

SUBMISSION NO. B0008/2024

April 08, 2024

OWNER(S): 2694565 ONTARIO INC., 254 Larch Street, Sudbury, ON, P3B 1M1

AGENT(S): SINCLAIR & SINCLAIR BARRISTERS AND SOLICITORS, Atte: M.D. Sinclair, 214 Alder Street, Sudbury ON P3C 4J2

LOCATION: PIN 73584 0180, Survey Plan 53R-15926 Part(s) 1, 2 and 3, Lot(s) Part 42, Subdivision 2-SB, Lot Part 5, Concession 3 as in S115835, Township of McKim, 254 Larch Street, Sudbury

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SUMMARY

Zoning: The property is zoned C4(1) (Office Commercial), C4.D90(18) (Office Commercial) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Transfer an approximate 557.5 sq.m. west portion of the subject property.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, April 05, 2024

This application seeks to transfer a westerly portion of the subject property providing 15.24m frontage, approximate 36.58m depth and 557.50 sq.m. area. The application is subject to a concurrent Minor Variance application A0019/2024 which is requesting reduced standards for frontage. Staff do not oppose B0008/2024, however, staff recommend a condition of approval that the applicant obtain the required relief to support the proposed severance.

CGS: Strategic and Environmental Planning, April 04, 2024

No concerns.

CGS: Building Services Section, April 04, 2024

No concerns.

CGS: Infrastructure Capital Planning Services, April 03, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Both retained lot and transferred lot have sewer and water at the lot line.

Drainage  
The subject property to be severed is within the Junction Creek watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of \$1,000 is required as a condition of approval.

The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

The Nickel District Conservation Authority, April 02, 2024

Conservation Sudbury does not object to Consent Application B0008/2024. The subject property is not located in any area regulated by the Conservation Authority.

Greater Sudbury Hydro Inc., April 02, 2024

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

A four metre (4 m) Frontage Easement along Larch Street, Brian Mckee Lane and Madrid Lane across the entire parcel (both severed and retained lands), registered on title to the subject property and an easement to protect the existing infrastructure as provided in sketch (attached), 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.

Ministry of Transportation, March 26, 2024

The subject lands are not within MTO's permit control area, therefore, MTO has no comments to provide.

CGS: Site Plan Control, March 25, 2024

Note, for application B0008/2024 – 254 Larch – there is no registered SPCA on this property.

CGS: Tax Department, March 25, 2024

No objection.

CGS: Development Engineering, March 25, 2024

No objection

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:

2694565 ONTARIO INC.

the owner(s) of PIN 73584 0180, Survey Plan 53R-15926 Part(s) 1, 2 and 3, Lot(s) Part 42, Subdivision 2-SB, Lot Part 5, Concession 3 as in S115835, Township of McKim, 254 Larch Street, Sudbury

for consent to transfer a westerly portion of the subject property providing 15.24m frontage, approximate 36.58m depth and 557.50 sq.m. 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 2% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.

- 4) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 6) That the owner/applicant convey and have registered on title to the subject property a four metre (4.0m) Frontage Easement along Larch Street, Brian Mckee Lane and Madrid Lane, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. together with an easement to protect the existing infrastructure along the easterly portion of the severed lands. 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.
- 7) That the owner/applicant contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 8) That the owner/applicant receive final and binding approval for minor variance A0019/2024 on the lands to be severed from Committee of Adjustment and that the necessary approvals be in full force and effect prior to the issuance of a Certificate and to the satisfaction of the Director of Planning Services.
- 9) 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. B0009/2024

April 08, 2024

OWNER(S): TIMESTONE CORPORATION, Attn: John Zulich 1730 Regent St Suite 5, Sudbury ON P3E 3Z8

AGENT(S):

LOCATION: PIN 73576 0512, Lot(s) 117, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 102 Birmingham Drive, Sudbury

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SUMMARY

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

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

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, April 05, 2024

This application seeks to divide the subject parcel along the party wall of the semi-detached dwelling. From the information provided, the both lots comply with the zoning standards. However, the applicant is advised that compliance with all of the standards of the zoning by-law is determined at the building permit review stage. Staff are recommending approval.

CGS: Strategic and Environmental Planning, April 04, 2024

No concerns.

CGS: Building Services Section, April 04, 2024

Based on the information provided, we can advise that Building Services has the following comments.

- 1. Building Services to verify construction of the party wall meets the requirements of the Ontario Building Code.
- 2. A search of our records indicates that Building Permit B22-1823 has not been completed for 102-104 Birmingham Drive. Owner shall contact Building Services to discuss outstanding items.

CGS: Infrastructure Capital Planning Services, April 03, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Sewer and water are at the lot line for both sides of the semi.

Drainage  
No concerns.

The Nickel District Conservation Authority, April 02, 2024

Conservation Sudbury does not object to Consent Application B0009/2024. The subject property is not located in any area regulated by the Conservation Authority.

Greater Sudbury Hydro Inc., April 02, 2024

No conflict.

Ministry of Transportation, March 26, 2024

The subject lands are not within MTO's permit control area, therefore, MTO has no comments to provide.

CGS: Site Plan Control, March 25, 2024

No objection.

CGS: Tax Department, March 25, 2024

No objection.

CGS: Development Engineering, March 25, 2024

No objection.

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:

TIMESTONE CORPORATION

the owner(s) of PIN 73576 0512, Lot(s) 117, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 102 Birmingham Drive, Sudbury

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

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 4) That 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. B0010/2024

April 08, 2024

OWNER(S): RIITA-LIISA MELIN, 151 Red Deer Lake Road South, Sudbury, ON P3E 4N1
PENTTI KIVISTO, 151 Red Deer Lake Road South, Sudbury, ON P3E 4N1

AGENT(S): TULLOCH ENGINEERING - AARON ARIGANELLO, Attn: Aaron Ariganello 1942 REGENT STREET UNIT
L SUDBURY ON P3E 5V5

LOCATION: PINs 73477 0303 & 73477 0307, Surveys Plan 53R-21845 Part(s) 1 & Plan 53R-21845 Part(s) 5, Lots Part
4, Part 3, Concessions 3, 3, Township of Broder, McFarlane Lake Road, Sudbury

SUMMARY

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

Application: Consolidate an approximate 0.1ha southwest portion of the subject property with abutting PIN
73477-0056.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, April 05, 2024

This application seeks to consolidate an approximate 0.1 ha southwest portion of the subject property
with abutting PIN 73477-0056 (LT). The effect of the application would be to bring the benefiting parcel
further into compliance with the Rural zone standards while the retained parcel continues to be in
compliance with the Rural zone standards. As such, staff recommend approval.

CGS: Strategic and Environmental Planning, April 04, 2024

No concerns.

CGS: Building Services Section, April 04, 2024

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

Owner of property municipally known as 390 McFarlane Lake Road to be informed of the following
information:

1. A search of our records indicates there is a Building Permit which has not been completed for 390
McFarlane Lake Road. Owner shall contact Building Services to discuss outstanding items. Building
permit B12-1583

2. Based on a search of our records, it appears there may be shipping and storage container on site.
Shipping and storage containers are not permitted on RU zoned properties and removal will be
required.

CGS: Infrastructure Capital Planning Services, April 03, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation  
No concerns.

Technical Services  
No municipal sewer or water available.

Drainage  
No concerns.

The Nickel District Conservation Authority, April 02, 2024

Conservation Sudbury does not object to Consent Application B0010/2024. There does not appear to be any features on the consolidated portion of this application. However, the remainder of the parcel may contain features regulated by Conservation Sudbury, including wetlands, watercourses and valley slopes. Development within 30m of features regulated by Conservation Sudbury requires permission.

Greater Sudbury Hydro Inc., April 02, 2024

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

A three metre (3 m) Frontage Easement along McFarlane Lake Road, across the entire parcel (both severed and retained lands) , registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

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

Ministry of Transportation, March 26, 2024

The subject lands are not within MTO's permit control area, therefore, MTO has no comments to provide.

