



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00005

Monday, April 28, 2025  
**REVISED**

**OWNER(S):** SUKHJINDER SINGH SANGHA, 952 LYNWOOD DRIVE, SUDBURY, ON, Canada P3A3N4

**AGENT(S):** SIMRAN LAW PROFESSIONAL CORPORATION, 507-7900 Hurontario Street, Brampton, ON, Canada L6Y0P6

**LOCATION:** PIN(s) 021260075, 021260077, Parcel 22668 SEC SES, South 1/2 of Lot 344, Plan M-229, and Parcel 21263 SEC SES, South 1/2 of Lot 343, Plan M-229, Part Lot 1, Concession 5, Township of McKim, 952 Lynwood Drive, Sudbury P3A 3N4, 947 Vine Avenue, Sudbury P3A 3P8

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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:** To sever 947 Vine Avenue from 952 Lynwood Drive.

Comments concerning this application were submitted as follows:

Bell Canada, April 28, 2025

No Comment Received

Corridor Management, April 28, 2025

No Comment Received

Hydro One, April 28, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 28, 2025

No Comment Received

Development Engineering, April 24, 2025

No Concerns

Ministry of Transportation, April 24, 2025

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

Building Services, April 23, 2025

Based on the information provided, Building Services has no concerns with proposed consent.

For the Owner's information Building Services has the following comments:

Based on a search of our records, the following construction appears to have been completed without benefit of permit:

- 1) The rear yard deck at 947 Vine Ave.
- 2) The in-law suite (additional dwelling unit) at 947 Vine Ave.
- 3)The rear yard deck at 952 Lynwood Dr.
- 4)The in-law suite (additional dwelling unit) at 952 Lynwood Dr.

Contact Building Services for information on application for required permits.

Development Approvals, April 17, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 19.05 m along Vine Avenue and an area of 696.77 m<sup>2</sup> from the subject lands, resulting in the recreation of a lot known municipally as 947 Vine Avenue which was inadvertently merged on title due to common ownership with 952 Lynwood Drive. The lands to be severed contains a single detached dwelling, an accessory building, and a pool. The lands are serviced by municipal services and has existing access from Vine Avenue.

The lands to be retained will have a frontage of +/- 19.05 m on Lynwood Drive and a lot area of 696.77 m<sup>2</sup>. The subject lands contain a single detached dwelling, three accessory buildings, and a hot tub. The subject lands are serviced by a municipal water and sanitary connection and has existing access from Lynwood Drive.

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

Staff have reviewed the severed and retained lands against the R1-5 standards and are of the opinion that the standards are being maintained as a result of the severance.

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.

Infrastructure Capital Planning Services, April 17, 2025

No Concerns

Linear Infrastructure Services, April 17, 2025

No Concerns

Strategic and Environmental Planning, April 17, 2025

No Concerns

Sudbury Hydro, April 16, 2025

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

A three metre (3 m) Frontage Easement along Lynwood Drive and a three metre (3 m) Frontage Easement along Vine Avenue, 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.

Revenue Services, April 15, 2025

Please have owner contact Revenue Services - Tax at extension 2601

Site Plan, April 15, 2025

No Concerns

Conservation Sudbury, April 11, 2025

No Concerns

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:  
SUKHJINDER SINGH SANGHA

the owner(s) of PIN(s) 021260075, 021260077, Parcel 22668 SEC SES, South 1/2 of Lot 344, Plan M-229, and Parcel 21263 SEC SES, South 1/2 of Lot 343, Plan M-229, Part Lot 1, Concession 5, Township of McKim, 952 Lynwood Drive, Sudbury P3A 3N4, 947 Vine Avenue, Sudbury P3A 3P8

for consent to sever PIN 02126-0077 (LT), municipally known as 947 Vine Avenue, providing a 19.05m lot frontage, 36.57m lot depth and 696.77 sq. m lot area from PIN 02126-0075 (LT), municipally known as 952 Lynwood Drive, which have merged on title due to common ownership, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Lynwood Drive and a three (3.0m) Frontage Easement along Vine Avenue, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
- 3) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



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Consent Official



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00008

Monday, April 28, 2025  
**REVISED**

OWNER(S): KINGSWAY ENTERTAINMENT DISTRICT INC., 874 Lapointe Street,  
Sudbury, ON, Canada P3A5N8

AGENT(S): J.L. RICHARDS & ASSOCIATES LIMITED, 314 Countryside Dr, Sudbury,  
ON, Canada

LOCATION: PIN(s) 735610290 and 735610297, Parts 1, 6 and 7, Plan 53R-20983, Part  
Lots 9 and 10, Concession 4, Township of Neelon, 0 Kingsway, Sudbury

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**SUMMARY**

Zoning: The property is zoned M1-1, M2(15), M3(15) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Consolidate an approximate 57820.0 sq. m. east portion of the subject property with abutting PINs 73561-0295 and 73561-0289.

Comments concerning this application were submitted as follows:

Bell Canada, April 28, 2025

No Comment Received

Corridor Management, April 28, 2025

No Comment Received

Hydro One, April 28, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 28, 2025

No Comment Received

Ministry of Transportation, April 24, 2025

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

Building Services, April 23, 2025

Based on the information provided, we can advise that Building Services has no concerns with this application.

Conservation Sudbury, April 23, 2025

No objection to land addition described in consent application 2025-0008. There are wetland features in the retained and added lot areas. However, development concerns in regulated features are being dealt with through the ongoing subdivision process (780-6/10002)

Development Engineering, April 23, 2025

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Source Water Protection, April 23, 2025

S.59 review completed. There's no significant drinking water threat identified at this time.

Strategic and Environmental Planning, April 23, 2025

No concerns. The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Linear Infrastructure Services, April 22, 2025

No Concerns

Development Approvals, April 17, 2025

The purpose and effect of the application is to convey 5.782 ha of land being PIN 73561-0290 to abutting PINs 73561-0295 and 73561-0289 for the purpose of future industrial development.

The subject lands are designated 'General Industrial' and 'Heavy Industrial' in the City's Official Plan, are zoned 'M1-1' Business Industrial, 'M2(15)' Light Industrial Special, and 'M3(15)' Heavy Industrial in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands receiving the lot addition comprise of a former road allowance that has been transferred from the City to private ownership. The lot addition will have the effect of allowing industrial development on PIN 73561-0290 with frontage and access along the Kingsway provided by PINs 73561-0295 and 73561-0289.

There will be no changes to lot frontage as a result of the lot addition conveyance. The subject lands and the parcel receiving the lot addition will maintain minimum lot area as a result of the conveyance.

It is recommended that the application be granted.

Infrastructure Capital Planning Services, April 17, 2025

No Concerns

Sudbury Hydro, April 16, 2025

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

A four metre (4 m) Frontage Easement along Kingsway boulevard, 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

Revenue Services, April 15, 2025

No Concerns

Site Plan, April 15, 2025

No Concerns

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:  
KINGSWAY ENTERTAINMENT DISTRICT INC.

the owner(s) of PIN(s) 735610290 and 735610297, Parts 1, 6 and 7, Plan 53R-20983, Part Lots 9 and 10, Concession 4, Township of Neelon, 0 Kingsway, Sudbury, Ontario

for consent to consolidate an approximate 57820.0 sq. m. east portion of the subject property, being Parts 6 and 7 on Plan 53R-20983, with abutting PINs 73561-0295 and 73561-0289, being Parts 2 and 11 on Plan 53R-20983, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant convey and have registered on title to the subject property a four metre (4.0m) Frontage Easement along Kingsway Boulevard, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
- 3) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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

A handwritten signature in black ink, appearing to read "J. Lewis". The signature is written in a cursive style with a prominent loop at the end.

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Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00010

Monday, April 28, 2025

OWNER(S): CONSERVATION SUDBURY, 401-199 Larch St., SUDBURY, Ontario, Canada P3E 5P9

AGENT(S): CONSERVATION SUDBURY, 401-199 Larch St., SUDBURY, Ontario, Canada P3E 5P9

LOCATION: PIN(s) 734960698, Part Lot 10, Concession 1, Units A, 1 & 2, Expropriation Plan D-105, Unit 1, Expropriation Plan D-107, except Part 1, Plan 53R-15792 and Parts 1-3, Plan 53R-18601, Township of Garson, 0 O'Neil Drive

SUMMARY

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

Application: To sever and create a new lot on the northeast side of the subject property providing an approximate 23200.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 28, 2025

No Comment Received

Corridor Management, April 28, 2025

No Comment Received

Hydro One, April 28, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 28, 2025

No Comment Received

Building Services, April 24, 2025

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

For the applicant's information, A geodetic survey and a soils study is required for the subject property.

Ministry of Transportation, April 24, 2025

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

### Conservation Sudbury, April 23, 2025

No objection to creation of a new lot as shown on the sketch for consent application 2025-00010. Both created lot and retained contain features regulated by Conservation Sudbury, including floodplain. Future development on the created lot will require a permit from Conservation Sudbury and will be directed to areas outside of the floodplain.

### Development Engineering, April 23, 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.

### Strategic and Environmental Planning, April 23, 2025

The subject lands contain watercourses and associated wetland that are known habitat for species at risk. Policy 2 of 9.2.2 Habitat of Endangered Species and Threatened Species prohibits development and site alteration in habitat of endangered and threatened species except in accordance with provincial and federal requirements. However, it appears that there is sufficient area outside of the wetlands on the proposed severed portion to allow for the development of a single detached dwelling and necessary servicing infrastructure (well and septic). As such, staff do not object to the proposed consent.

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

### Development Approvals, April 17, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 153 m along O'Neil Drive and an area of 23,200 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of buildings or structures. The applicant advised that the severed lands are intended for residential development that will be serviced by an individual well and septic system with access from O'Neil Drive.

The lands to be retained will have a frontage of +/- 280.25 m on O'Neil Drive and a lot area of 107,000 m<sup>2</sup>. The subject lands contain are vacant of buildings and structures and are predominantly comprised of floodplain area.

The subject lands are designated 'Rural' and 'Parks and Open Space' in the City's Official Plan, are zoned 'OSC' Open Space Conservation and 'RU' Rural in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The applicant has advised that this is a reapplication of Consent File B0011/2017, which has lapsed.

Staff have reviewed the severed and retained lands against the 'RU' and 'OSC' standards respectively and are of the opinion that the standards are being maintained as a result of the

severance.

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.

Infrastructure Capital Planning Services, April 17, 2025

No Concerns

Linear Infrastructure Services, April 17, 2025

No Concerns

Sudbury Hydro, April 16, 2025

No concerns - outside of our territory.

Site Plan, April 15, 2025

No Concerns

Revenue Services, April 14, 2025

No Concerns

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:

CONSERVATION SUDBURY

the owner(s) of PIN(s) 734960698, Part Lot 10, Concession 1, Units A, 1 & 2, Expropriation Plan D-105, Unit 1, Expropriation Plan D-107, except Part 1, Plan 53R-15792 and Parts 1-3, Plan 53R-18601, Township of Garson, 0 O'Neil Drive

for consent to sever a new lot on the northeast side of the subject property providing an approximate 153.0 m lot frontage, 190.0m lot depth, 23200.0 sq. m (2.32 ha) lot area and designated as Part 1 on Plan 53R-20778, 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) 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.
- 5) 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.
- 6) 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-2025-00012

Monday, April 28, 2025

OWNER(S): RAY QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
 PAULINE QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
 LISE TULLIS, 396 Lake Drive South, Keswick, Ontario, Canada L4P 1P1

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

LOCATION: PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

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 a new lot on the southeast side of the subject property, identified as Lot 1 on the sketch submitted with the Application, providing an approximate 2109.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 28, 2025

No Comment Received

Corridor Management, April 28, 2025

No Comment Received

Hydro One, April 28, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 28, 2025

No Comment Received

Building Services, April 24, 2025

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

A minor variance will be required for reduced lot area and reduced frontage of the severed lots.

Ministry of Transportation, April 24, 2025

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

Development Engineering, April 23, 2025

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.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Strategic and Environmental Planning, April 23, 2025

No Concerns

Conservation Sudbury, April 17, 2025

Conservation Sudbury has no objection to consent application MV-CON-2025-00012 to create a new lot on the southeast side of the subject property (lot 1). Parent parcel contains some floodplain which is shown on the consent sketch. Please note that Conservation Sudbury is currently completing a new floodplain study for the Whitson River watershed and results are anticipated by the end of the year. The floodplain elevation at this location may change.

Infrastructure Capital Planning Services, April 17, 2025

The subject property to be severed is within the Whitson River 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 17, 2025

No Concerns

Sudbury Hydro, April 16, 2025

No concerns - outside of our territory.

Development Approvals, April 15, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 16.24 m along Dominion Drive and an area of 2,109.95 m<sup>2</sup> (0.21 ha) from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of any buildings and structures and are intended for residential development.

The lands to be retained will have a frontage of 171.45 m on Dominion Drive and a lot area of 20.47 ha. The lands to be retained is currently vacant of buildings and structures and is intended for future residential development.

The subject lands are designated 'Rural' in the City's Official Plan, are subject to Special Policy Area 21.119, are zoned 'RU' Rural in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands are subject to Official Plan Amendment 141 (file # 701-7/24-01), which permits the creation of six new residential lots within the Rural land use designation where a maximum of 3 new lots may be created from a single parent rural parcel in existence as of June 14, 2006, with all severed lot having less than the minimum required lot size of 2 ha and minimum public road frontage of 90 m. The lands are also subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. Additionally, the lands are subject to Zoning By-law Amendment Application (file 751-7/24-07), which proposes to rezone the lands from the "RU" Rural, to "RU(S)", Rural Special. Site specific relief has been conditionally granted for the following:

- Reduced lot frontage to 16.0 metres, where 90.0 metres of frontage is required;
- Minimum lot size of 0.21 hectares, where a 2.0 hectares in lot size is required; and,
- Minimum interior side yard setback of 1.2 metres plus 0.6 metres for each full storey above the first storey abutting an interior side yard, where 10.0 metres interior side yard setback is required.

The applications were brought to Planning Committee on November 13, 2024. Planning Committee Resolutions PL2024-162, PL2024-163, and PL2024-164 permitted the creation of six lots with reduced area and frontage to proceed by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on November 26, 2024 (resolution CC2024-270). The Official Plan Amendment is in full force and effect and the Zoning By-law Amendment Application is conditionally approved.

Given Committee's direction to proceed by way of consent, staff have evaluated the severed and retained lands against special policy area 21.119 and zoning standards of the proposed 'RU(S)' zone and are of the opinion that the standards will be met as a result of the severance.

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.
2. That Zoning By-law Amendment Application 751-7/24-07 be in full force and effect.

Site Plan, April 15, 2025

No Concerns

Revenue Services, April 14, 2025

No Concerns

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:

RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

the owner(s) of PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

for consent to sever a new lot on the southeast side of the subject property, identified as Lot 1 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 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 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) 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.
- 9) That the amending zoning by-law pertaining to File 751-7/24-07 be in full force and effect prior to the issuance of a Certificate.
- 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-2025-00013

Monday, April 28, 2025

OWNER(S): RAY QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
 PAULINE QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
 LISE TULLIS, 396 Lake Drive South, Keswick, Ontario, Canada L4P1P1

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

LOCATION: PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

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 a new lot on the southeast side of the subject property, identified as Lot 2 on the sketch submitted with the Application, providing an approximate 2109.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 28, 2025

No Comment Received

Corridor Management, April 28, 2025

No Comment Received

Hydro One, April 28, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 28, 2025

No Comment Received

Building Services, April 24, 2025

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

A minor variance will be required for reduced lot area and reduced frontage of the severed lots.

Ministry of Transportation, April 24, 2025

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

Development Engineering, April 23, 2025

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.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Strategic and Environmental Planning, April 23, 2025

No Concerns

Conservation Sudbury, April 17, 2025

Conservation Sudbury has no objection to consent application MV-CON-2025-00013 to create a new lot on the southeast side of the subject property (lot 2). Parent parcel contains some floodplain which is shown on the consent sketch. Please note that Conservation Sudbury is currently completing a new floodplain study for the Whitson River watershed and results are anticipated by the end of the year. The floodplain elevation at this location may change.

Infrastructure Capital Planning Services, April 17, 2025

The subject property to be severed is within the Whitson River 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 17, 2025

No Concerns

Sudbury Hydro, April 16, 2025

No concerns - outside of our territory.

Development Approvals, April 15, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 16.24 m along Dominion Drive and an area of 2,109.95 m<sup>2</sup> (0.21 ha) from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of any buildings and structures and are intended for residential development.

The lands to be retained will have a frontage of 171.45 m on Dominion Drive and a lot area of 20.47 ha. The lands to be retained is currently vacant of buildings and structures and is intended for future residential development.

The subject lands are designated 'Rural' in the City's Official Plan, are subject to Special Policy Area 21.119, are zoned 'RU' Rural in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands are subject to Official Plan Amendment 141 (file # 701-7/24-01), which permits the creation of six new residential lots within the Rural land use designation where a maximum of 3 new lots may be created from a single parent rural parcel in existence as of June 14, 2006, with all severed lot having less than the minimum required lot size of 2 ha and minimum public road frontage of 90 m. The lands are also subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. Additionally, the lands are subject to Zoning By-law Amendment Application (file 751-7/24-07), which proposes to rezone the lands from the "RU" Rural, to "RU(S)", Rural Special. Site specific relief has been conditionally granted for the following:

- Reduced lot frontage to 16.0 metres, where 90.0 metres of frontage is required;
- Minimum lot size of 0.21 hectares, where a 2.0 hectares in lot size is required; and,
- Minimum interior side yard setback of 1.2 metres plus 0.6 metres for each full storey above the first storey abutting an interior side yard, where 10.0 metres interior side yard setback is required.

The applications were brought to Planning Committee on November 13, 2024. Planning Committee Resolutions PL2024-162, PL2024-163, and PL2024-164 permitted the creation of six lots with reduced area and frontage to proceed by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on November 26, 2024 (resolution CC2024-270). The Official Plan Amendment is in full force and effect and the Zoning By-law Amendment Application is conditionally approved.

Given Committee's direction to proceed by way of consent, staff have evaluated the severed and retained lands against special policy area 21.119 and zoning standards of the proposed 'RU(S)' zone and are of the opinion that the standards will be met as a result of the severance.

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.
2. That Zoning By-law Amendment Application 751-7/24-07 be in full force and effect.

Site Plan, April 15, 2025

No Concerns

Revenue Services, April 14, 2025

No Concerns

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:

RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

the owner(s) of PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

for consent to sever a new lot on the southeast side of the subject property, identified as Lot 2 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 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 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) 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.
- 9) That the amending zoning by-law pertaining to File 751-7/24-07 be in full force and effect prior to the issuance of a Certificate.
- 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-2025-00014

Monday, April 28, 2025

OWNER(S): RAY QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
PAULINE QUESNEL, 2863 Dominion Drive, Val Caron, ON, Canada P3N1R3  
LISE TULLIS, 396 Lake Drive South, Keswick, Ontario, Canada L4P1P1

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

LOCATION: PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

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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 a new lot on the southeast side of the subject property, identified as Lot 3 on the sketch submitted with the Application, providing an approximate 2109.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 28, 2025

No Comment Received

Corridor Management, April 28, 2025

No Comment Received

Hydro One, April 28, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 28, 2025

No Comment Received

Building Services, April 24, 2025

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

A minor variance will be required for reduced lot area and reduced frontage of the severed lots.

Ministry of Transportation, April 24, 2025

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

Development Engineering, April 23, 2025

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 to 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.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Strategic and Environmental Planning, April 23, 2025

No Concerns

Conservation Sudbury, April 17, 2025

Conservation Sudbury has no objection to consent application MV-CON-2025-00014 to create a new lot on the southeast side of the subject property (lot 3). Parent parcel contains some floodplain which is shown on the consent sketch. Please note that Conservation Sudbury is currently completing a new floodplain study for the Whitson River watershed and results are anticipated by the end of the year. The floodplain elevation at this location may change.

Infrastructure Capital Planning Services, April 17, 2025

The subject property to be severed is within the Whitson River 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 17, 2025

No Concerns

Sudbury Hydro, April 16, 2025

No concerns - outside of our territory.

Development Approvals, April 15, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 16.24 m along Dominion Drive and an area of 2,109.95 m<sup>2</sup> (0.21 ha) from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of any buildings and structures and are intended for residential development.

The lands to be retained will have a frontage of 171.45 m on Dominion Drive and a lot area of 20.47 ha. The lands to be retained is currently vacant of buildings and structures and is intended for future residential development.

The subject lands are designated 'Rural' in the City's Official Plan, are subject to Special Policy Area 21.119, are zoned 'RU' Rural in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands are subject to Official Plan Amendment 141 (file # 701-7/24-01), which permits the creation of six new residential lots within the Rural land use designation where a maximum of 3 new lots may be created from a single parent rural parcel in existence as of June 14, 2006, with all severed lot having less than the minimum required lot size of 2 ha and minimum public road frontage of 90 m. The lands are also subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. Additionally, the lands are subject to Zoning By-law Amendment Application (file 751-7/24-07), which proposes to rezone the lands from the "RU" Rural, to "RU(S)", Rural Special. Site specific relief has been conditionally granted for the following:

- Reduced lot frontage to 16.0 metres, where 90.0 metres of frontage is required;
- Minimum lot size of 0.21 hectares, where a 2.0 hectares in lot size is required; and,
- Minimum interior side yard setback of 1.2 metres plus 0.6 metres for each full storey above the first storey abutting an interior side yard, where 10.0 metres interior side yard setback is required.

The applications were brought to Planning Committee on November 13, 2024. Planning Committee Resolutions PL2024-162, PL2024-163, and PL2024-164 permitted the creation of six lots with reduced area and frontage to proceed by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on November 26, 2024 (resolution CC2024-270). The Official Plan Amendment is in full force and effect and the Zoning By-law Amendment Application is conditionally approved.

Given Committee's direction to proceed by way of consent, staff have evaluated the severed and retained lands against special policy area 21.119 and zoning standards of the proposed 'RU(S)' zone and are of the opinion that the standards will be met as a result of the severance.

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.
2. That Zoning By-law Amendment Application 751-7/24-07 be in full force and effect.

Site Plan, April 15, 2025

No Concerns

Revenue Services, April 14, 2025

No Concerns

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:

RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

the owner(s) of PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

for consent for consent to sever a new lot on the southeast side of the subject property identified as Lot 3 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 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 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) 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.
- 9) That the amending zoning by-law pertaining to File 751-7/24-07 be in full force and effect prior to the issuance of a Certificate.
- 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-2025-00015

Monday, April 28, 2025

OWNER(S): RAY QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
PAULINE QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
LISE TULLIS, 396 Lake Drive South, Keswick, Ontario, Canada L4P1P1

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

LOCATION: PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

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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 a new lot on the southeast side of the subject property, identified as Lot 4 on the sketch submitted with the Application, providing an approximate 2109.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 28, 2025

No Comment Received

Corridor Management, April 28, 2025

No Comment Received

Hydro One, April 28, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 28, 2025

No Comment Received

Building Services, April 24, 2025

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

A minor variance will be required for reduced lot area and reduced frontage of the severed lots.

Ministry of Transportation, April 24, 2025

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

Development Engineering, April 23, 2025

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.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Strategic and Environmental Planning, April 23, 2025

No Concerns

Conservation Sudbury, April 17, 2025

Conservation Sudbury has no objection to consent application MV-CON-2025-00015 to create a new lot on the southeast side of the subject property (lot 4). Parent parcel contains some floodplain which is shown on the consent sketch. Please note that Conservation Sudbury is currently completing a new floodplain study for the Whitson River watershed and results are anticipated by the end of the year. The floodplain elevation at this location may change.

Infrastructure Capital Planning Services, April 17, 2025

The subject property to be severed is within the Whitson River 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 17, 2025

No Concerns

Sudbury Hydro, April 16, 2025

No concerns - outside of our territory.

Development Approvals, April 15, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 16.24 m along Dominion Drive and an area of 2,109.95 m<sup>2</sup> (0.21 ha) from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of any buildings and structures and are intended for residential development.

The lands to be retained will have a frontage of 171.45 m on Dominion Drive and a lot area of 20.47 ha. The lands to be retained is currently vacant of buildings and structures and is intended for future residential development.

The subject lands are designated 'Rural' in the City's Official Plan, are subject to Special Policy Area 21.119, are zoned 'RU' Rural in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands are subject to Official Plan Amendment 141 (file # 701-7/24-01), which permits the creation of six new residential lots within the Rural land use designation where a maximum of 3 new lots may be created from a single parent rural parcel in existence as of June 14, 2006, with all severed lot having less than the minimum required lot size of 2 ha and minimum public road frontage of 90 m. The lands are also subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. Additionally, the lands are subject to Zoning By-law Amendment Application (file 751-7/24-07), which proposes to rezone the lands from the "RU" Rural, to "RU(S)", Rural Special. Site specific relief has been conditionally granted for the following:

- Reduced lot frontage to 16.0 metres, where 90.0 metres of frontage is required;
- Minimum lot size of 0.21 hectares, where a 2.0 hectares in lot size is required; and,
- Minimum interior side yard setback of 1.2 metres plus 0.6 metres for each full storey above the first storey abutting an interior side yard, where 10.0 metres interior side yard setback is required.

The applications were brought to Planning Committee on November 13, 2024. Planning Committee Resolutions PL2024-162, PL2024-163, and PL2024-164 permitted the creation of six lots with reduced area and frontage to proceed by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on November 26, 2024 (resolution CC2024-270). The Official Plan Amendment is in full force and effect and the Zoning By-law Amendment Application is conditionally approved.

Given Committee's direction to proceed by way of consent, staff have evaluated the severed and retained lands against special policy area 21.119 and zoning standards of the proposed 'RU(S)' zone and are of the opinion that the standards will be met as a result of the severance.

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.
2. That Zoning By-law Amendment Application 751-7/24-07 be in full force and effect.

Site Plan, April 15, 2025

No Concerns

Revenue Services, April 14, 2025

No Concerns

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:

RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

the owner(s) of PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

for consent to sever a new lot on the southeast side of the subject property, identified as Lot 4 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 sq. m lot area, 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) 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.
- 9) That the amending zoning by-law pertaining to File 751-7/24-07 be in full force and effect prior to the issuance of a Certificate.
- 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-2025-00016

Monday, April 28, 2025

OWNER(S): RAY QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
 PAULINE QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
 LISE TULLIS, 396 Lake Drive South, Keswick, Ontario, Canada L4P1P1

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

LOCATION: PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

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 a new lot on the southeast side of the subject property identified as Lot 5 on the sketch submitted with the Application, providing an approximate 2109.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 28, 2025

No Comment Received

Corridor Management, April 28, 2025

No Comment Received

Hydro One, April 28, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 28, 2025

No Comment Received

Building Services, April 24, 2025

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

A minor variance will be required for reduced lot area and reduced frontage of the severed lots.

Ministry of Transportation, April 24, 2025

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

Development Engineering, April 23, 2025

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 to 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.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Strategic and Environmental Planning, April 23, 2025

No Concerns

Conservation Sudbury, April 17, 2025

Conservation Sudbury has no objection to consent application MV-CON-2025-00016 to create a new lot on the southeast side of the subject property (lot 5). Parent parcel contains some floodplain which is shown on the consent sketch. Please note that Conservation Sudbury is currently completing a new floodplain study for the Whitson River watershed and results are anticipated by the end of the year. The floodplain elevation at this location may change.

Infrastructure Capital Planning Services, April 17, 2025

The subject property to be severed is within the Whitson River 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 17, 2025

No Concerns

Sudbury Hydro, April 16, 2025

No concerns - outside of our territory.

## Development Approvals, April 15, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 16.24 m along Dominion Drive and an area of 2,109.95 m<sup>2</sup> (0.21 ha) from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of any buildings and structures and are intended for residential development.

The lands to be retained will have a frontage of 171.45 m on Dominion Drive and a lot area of 20.47 ha. The lands to be retained is currently vacant of buildings and structures and is intended for future residential development.

The subject lands are designated 'Rural' in the City's Official Plan, are subject to Special Policy Area 21.119, are zoned 'RU' Rural in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands are subject to Official Plan Amendment 141 (file # 701-7/24-01), which permits the creation of six new residential lots within the Rural land use designation where a maximum of 3 new lots may be created from a single parent rural parcel in existence as of June 14, 2006, with all severed lot having less than the minimum required lot size of 2 ha and minimum public road frontage of 90 m. The lands are also subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. Additionally, the lands are subject to Zoning By-law Amendment Application (file 751-7/24-07), which proposes to rezone the lands from the "RU" Rural, to "RU(S)", Rural Special. Site specific relief has been conditionally granted for the following:

- Reduced lot frontage to 16.0 metres, where 90.0 metres of frontage is required;
- Minimum lot size of 0.21 hectares, where a 2.0 hectares in lot size is required; and,
- Minimum interior side yard setback of 1.2 metres plus 0.6 metres for each full storey above the first storey abutting an interior side yard, where 10.0 metres interior side yard setback is required.

The applications were brought to Planning Committee on November 13, 2024. Planning Committee Resolutions PL2024-162, PL2024-163, and PL2024-164 permitted the creation of six lots with reduced area and frontage to proceed by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on November 26, 2024 (resolution CC2024-270). The Official Plan Amendment is in full force and effect and the Zoning By-law Amendment Application is conditionally approved.

Given Committee's direction to proceed by way of consent, staff have evaluated the severed and retained lands against special policy area 21.119 and zoning standards of the proposed 'RU(S)' zone and are of the opinion that the standards will be met as a result of the severance.

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.
2. That Zoning By-law Amendment Application 751-7/24-07 be in full force and effect.

## Site Plan, April 15, 2025

No Concerns

## Revenue Services, April 14, 2025

No Concerns

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:

RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

the owner(s) of PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

for consent to sever and create a new lot on the southeast side of the subject property identified as Lot 5 on the sketch submitted with the Application, providing an approximate 2109.0 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 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) 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.
- 9) That the amending zoning by-law pertaining to File 751-7/24-07 be in full force and effect prior to the issuance of a Certificate.
- 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-2025-00017

Monday, April 28, 2025

OWNER(S): RAY QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
 PAULINE QUESNEL, 2836 Dominion Drive, Val Caron, ON, Canada P3N1R3  
 LISE TULLIS, 396 Lake Drive South, Keswick, Ontario, Canada L4P1P1

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

LOCATION: PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

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 a new lot on the southeast side of the subject property, identified as Lot 6 on the sketch submitted with the Application, providing an approximate 2109.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 28, 2025

No Comment Received

Corridor Management, April 28, 2025

No Comment Received

Hydro One, April 28, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 28, 2025

No Comment Received

Building Services, April 24, 2025

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

A minor variance will be required for reduced lot area and reduced frontage of the severed lots.

Ministry of Transportation, April 24, 2025

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

Development Engineering, April 23, 2025

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 to 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.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Strategic and Environmental Planning, April 23, 2025

No Concerns

Conservation Sudbury, April 17, 2025

Conservation Sudbury has no objection to consent application MV-CON-2025-00017 to create a new lot on the southeast side of the subject property (lot 6). Parent parcel contains some floodplain which is shown on the consent sketch. Please note that Conservation Sudbury is currently completing a new floodplain study for the Whitson River watershed and results are anticipated by the end of the year. The floodplain elevation at this location may change.

Infrastructure Capital Planning Services, April 17, 2025

The subject property to be severed is within the Whitson River 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 17, 2025

No Concerns

Sudbury Hydro, April 16, 2025

No concerns - outside of our territory.

Development Approvals, April 15, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 16.24 m along Dominion Drive and an area of 2,109.95 m<sup>2</sup> (0.21 ha) from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of any buildings and structures and are intended for residential development.

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Given Committee's direction to proceed by way of consent, staff have evaluated the severed and retained lands against special policy area 21.119 and zoning standards of the proposed 'RU(S)' zone and are of the opinion that the standards will be met as a result of the severance.

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.
2. That Zoning By-law Amendment Application 751-7/24-07 be in full force and effect.

Site Plan, April 15, 2025

No Concerns

Revenue Services, April 14, 2025

No Concerns

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:

RAY QUESNEL AND PAULINE QUESNEL AND LISE TULLIS

the owner(s) of PIN(s) 735050360, Parcel 37310 SEC SES SRO, Part Lot 7, Concession 2, Parts 1 & 2, Plan 53R-4322, Township of Hanmer, 0 Dominion Drive, Hanmer

for consent to sever a new lot on the southeast side of the subject property, identified as Lot 6 on the sketch submitted with the Application, providing an approximate 16.24m lot frontage, 130.0m lot depth and 2109.0 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 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(s)/applicant(s) provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRs) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
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- 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