



APPLICATION FOR CONSENT

SUBMISSION NO. B0062/2024

September 09, 2024

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, Attn: Drew Vendetti 10 ELM STREET, 4TH FLOOR
SUDBURY ON P3E 4P6

AGENT(S):

LOCATION: PIN 73494 0430, Parcel 33092 SEC SES SRO, Lot(s) 3, 4, 5, and 6, Subdivision M-690, Lot Part 5,
Concession 1, Township of Garson, 295 O'Neil Drive East, 299 O'Neil Drive East, Garson

SUMMARY

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

Application: Create a new lot in the middle portion of the subject property containing two semi-detached dwellings providing an approximate lot area of 676.0 sq. m.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, September 04, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Technical Services
Water services are at lot line.

Sewer services are not shown on the as built. As built may be incomplete or the middle lot being created may need a new sanitary service from main to lot line. Owner may consider having a camera put through the sewer and determine its location.

Drainage
No concerns.

CGS: Building Services Section, August 29, 2024

No objection.

Greater Sudbury Hydro Inc., August 28, 2024

No concerns - outside of our territory.

Nickel District Conservation Authority, August 27, 2024

Conservation Sudbury does not object to Consent Application B0062/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Development Engineering, August 26, 2024

No objection.

CGS: Site Plan Control, August 23, 2024

No objections.

CGS: Development Approvals Section, August 23, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 21 m along O'Neil Drive East and an area of 676 m² from the subject lands, resulting in the creation of a new infill lot. The lands to be severed contain a semi-detached dwelling. The lands to be severed are serviced by a municipal water and sanitary connection and have existing access from O'Neil Drive East.

The lands to be retained have a frontage of 22 m on O'Neil Drive East and a lot area of 655 m². The lands to be retained contain a semi-detached dwelling. The lands to be retained are serviced by a municipal water and sanitary connection and have existing access from O'Neil Drive East. The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R3.D60' Medium Density Residential with a maximum density of 60 units/ha in the City of Greater Sudbury Zoning By-law.

The concept plan provided did not contain the location of driveways or parking spaces, as such, staff were unable to review the proposal against the parking standards of the zoning by-law. It is recommended that confirmation be obtained that both the severed and retained lands conform with parking standards prior to approval.

Staff have evaluated the severed and retained lands against the zoning standards of the 'R3' Zone and are of the opinion that the standards will be met as a result of the severance. Additionally, staff have reviewed the proposal against the maximum density of 60 units/ha and are satisfied that the maximum density would not be exceeded by the proposal.

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

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

Ministry of Transportation, August 22, 2024

We have determined that the subject lands are not located within the MTO's permit control area; therefore, we have no comments to provide at this time.

CGS: Tax Department, August 22, 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:

GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN 73494 0430, Parcel 33092 SEC SES SRO, Lot(s) 3, 4, 5, and 6, Subdivision M-690, Lot Part 5, Concession 1, Township of Garson, 295 O'Neil Drive East, 299 O'Neil Drive East, Garson

for consent to create a new lot on the east side of the subject property containing two semi-detached dwellings providing an approximate 22.8.0m lot frontage, 32.9m lot depth and 773.0 sq. m. lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an administrative processing fee be paid to the City of Greater Sudbury.

- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.
- 4) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 6) That the owner/applicant provide evidence, to the satisfaction of the General Manager of Growth & Infrastructure, of the location of the sanitary sewer on the subject property and ensure that there is service for each proposed lot. If it is determined that there are no services within the proposed property boundaries of each proposed lot, new services will need to be constructed from the main to the lot lines at the applicant's/owner's sole expense.
- 7) That the Certificate for this application be issued at the same time as the Certificate for Consent Application B0063/2024.
- 8) 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:





APPLICATION FOR CONSENT

SUBMISSION NO. B0063/2024

September 09, 2024

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, Attn: Drew Vendetti 10 ELM STREET, 4TH FLOOR
SUDBURY ON P3E 4P6

AGENT(S):

LOCATION: PIN 73494 0430, Parcel 33092 SEC SES SRO, Lot(s) 3, 4, 5, and 6, Subdivision M-690, Lot Part 5,
Concession 1, Township of Garson, 287 O'Neil Drive East, 291 O'Neil Drive East, Garson

SUMMARY

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

Application: Create a new lot on the east side of the subject property containing two semi-detached dwellings providing an approximate lot area of 773.0 sq. m.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, September 04, 2024

Roads

No concerns.

Transportation and Innovation Support

No concerns.

Active Transportation

No concerns.

Technical Services

Sewer and water services are at lot line.

Drainage

No concerns.

CGS: Building Services Section, August 29, 2024

No objection.

Greater Sudbury Hydro Inc., August 28, 2024

No concerns - outside of our territory.

Nickel District Conservation Authority, August 27, 2024

Conservation Sudbury does not object to Consent Application B0063/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Development Engineering, August 26, 2024

No objection.

CGS: Site Plan Control, August 23, 2024

No concerns.

CGS: Development Approvals Section, August 23, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 22.8 m along O'Neil Drive East and an area of 773 m² from the subject lands, resulting in the creation of a new infill lot. The lands to be severed contain a semi-detached dwelling. The lands to be severed are serviced by a municipal water and sanitary connection and have existing access from O'Neil Drive East.

The lands to be retained have a frontage of 22 m on O'Neil Drive East and a lot area of 655 m². The lands to be retained contain a semi-detached dwelling. The lands to be retained are serviced by a municipal water and sanitary connection and have existing access from O'Neil Drive East. The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R3.D60' Medium Density Residential with a maximum density of 60 units/ ha in the City of Greater Sudbury Zoning By-law.

The concept plan provided did not contain the location of driveways or parking spaces, as such, staff were unable to review the proposal against the parking standards of the zoning by-law. It is recommended that confirmation be obtained that both the severed and retained lands conform with parking standards prior to approval.

Staff have evaluated the severed and retained lands against the zoning standards of the 'R3' Zone and are of the opinion that the standards will be met as a result of the severance. Additionally, staff have reviewed the proposal against the maximum density of 60 units/ha and are satisfied that the maximum density would not be exceeded by the proposal.

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

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

Ministry of Transportation, August 22, 2024

We have determined that the subject lands are not located within the MTO's permit control area; therefore, we have no comments to provide at this time.

CGS: Tax Department, August 22, 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:

GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN 73494 0430, Parcel 33092 SEC SES SRO, Lot(s) 3, 4, 5, and 6, Subdivision M-690, Lot Part 5, Concession 1, Township of Garson, 287 O'Neil Drive East, 291 O'Neil Drive East, Garson

for consent to create a new lot on the east side of the subject property containing two semi-detached dwellings providing an approximate 22.8.0m lot frontage, 32.9m lot depth and 773.0 sq. m. lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an administrative processing fee be paid to the City of Greater Sudbury.

- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.
- 4) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 6) That the owner/applicant provide evidence, to the satisfaction of the General Manager of Growth & Infrastructure, of the location of the sanitary sewer on the subject property and ensure that there is service for each proposed lot. If it is determined that there are no services within the proposed property boundaries of each proposed lot, new services will need to be constructed from the main to the lot lines at the applicant's/owner's sole expense.
- 7) That the Certificate for this application be issued at the same time as the Certificate for Consent Application B0062/2024.
- 8) 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:

