

SUBMISSION NO. B0064/2024

October 01, 2024

OWNER(S): CHRISTINA YOUNG, 295 Walford Road East Sudbury ON P3E 2G8
BRIAN YOUNG, 295 Walford Road East Sudbury ON P3E 2G8

AGENT(S): D.S. DORLAND LIMITED, 298 Larch Street, Sudbury ON P3B 1M1

LOCATION: PIN 73401 0008, Parcel 31259 SEC SWS, Survey Plan 53R-16843 Part(s) 1 and 2, Township of Dieppe, 861 Panache Lake Road, Whitefish

SUMMARY

Zoning: The property is zoned SLS (Seasonal Limited Service) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Grant an easement/right-of-way for access.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, September 25, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Technical Services
No Municipal sewer or water available.
No concerns.

Drainage
No concerns.

CGS: Building Services Section, September 25, 2024

Building Services has reviewed the submitted application for Consent and can advise that we have no objection to the request.

Applicant to be advised of outstanding permits for 861 Panache. Please contact Building Services to arrange inspections to close the permits.

Greater Sudbury Hydro Inc., September 23, 2024

Please note B0064/2024 is outside of our territory.

CGS: Development Approvals Section, September 19, 2024

The purpose and effect of the applications is to create an access easement on 861 Panache North Shore Road in favour of the abutting property to the east known as 857 Panache North Shore Road. The proposed easement would legalize what appears to be used as an existing driveway. It is noted that the subject lands and the lands receiving benefit of access easement are seasonal in nature. Only seasonal dwellings are permitted. No policy concerns with the proposal.

CGS: Strategic and Environmental Planning, September 18, 2024

The following advice is provided for informational purposes only:

Shoreline property owners are encouraged to continue adopting lake-friendly practices.

Phosphorus is an essential element for all life forms and is the most limiting major nutrient for aquatic plant growth in freshwater streams and lakes. Increasing levels of phosphorus in lakes, streams and rivers can lead to an increasing incidence of nuisance aquatic vegetation, green algae, and, in some cases, toxic cyanobacterial (blue-green algae) blooms.

Existing vegetation on the subject lands acts as an important buffer, absorbing runoff nutrients and holding soil in place. Vegetation removal on the subject lands should be kept to a minimum during any site preparation or construction activities or for purposes of converting existing natural vegetation to lawns. Lawns require higher maintenance and expense and generally require importing soil from outside of the lot. Imported soil can introduce considerable quantities of phosphorus to a site.

Shoreline and riverbank residents can help reduce phosphorus levels or maintain them at low levels by following a few guidelines:

1. A natural vegetated buffer of at least 20 metres (the wider the better) from the high-water mark should be retained and supplemented with additional shrubs where necessary. As per the City's Official Plan and Zoning By-law, a maximum cleared area of 25% of the shoreline or riverbank or up to 23 metres, whichever is less, is allowable. Cleared areas are allowed up to 276 square meters.
2. Residents should minimize the amount of lawn on their property. Lawns generally require removing existing vegetation that is currently preventing soil erosion. Lawns may also require that soil be imported to the property, which can introduce significant phosphorus to the lake or river through erosion. Finally, lawns are expensive and time-consuming to maintain.
3. General use lawn fertilizers containing phosphorus should never be used. It is illegal to apply lawn fertilizers containing phosphorus in the City of Greater Sudbury unless establishing a new lawn. Before applying fertilizer of any kind on their lawns, owners should have the soil tested by a professional. The soil might only need crushed limestone to make it less acidic and allow soil nutrients to be more available for uptake by the turf grass.
4. Application of fertilizer containing phosphorus to flower or vegetable beds or shrubs should not be applied any closer than 30 metres from the water's edge – the farther the better.
5. Any soil that is disturbed onsite or that is brought onto the subject lands should be covered with vegetation as quickly as possible to ensure that it doesn't erode into the lake or river. Soil particles can contain large amounts of phosphorus. Tarps should be used to cover the soil piles if rain is in the forecast.
6. Detergents (soaps and shampoos) should never be used in a lake or river. Only phosphorus-free detergents should be used for washing vehicles on the subject lands and washing should be done as far from the lake or river as possible.
7. Private sewage systems should be inspected and pumped at least every three years.

Property owners are encouraged to contact the City's Lake Water Quality Program at (705) 674-4455 ext. 4604 to book a free, confidential and non-regulatory shoreline home visit. During the visit, qualified staff will provide ideas and advice on shoreline management techniques to maintain and improve lake water quality.

The applicant or owner must contact Conservation Sudbury at (705) 674-5249 before starting any work in water or on the shoreline or riverbank (retaining walls, etc).

Nickel District Conservation Authority, September 17, 2024

Conservation Sudbury has no comment with regards to consent application B0064/2024. Subject property is located outside of the jurisdictional boundary of the Conservation Authority.

CGS: Tax Department, September 16, 2024

No objections.

CGS: Development Engineering, September 16, 2024

No objection.

Ministry of Transportation, September 16, 2024

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

CGS: Site Plan Control, September 13, 2024

No objections.

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:

CHRISTINA YOUNG AND BRIAN YOUNG
the owner(s) of PIN 73401 0008, Parcel 31259 SEC SWS, Survey Plan 53R-16843 Part(s) 1 and 2, Township of Dieppe,
861 Panache Lake Road, Whitefish

for consent to grant an easement/right-of-way over Part 7 on the sketch submitted with the Application, in favour of PIN 73401-0437, municipally known as 859 Panache North Shore Road, Whitefish be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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

Consent Official:



SUBMISSION NO. B0069/2024

October 01, 2024

OWNER(S): ANNINA CIRELLI, 2479 Lasalle Boulevard Sudbury ON P3A4R7
ONORATO CIRELLI, 2479 Lasalle Boulevard Sudbury ON P3A4R7

AGENT(S):

LOCATION: PIN 73572 0203, Parcel 41299 SEC SES, Lot(s) 87, Subdivision M-1021, Lot Part 11, Concession 4, Township of Neelon, 347 Third Avenue, 349 Third Avenue, Sudbury

SUMMARY

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

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

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, September 25, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

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

Drainage
No concerns.

CGS: Building Services Section, September 25, 2024

Building Services has reviewed the submitted application for Consent and can advise that we have the following comment:

An inspection is required to verify the party wall has been constructed as per Ontario Building Code, with a 1-hour fire resistance rating extending from foundation to underside of roof sheathing.

Greater Sudbury Hydro Inc., September 23, 2024

A three metre (3 m) Frontage Easement along Third street and a three metre (3 m) Frontage Easement along Highgate Street, across the entire parcel (both severed and retained lands), registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all

existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

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

CGS: Development Approvals Section, September 19, 2024

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached building to be located on the lands to be severed and one unit of a semi-detached building to be located on the lands to be retained. The shared property line between 349 Third Avenue and 347 Third Avenue would be located along the party wall the semi-detached building.

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

The lands are subject to a minor variance for the lands to be retained for relief of lot frontage of 9.04 m, whereas a lot frontage of 10.5 m is required for corner lots. All other zoning standards appear to be maintained as a result of the severance.

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

Nickel District Conservation Authority, September 17, 2024

Conservation Sudbury does not oppose consent application B0069/2024. Subject property is adjacent to a watercourse that would have an associated flood and erosion hazard. Future development in regulated areas requires permission of Conservation Sudbury.

Notes

Development includes, but is not limited to the construction of structures, addition to existing buildings, placement or removal of fill, site grading or alteration to watercourses.

Please be advised that Conservation Sudbury regulates the hazards associated with natural features. Although Conservation Sudbury makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must contact Conservation Sudbury. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, and valley slopes.

CGS: Tax Department, September 16, 2024

No objections.

CGS: Development Engineering, September 16, 2024

No objection.

Ministry of Transportation, September 16, 2024

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

CGS: Site Plan Control, September 13, 2024

No objections.

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:

ANNINA CIRELLI AND ONORATO CIRELLI

the owner(s) of PIN 73572 0203, Parcel 41299 SEC SES, Lot(s) 87, Subdivision M-1021, Lot Part 11, Concession 4, Township of Neelon, 347 Third Avenue, 349 Third Avenue, Sudbury

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

- 1) That all outstanding municipal taxes be paid.
- 2) 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.
- 3) That a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 4) That the owners/applicants provide evidence, to the satisfaction of the General Manager of Growth & Infrastructure, of the location of the sanitary sewer and water services on the subject property and ensure that the services are wholly within each proposed property boundary. If it is determined that services are not within the proposed property boundaries of the retained and severed individual lots, new services will need to be constructed from the main to the lot lines at the applicants/owners sole expense.
- 5) That the party wall between the two units on the proposed property line conform with the current Building Code regulations, to the satisfaction of the Chief Building Official.
- 6) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Highgate Street, 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.
- 7) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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

Consent Official:



SUBMISSION NO. B0070/2024

October 01, 2024

OWNER(S): DAWSON GATIEN, 4301 Municipal Road 35 Chelmsford ON P0M 1L0

AGENT(S): DS DORLAND LIMITED, 298 Larch Street, Sudbury ON P3B 1M1

LOCATION: PIN 73347 0879, Parcel 7194 SEC SWS SRO, Lot Part 9, Concession 2, Township of Rayside, 4301 Municipal Road 35, Chelmsford

SUMMARY

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

Application: Consolidate an approximate 13.97 ha west vacant portion of the subject property with abutting PIN 73347-0521, municipally known as 4223 Municipal Road 35.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, September 25, 2024

Roads
No concerns.

Transportation and Innovation Support
The owner understands and agrees that they will transfer to the City a 6-meter strip of property along the entire frontage of Municipal Road 35 of both the severed and retained lands for future road improvements, free of mortgages, charges, trust deeds and other encumbrances securing financing. The City shall be responsible for all survey and legal costs associated with this transfer. As a condition of approval, we require the owner dedicate to the City a 0.3-meter reserve across the entire frontage of the severed land along the Municipal Road 35 except for a 10-meter segment which is to be centered on the driveway of the retained land.

Active Transportation
No concerns.

Technical Services
Retained land has Municipal water at the lot line and there is no Municipal sewer available. Severed land has no Municipal sewer or water.

Drainage
No concerns.

CGS: Building Services Section, September 25, 2024

Building Services has reviewed the submitted application for Consent and can advise that we have the no concerns regarding the proposed consent.

Applicant to be advised that there appears to be a detached garage constructed on the retained property without a Building Permit. Please contact Building Services to submit a permit to legalize the construction.

Greater Sudbury Hydro Inc., September 23, 2024

Please note B0070/2024 is outside of our territory.

CGS: Development Approvals Section, September 19, 2024

The purpose and effect of the application is to convey 13.97 ha of land from 4301 Municipal Road 35 to the abutting parcel to the west known as 4223 Municipal Road 35.

The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'RU' Rural in the City of Greater Sudbury Zoning By-law.

Both the subject lands and the lands receiving the lot addition would maintain the minimum lot frontage and area requirements of the Official Plan and Zoning By-law as a result of the transfer.

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

Nickel District Conservation Authority, September 17, 2024

Conservation Sudbury does not oppose consent application B0070/2024. Southern extents of the property contain regulated features, including a watercourse and wetlands. Future development in regulated areas requires permission of Conservation Sudbury.

Notes

Development includes, but is not limited to the construction of structures, addition to existing buildings, placement or removal of fill, site grading or alteration to watercourses.

Please be advised that Conservation Sudbury regulates the hazards associated with natural features.

Although Conservation Sudbury makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must contact Conservation Sudbury. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, and valley slopes.

CGS: Tax Department, September 16, 2024

No objections.

CGS: Development Engineering, September 16, 2024

No objection.

Ministry of Transportation, September 16, 2024

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

CGS: Site Plan Control, September 13, 2024

No objections.

The following decision was reached:

DECISION:

THAT the application by:

DAWSON GATIEN

the owner(s) of PIN 73347 0879, Parcel 7194 SEC SWS SRO, Lot Part 9, Concession 2, Township of Rayside, 4301 Municipal Road 35, Chelmsford

for consent to consolidate an approximate 13.97 ha. west vacant portion of the subject property with abutting PIN 73347-0521, municipally known as 4223 Municipal Road 35, be approved, with the stipulation that subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 4) That the owner/applicant transfer to the the City of Greater Sudbury a 6.0 metre strip of land along the entire frontage of 4301 Municipal Road 35, of both the severed and retained lands for future road improvements, free of mortgages, charges, trust deeds and other encumbrances securing financing. The City shall be responsible for all survey and legal costs associated with this transfer.
- 5) That the owner/applicant dedicate a 0.3 metre reserve along the entire frontage of both the lands to be severed and retained on Municipal Road 35, except for a 10.0 metre segment which is to be centered on the driveway of the retained lands.
- 6) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consent Official:

