial Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.



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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00017

Tuesday, May 19, 2026

OWNER(S): TAJANA CENTIS, n/a, Sudbury, ON, Canada

KYLE OLSON, n/a, Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Lively, ON, Canada

LOCATION: PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503, except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road

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### 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 west middle vacant portion of the subject property providing an approximate 2.9 hectares lot area.

Comments concerning this application were submitted as follows:

Strategic and Environmental Planning, May 15, 2026

The subject lands are bisected by a watercourse (stream). Zoning By-law 2010-100Z requires a 12.0 metres setback to the highwater mark of any permanently flowing stream, as well as a naturally vegetated buffer that extends 12 metres from the shoreline upland. Per the submitted letter from Tulloch Engineering, there is sufficient area for development to occur away from the stream. As such, staff in SEP do not object to the consent.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Fisheries Act, 1985; Migratory Bird Convention Act, 1994; and, Species At Risk Act, 2002 is their sole responsibility.

Bell Canada, May 14, 2026

No Comment Received

Corridor Management, May 14, 2026

No Comment Received

## Development Approvals, May 14, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 102 m along Long Lake Road and an area of +/- 2.9 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures. The lands will be serviced by an individual well and septic system and be accessed from Long Lake Road.

The lands proposed to be retained would have +/- 90 m of frontage along Long Lake Road and have an area of +/- 14.25 ac. The lands contain a single detached dwelling and are otherwise vacant of buildings or structures. The lands will be serviced by a private well and septic system and are accessed through an easement to Long Lake Road.

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.

Staff have evaluated both the lands to be severed and the lands to be retained against the 'RU' standards of the Official Plan and Zoning By-law and are of the opinion that minimum lot frontage and area are being met as a result of the proposed lot creation.

Conservation Sudbury requires demonstration that driveway access to the property can be constructed without encroachment into the flood or erosion hazard associated with the watercourse.

It is recommended that the application be deferred to allow the applicant an opportunity to satisfy Conservation Sudbury.

## Hydro One, May 14, 2026

No Comment Received

## Ministry of Natural Resources and Forestry (MNRF), May 14, 2026

No Comment Received

## Conservation Sudbury, May 13, 2026

The subject and benefiting parcels contain a watercourse regulated by Conservation Sudbury. The watercourse has an associated erosion hazard and proxy flood hazard, and the regulated area extends an additional 15 m beyond these hazard limits.

The property frontage adjacent to the watercourse includes a guiderail along Long Lake Road. Beyond the limits of the guiderail and the regulated area, the property frontage has a vertical rock face which is over 8 m high. It is understood that there is no current driveway access to the property. Based on the constraints presented by the regulated watercourse and the topography on the property, Conservation Sudbury requires demonstration that driveway access to the property can be constructed without encroachment into the flood or erosion hazard associated with the watercourse. This demonstration can be completed through the preparation of a conceptual lot grading plan of the proposed driveway access.

Until the feasibility of the driveway access outside of the regulated hazards can be demonstrated, Conservation Sudbury can not be supportive of the consent.

## Building Services, May 12, 2026

Building Services has no objections to the proposed Consent.

Owner to be aware that Building Services acknowledges building permit BP-NEW-2024-01648 that has been submitted for the retained portion.

Comment provided by A.Dittrich, Plans Examiner

Development Engineering, May 12, 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.

Sudbury Hydro, May 4, 2026

A three metre (3 m) Frontage Easement along Long Lake Road, 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.

Drainage, April 24, 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.

Ministry of Transportation, April 24, 2026

Ministry of Transportation, April 24, 2026

I can confirm that the subject lands are not within the MTO's Permit Control Area; therefore, we have no comments to provide at this time.

Site Plan, April 24, 2026

No Concerns

No Concerns

Meeting Minutes:

05/19/2026 The decision for this Application has been deferred in order to allow the applicant's an opportunity to address the concerns expressed by staff and Conservation Sudbury.


The following decision was reached:

DECISION:

THAT the application by:  
TAJANA CENTIS AND KYLE OLSON

the owner(s) of PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503, except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road

for consent to create a new lot on the west middle vacant portion of the subject property providing a lot frontage of approximately 102.0m and a lot area of approximately 29066.0 sq. m, be deferred.