CGS: Site Plan Control, March 25, 2024

No objection.

CGS: Tax Department, March 25, 2024

No objection.

CGS: Development Engineering, March 25, 2024

No objection.

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:

RIITA-LIISA MELIN AND PENTTI KIVISTO

the owner(s) of PINs 73477 0303 & 73477 0307, Surveys Plan 53R-21845 Part(s) 1 & Plan 53R-21845 Part(s) 5, Lots Part 4, Part 3, Concessions 3, 3, Township of Broder, McFarlane Lake Road, Sudbury

for consent to consolidate an approximate 0.1ha southwest portion of the subject property with abutting PIN 73477-0056 (LT), be approved, with the stipulation that subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owners/applicants provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 4) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along McFarlane Lake Road, 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 owners/applicants are also responsible for obtaining/providing a Postponement to be registered on title to the subject property in favour of Greater Sudbury Hydro Inc.'s interest with respect to any and all existing Charge/Mortgage/Lien and/or encumbrance registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
- 5) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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

Consent Official:



SUBMISSION NO. B0011/2024

April 08, 2024

OWNER(S): LUC MESSIER, 3416 Martin Road, Blezard Valley, ON P0M 1E0

AGENT(S):

LOCATION: PIN 73347 1484 SRO, Parcel 17689, Survey Plan 53R-14524 Part(s) 1 and 2, Lot Part 10, Concession 2, Township of Rayside, Pilon Street, Chelmsford

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SUMMARY

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

Application: Transfer an approximate 1,514.25 sq.m. east vacant portion of the subject property.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, April 05, 2024

This application seeks to transfer an easterly vacant portion of the subject property providing 16.87m lot frontage, approximate 89.76m lot depth and 1,514.25 sq.m, lot area. It appears that the proposed severed and retained parcels are compliant with the standards of the R1-5 zone. As such, staff recommend approval.

CGS: Strategic and Environmental Planning, April 04, 2024

No concerns.

CGS: Building Services Section, April 04, 2024

No concerns.

CGS: Infrastructure Capital Planning Services, April 03, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Sewer and water main front the lot. Water service is at lot line for the severed lot but there is no sanitary service.

No sewer or water servicing at lot line for the retained lot. Owner to pay to run services from main to lot line.

Driveway to be a shared between the retained and the severed lots. Each driveway will be 5m in width for a total of 10m. Driveway to meet Pilon Street at a 90-degree angle. Contact Technical Services for appropriate permits.

Drainage

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.

The Nickel District Conservation Authority, April 02, 2024

Conservation Sudbury does not object to Consent Application B0011/2024. The subject property does not appear to be located in any area regulated by the Conservation Authority.

Greater Sudbury Hydro Inc., April 02, 2024

B0011/2024 falls outside of our territory.

Ministry of Transportation, March 26, 2024

The subject lands are not within MTO's permit control area, therefore, MTO has no comments to provide.

CGS: Site Plan Control, March 25, 2024

No objection.

CGS: Tax Department, March 25, 2024

Please have the owner for B0011/2024 contact Revenue Services at ext 2601.

CGS: Development Engineering, March 25, 2024

No objection.

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:

LUC MESSIER

the owner(s) of PIN 73347 1484 SRO, Parcel 17689, Survey Plan 53R-14524 Part(s) 1 and 2, Lot Part 10, Concession 2, Township of Rayside, Pilon Street, Chelmsford

for consent to transfer an easterly vacant portion of the subject property providing 16.87m lot frontage, approximate 89.76m lot depth and 1,514.25 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 a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 5) That prior to the issuance of a Certificate, the owner/applicant apply for and receive a driveway entrance permit for the proposed lot to the satisfaction of the General Manager of Growth & Infrastructure.
- 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 Policy Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.

Consent Official:

A handwritten signature in black ink, appearing to read "Pa. Reuz", followed by a period.