  
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Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00019

Tuesday, May 19, 2026

OWNER(S): FELIX LOPES JR., 84 Smelter Road, Greater Sudbury, ON, Canada
RICHARD ROBERT FERNAND NOLIN, 233 Brady Street, Suite 400, Sudbury, ON, Canada
CATHERINE THERESA NOLIN, 233 Brady Street, Suite 400, Sudbury, ON, Canada

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

LOCATION: PIN(s) 735590117, Part Lot 10, Concession 2, as in EP5414, except LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066, Parts 1-8, Plan 53R-21923, together with an easement over Parts 2, 6, 7 & 8, Plan 53R-21923, as in SD501729, Township of Neelon, 2750 Dube Road, Sudbury

SUMMARY

Zoning: The property is zoned R1-1 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the east middle vacant portion of the subject property providing an approximate 1.88-hectare lot area.

Comments concerning this application were submitted as follows:

Development Engineering, May 20, 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 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.

Corridor Management, May 15, 2026

No Comment Received

Strategic and Environmental Planning, May 15, 2026

The proposed lot is subject to site plan control to address the following items:

- i. The appropriate septic system design and location, the use of phosphorus-sorbing media, and the incorporation of swales, permeable surfaces, infiltration trenches, low-impact development practices, and other phosphorus mitigation strategies as identified in the Hydrogeological Study (Proposed Lots 1-4) prepared by Canadian Shield Consultants Agency Inc. (dated April 10, 2025);
- ii. Erosion and sediment control to protect Ramsey Lake; and,
- iii. Stormwater management, particularly as it relates to nutrient transport.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Fisheries Act, 1985; Migratory Bird Convention Act, 1994; and, Species At Risk Act, 2002 is their sole responsibility.

Bell Canada, May 14, 2026

No Comment Received

Development Approvals, May 14, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 102 m along Dube Road and an area of +/- 1.8 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures. The lands will be serviced by an individual well and septic system and be accessed from Dube Road.

The lands proposed to be retained would have +/- 136.5 m of frontage along Dube Road and have an area of +/- 3.29 ha. The lands to be retained are vacant of buildings and structures. The lands will be serviced by an individual well and septic system and be accessed from Dube Road.

The subject lands are designated 'Rural' within the City of Greater Sudbury Official Plan, are zoned 'R1-1(20)', Low Density Residential Special within the City of Greater Sudbury Zoning By-law, are located within the Ramsey Lake Intake Protection Zone IV within the Source Water Protection Plan, and are regulated by Conservation Sudbury.

The lands are subject to Official Plan Amendment Application PL-OPA-2025-00007 and Zoning By-law Amendment Application PL-ZBA-2026-00003 to redesignate the lands from Parks and Open Space to Rural and to rezone the lands from the 'R1-1', Low Density Residential One to the 'R1-1(20)', Low Density Residential Special in order to facilitate the creation of three severed lots and one retained lot with site specific provisions. Both applications are in effect.

Staff have evaluated both the lands to be severed and the lands to be retained against the 'R1-1(20)' standards of the Zoning By-law and are of the opinion that minimum lot frontage and area are being met as a result of the proposed lot creation.

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

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.

Hydro One, May 14, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), May 14, 2026

No Comment Received

Conservation Sudbury, May 13, 2026

No Concerns

Source Water Protection, May 13, 2026

Parcel located within Ramsey Lake Intake Protection Zone "3" and Ramsey Lake Issue Contributing Area. Proposed creation of new waterfront lake on Ramsey Lake. No significant drinking water threat identified at this time.

Development Engineering, May 12, 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.

Building Services, May 11, 2026

Based on the information provided, Building Services has no concerns with this application. Owner/Applicant to be advised of the following comments.

1) We acknowledge building permit application BP-NEW-2026-00363 to construct a single family dwelling.

Sudbury Hydro, May 4, 2026

A three metre (3 m) Frontage Easement along Dube Road, 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.

Drainage, April 24, 2026

The subject property to be severed is within the Ramsey Lake 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.

Ministry of Transportation, April 24, 2026

I can confirm that the subject lands are not within the MTO's Permit Control Area; therefore, we have no comments to provide at this time.

Site Plan, April 24, 2026

No Concerns

Revenue Services, April 23, 2026

No Concerns

Meeting Minutes:

05/19/2026 Public Health provided a report on May 11, 2026 confirming that the severed lands and retained lands are capable of development for installation of a septic tank and leaching bed system.

The following decision was reached:

DECISION:

THAT the application by:

FELIX LOPES JR. AND RICHARD ROBERT FERNAND NOLIN AND CATHERINE THERESA NOLIN

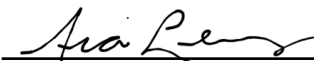
the owner(s) of PIN(s) 735590117, Part Lot 10, Concession 2, as in EP5414, except LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066, Parts 1-8, Plan 53R-21923, together with an easement over Parts 2, 6, 7 & 8, Plan 53R-21923, as in SD501729, Township of Neelon, 2750 Dube Road, Sudbury

for consent to create a new lot on the east middle vacant portion of the subject property identified as Lot 3 on the plan submitted with the Application, providing a lot frontage of approximately 102.0m and a lot area of approximately 18800 sq. m (1.8 ha), 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 owners/applicants.
- 8) 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.
- 9) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Dube Road, across the entire parcel, both severed and retained, 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 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.
- 10) That the owners/applicants contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 11) That the Certificate for the Application be issued at the same time as the Certificates for Consent Applications PL-CON-2026-00020 and PL-CON-2026-00021.
- 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-2026-00020

Tuesday, May 19, 2026

OWNER(S): FELIX LOPES JR., 84 Smelter Road, Coniston, ON, Canada
RICHARD ROBERT FERNAND NOLIN, 233 Brady Street, Suite 400, Sudbury, ON, Canada
CATHERINE THERESA NOLIN, 233 Brady Street, Suite 400, Sudbury, ON, Canada

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

LOCATION: PIN(s) 735590117, Part Lot 10, Concession 2, as in EP5414, except LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066, Parts 1-8, Plan 53R-21923, together with an easement over Parts 2, 6, 7 & 8, Plan 53R-21923, as in SD501729, Township of Neelon, 2750 Dube Road, Sudbury

SUMMARY

Zoning: The property is zoned R1-1 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the west portion of the subject property providing an approximate 1.98-hectare lot area.

Comments concerning this application were submitted as follows:

Development Engineering, May 20, 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 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.

Strategic and Environmental Planning, May 15, 2026

The proposed lot is subject to site plan control to address the following items:

- i. The appropriate septic system design and location, the use of phosphorus-sorbing media, and the incorporation of swales, permeable surfaces, infiltration trenches, low-impact development practices, and other phosphorus mitigation strategies as identified in the Hydrogeological Study (Proposed Lots 1-4) prepared by Canadian Shield Consultants Agency Inc. (dated April 10, 2025);
ii. Erosion and sediment control to protect Ramsey Lake; and,

iii. Stormwater management, particularly as it relates to nutrient transport.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Fisheries Act, 1985; Migratory Bird Convention Act, 1994; and, Species At Risk Act, 2002 is their sole responsibility.

Bell Canada, May 14, 2026

No Comment Received

Corridor Management, May 14, 2026

No Comment Received

Development Approvals, May 14, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 105.3 m along Dube Road and an area of +/- 1.98 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a single detached dwelling and an accessory building. The lands are serviced by an individual well and septic system and will be accessed from Dube Road.

The lands proposed to be retained would have +/- 136.5 m of frontage along Dube Road and have an area of +/- 3.29 ha. The lands to be retained are vacant of buildings and structures. The lands will be serviced by an individual well and septic system and be accessed from Dube Road.

The subject lands are designated 'Rural' within the City of Greater Sudbury Official Plan, are zoned 'R1-1(20)', Low Density Residential Special within the City of Greater Sudbury Zoning By-law, are located within the Ramsey Lake Intake Protection Zone IV within the Source Water Protection Plan, and are regulated by Conservation Sudbury.

The lands are subject to Official Plan Amendment Application PL-OPA-2025-00007 and Zoning By-law Amendment Application PL-ZBA-2026-00003 to redesignate the lands from Parks and Open Space to Rural and to rezone the lands from the 'R1-1', Low Density Residential One to the 'R1-1(20)', Low Density Residential Special in order to facilitate the creation of three severed lots and one retained lot with site specific provisions. Both applications are in effect.

Staff have evaluated both the lands to be severed and the lands to be retained against the 'R1-1(20)' standards of the Zoning By-law and are of the opinion that minimum lot frontage and area are being met as a result of the proposed lot creation.

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

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.

Hydro One, May 14, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), May 14, 2026

No Comment Received

Conservation Sudbury, May 13, 2026

No Concerns

Source Water Protection, May 13, 2026

Parcel located within Ramsey Lake Intake Protection Zone "3" and Ramsey Lake Issue Contributing Area. Proposed creation of new waterfront lake on Ramsey Lake. No significant drinking water threat identified at this time.

Development Engineering, May 12, 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.

Building Services, May 11, 2026

Based on the information provided, Building Services has no concerns with this application.

Sudbury Hydro, May 4, 2026

A three metre (3 m) Frontage Easement along Dube Road, 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.

Drainage, April 24, 2026

The subject property to be severed is within the Ramsey Lake 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.

Ministry of Transportation, April 24, 2026

I can confirm that the subject lands are not within the MTO's Permit Control Area; therefore, we have no comments to provide at this time.

Site Plan, April 24, 2026

No Concerns

Revenue Services, April 23, 2026

No Concerns

Meeting Minutes:

05/19/2026 Public Health provided a report on May 11, 2026 confirming that the severed lands and retained lands are capable of development for installation of a septic tank and leaching bed system.

The following decision was reached:

DECISION:

THAT the application by:

FELIX LOPES JR. AND RICHARD ROBERT FERNAND NOLIN AND CATHERINE THERESA NOLIN

the owner(s) of PIN(s) 735590117, Part Lot 10, Concession 2, as in EP5414, except LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066, Parts 1-8, Plan 53R-21923, together with an easement over Parts 2, 6, 7 & 8, Plan 53R-21923, as in SD501729, Township of Neelon, 2750 Dube Road, Sudbury

for consent to create a new lot on the west portion of the subject property identified as Lot 1 on the plan submitted with the Application, providing a lot frontage of approximately 105.0m and a lot area of approximately 19800 sq. m (1.98 ha), be approved, subject to the following:

- 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 owners/applicants.
- 8) 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 owners/applicants must advise future owners of these exceedances.
- 9) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Dube Road, across the entire parcel, both severed and retained, 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 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.
- 10) That the owners/applicants contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 11) That the Certificate for the Application be issued at the same time as the Certificates for Consent Applications PL-CON-2026-00019 and PL-CON-2026-00021.
- 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.

  
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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00021

Tuesday, May 19, 2026

OWNER(S): FELIX LOPES JR., 84 Smelter Road, Greater Sudbury, ON, Canada  
RICHARD ROBERT FERNAND NOLIN, 233 Brady Street, Suite 400, Sudbury, ON, Canada  
CATHERINE THERESA NOLIN, 233 Brady Street, Suite 400, Sudbury, ON, Canada

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

LOCATION: PIN(s) 735590117, Part Lot 10, Concession 2, as in EP5414, except LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066, Parts 1-8, Plan 53R-21923, together with an easement over Parts 2, 6, 7 & 8, Plan 53R-21923, as in SD501729, Township of Neelon, 2750 Dube Road, Sudbury

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### SUMMARY

Zoning: The property is zoned R1-1 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the west middle vacant portion of the subject property providing an approximate 1.21-hectare lot area.

Comments concerning this application were submitted as follows:

Development Engineering, May 20, 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 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.

Strategic and Environmental Planning, May 15, 2026

The proposed lot is subject to site plan control to address the following items:

- i. The appropriate septic system design and location, the use of phosphorus-sorbing media, and the incorporation of swales, permeable surfaces, infiltration trenches, low-impact development practices, and other phosphorus mitigation strategies as identified in the Hydrogeological Study (Proposed Lots 1-4) prepared by Canadian Shield Consultants Agency Inc. (dated April 10, 2025);
- ii. Erosion and sediment control to protect Ramsey Lake; and,

iii. Stormwater management, particularly as it relates to nutrient transport.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Fisheries Act, 1985; Migratory Bird Convention Act, 1994; and, Species At Risk Act, 2002 is their sole responsibility.

Bell Canada, May 14, 2026

No Comment Received

Corridor Management, May 14, 2026

No Comment Received

Development Approvals, May 14, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 90 m along Dube Road and an area of +/- 1.21 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures. The lands will be serviced by an individual well and septic system and be accessed from Dube Road.

The lands proposed to be retained would have +/- 136.5 m of frontage along Dube Road and have an area of +/- 3.29 ha. The lands to be retained are vacant of buildings and structures. The lands will be serviced by an individual well and septic system and be accessed from Dube Road.

The subject lands are designated 'Rural' within the City of Greater Sudbury Official Plan, are zoned 'R1-1(20)', Low Density Residential Special within the City of Greater Sudbury Zoning By-law, are located within the Ramsey Lake Intake Protection Zone IV within the Source Water Protection Plan, and are regulated by Conservation Sudbury.

The lands are subject to Official Plan Amendment Application PL-OPA-2025-00007 and Zoning By-law Amendment Application PL-ZBA-2026-00003 to redesignate the lands from Parks and Open Space to Rural and to rezone the lands from the 'R1-1', Low Density Residential One to the 'R1-1(20)', Low Density Residential Special in order to facilitate the creation of three severed lots and one retained lot with site specific provisions. Both applications are in effect.

Staff have evaluated both the lands to be severed and the lands to be retained against the 'R1-1(20)' standards of the Zoning By-law and are of the opinion that minimum lot frontage and area are being met as a result of the proposed lot creation.

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

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.

Hydro One, May 14, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), May 14, 2026

No Comment Received

Conservation Sudbury, May 13, 2026

No Concerns

Source Water Protection, May 13, 2026

Parcel located within Ramsey Lake Intake Protection Zone "3" and Ramsey Lake Issue Contributing Area. Proposed creation of new waterfront lake on Ramsey Lake. No significant drinking water threat identified at this time.

Development Engineering, May 12, 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.

Building Services, May 11, 2026

Based on the information provided, Building Services has no concerns with this application.

Sudbury Hydro, May 4, 2026

A three metre (3 m) Frontage Easement along Dube Road, 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.

Drainage, April 24, 2026

The subject property to be severed is within the Ramsey Lake 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.

Ministry of Transportation, April 24, 2026

I can confirm that the subject lands are not within the MTO's Permit Control Area; therefore, we have no comments to provide at this time.

Site Plan, April 24, 2026

No Concerns

Revenue Services, April 23, 2026

No Concerns

Meeting Minutes:

05/19/2026 Public Health provided a report on May 11, 2026 confirming that the severed lands and retained lands are capable of development for installation of a septic tank and leaching bed system.

The following decision was reached:

DECISION:

THAT the application by:

FELIX LOPES JR. AND RICHARD ROBERT FERNAND NOLIN AND CATHERINE THERESA NOLIN

the owner(s) of PIN(s) 735590117, Part Lot 10, Concession 2, as in EP5414, except LT80064, LT80065, LT80103, LT80104, LT157416, LT158235, Parts 1-4, Plan 53R-5701, Parts 1-2, Plan 53R-6066, Parts 1-8, Plan 53R-21923, together with an easement over Parts 2, 6, 7 & 8, Plan 53R-21923, as in SD501729, Township of Neelon, 2750 Dube Road, Sudbury

for consent to create a new lot on the west middle vacant portion of the subject property identified as Lot 2 on the plan submitted with the Application, providing a lot frontage of approximately 90.0m and a lot area of approximately 12100 sq. m (1.21 ha), be approved, subject to the following:

- 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 owners/applicants.
- 8) 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 owners/applicants must advise future owners of these exceedances.
- 9) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Dube Road, across the entire parcel, both severed and retained, 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 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.
- 10) That the owners/applicants contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 11) That the Certificate for the Application be issued at the same time as the Certificates for Consent Applications PL-CON-2026-00020 and PL-CON-2026-00019.
- 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.

  
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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00006

Tuesday, May 19, 2026

OWNER(S): TEMPCO DEVELOPMENTS INC., 396 Culver Crescent, Sudbury, ON, Canada P3E4Y3

AGENT(S): GEOFF MCCAUSLAND, 120 Larch Street, Sudbury, Ontario, Canada P3E1C2

LOCATION: PIN(s) 733720072, Parcel 30752 SEC SWS SRO, Part Lot 3, Concession 6, Parts 1-3, Plan 53R-16045, Township of Waters, 170 Fielding Road, Lively P3Y 1L5

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### SUMMARY

Zoning: The property is zoned M3 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 side of the subject property providing an approximate 4250.0 sq.m lot area.

Comments concerning this application were submitted as follows:

Development Approvals, May 15, 2026

#### REVISED

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 37.8 m along Fielding Road and an area of +/- 1 ac (0.4250 ha) from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures and are intended for an industrial warehouse/shop with office space. The applicant has identified the location of the proposed septic system on the concept plan however did not include the proposed location of the well. Additionally, based on the concept plan provided staff were unable to verify dimensions of proposed parking spaces.

The lands to be retained will have a frontage of +/- 36.6 m along Fielding Road and an area of +/- 1.14 ac (0.4593 ha). The lands to be retained contains an existing commercial building. The lands to be retained is serviced by a private septic system and private well. The applicant has not included the location of the septic system and well for the retained lands in order for staff to confirm that services are fully contained on the retained lands. Additionally, the concept plan did not contain location of required parking spaces or a parking calculation for the lands to be retained.

The subject lands are designated 'General Industrial' in the City's Official Plan, are zoned 'M3' Heavy Industrial in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

It is recognized that the applicant has consulted with NDCA on this application and have submitted required documents pertaining to wetlands, floodplains, and hazards. NDCA had no concerns with the proposed severance. They did however note that a permit will be required from their office.

Staff have reviewed the lot to be severed and the lots to be retained against the 'M3' standards and are of the opinion based on the information provided that standards are being met as a result of the proposed severance.

Subsequent to the application being deferred, the applicant submitted a revised concept plan detailing servicing and parking requirements. Additionally, the applicant has addressed species at risk comments from Strategic and Environmental Planning.

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

1. That 2% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.

Strategic and Environmental Planning, May 15, 2026

The subject lands contain wetland. However, no development is proposed within 10 metres of the wetland. Additionally, based on study there are no observed instances of threatened and endangered species, therefore the application is compliant with Policy 2 of 9.2.2 Habitat of Endangered Species and Threatened Species of the City's Official Plan.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Building Services, May 6, 2026

Based on the information provided, Building Services has no concerns with this application. Owner/Applicant to be advised of the following comments:

- 1) Our records indicate incomplete building permits on the retained property for wall signs (B20-1612 & B22-1552). Please contact Building Services to proceed in closing the projects.
- 2) Based on the proposed 2m side yard setback between the existing building and property line, confirmation of the construction of the existing building face will be required to ensure a minimum 1-hour fire resistance rating per Ontario Building Code.
- 3) A building permit and documents to the satisfaction of the Chief Building Official will be required for any proposed construction.

Bell Canada, April 4, 2025

No Comment Received

Corridor Management, April 4, 2025

No Comment Received

Hydro One, April 4, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 4, 2025

No Comment Received

Development Approvals, April 3, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 37.8 m along Fielding Road and an area of +/- 1 ac (0.4250 ha) from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures and are intended for an industrial warehouse/shop with office space. The applicant has identified the location of the proposed septic system on the concept plan however did not include the proposed location of the well. Additionally, based on the concept plan provided staff were unable to verify dimensions of proposed parking spaces.

The lands to be retained will have a frontage of +/- 36.6 m along Fielding Road and an area of +/- 1.14 ac (0.4593 ha). The lands to be retained contains an existing commercial building. The lands to be retained is serviced by a private septic system and private well. The applicant has not included the location of the septic system and well for the retained lands in order for staff to confirm that services are fully contained on the retained lands. Additionally, the concept plan did not contain location of required parking spaces or a parking calculation for the lands to be retained.

The subject lands are designated 'General Industrial' in the City's Official Plan, are zoned 'M3' Heavy Industrial in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

It is recognized that the applicant has consulted with NDCA on this application and have submitted required documents pertaining to wetlands, floodplains, and hazards. NDCA had no concerns with the proposed severance. They did however note that a permit will be required from their office.

Staff have reviewed the lot to be severed and the lots to be retained against the 'M3' standards, with the exception of parking, and are of the opinion based on the information provided that standards are being met as a result of the proposed severance.

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

1. That 2% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.
2. That a revised concept plan be provided which includes the location of private services and demonstrates parking for both the severed and retained lots can be adhered to.

Strategic and Environmental Planning, April 3, 2025

The subject lands contain a delineated wetland which is habitat for species at risk. Per Policy 7., 4.1 Natural Heritage of the Provincial Policy Statement, 2024 (PPS), "development and site alteration shall not be permitted in habitat of f endangered species and threatened species, except in accordance with provincial and federal requirements." Staff in SEP are requesting a deferral of the application to allow the applicant the ability to confirm compliance with the Endangered Species Act, 2007 through a qualified professional.

Building Services, April 2, 2025

Based on the information provided, Building Services has no concerns with this application.

Owner/Applicant to be advised of the following comments:

- 1) Our records indicate incomplete building permits on the retained property for wall signs (B20-1612 & B22-1552). Please contact Building Services to proceed in closing the projects.
- 2) Based on the proposed 2m side yard setback between the existing building and property line, confirmation of the construction of the existing building face will be required to ensure a minimum 1-hour fire resistance

rating per Ontario Building Code.

3) A building permit and documents to the satisfaction of the Chief Building Official will be required for any proposed construction.

Development Engineering, April 2, 2025

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.

Lot Grading & Drainage Condition:

That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Development Engineering, April 2, 2025

Municipal Sewer not available. Municipal Water not available.

Lot Grading & Drainage Condition:

That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Infrastructure Capital Planning Services, April 1, 2025

The subject property to be severed is within the Upper 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.

Linear Infrastructure Services, April 1, 2025

No Concerns

Conservation Sudbury, March 27, 2025

Conservation Sudbury has no objection to the creation of a new lot.

Any development of the proposed lot will require a permit from Conservation Sudbury. For development to be located at 10m wetland setback as shown a restoration plan will need to be approved by Conservation Sudbury and implemented as part of the Section 28 application.

Revenue Services, March 27, 2025

No Concerns

Ministry of Transportation, March 18, 2025

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

Sudbury Hydro, March 18, 2025

The properties fall outside of our service territory, therefore we have no concerns.

Site Plan, March 17, 2025

No Concerns

Meeting Minutes:

04/07/2025 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues that would have precluded the severance. Development Approvals requires a revised concept plan to be provided which includes the location of private services and demonstrates parking for both the severed and retained lots, and Strategic and Environmental Planning identified concerns relating to the Endangered Species Act, 2007. The application is deferred in order to allow the Applicants an opportunity to address the concerns.

05/19/2026 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:

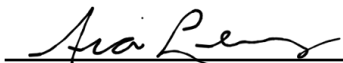
THAT the application by:  
TEMPCO DEVELOPMENTS INC.

the owner(s) of PIN(s) 733720072, Parcel 30752 SEC SWS SRO, Part Lot 3, Concession 6, Parts 1-3, Plan 53R-16045, Township of Waters, 170 Fielding Road, Lively P3Y 1L5

for consent for consent to create a new lot on the south side of the subject property providing an approximate 37.0m lot frontage, 123.0m lot depth and 4250.0 sq.m lot area, 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 2% 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 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.
- 7) The owner/applicant 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.
- 8) That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.
- 9) That the owner/applicant 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/applicant.
- 10) 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.
- 11) 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.



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Consent Official