



APPLICATION FOR CONSENT

SUBMISSION NO. B0046/2024

August 06, 2024

OWNER(S): JACQUELINE HOULE, 3950 Notre Dame Avenue Hanmer ON P3P 1X3
REJEAN HOULE, 3950 Notre Dame Avenue Hanmer ON P3P 1X3

AGENT(S): RYAN VIS, 770 Dominion Drive, Hanmer, ON P3P 0A7

LOCATION: PIN 73508 0389, Parcel 42659 SEC SES SRO, Survey Plan 53R-6460 Part(s) 3 and 4, Lot Part 12, Concession 2, Township of Capreol, 3950 Notre Dame Avenue, Hanmer

SUMMARY

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

Application: Create a new lot on the north side of the subject property with an approximate lot area of 3.4 hectares.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, August 06, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns

Active Transportation
No concerns.

Technical Services
No Municipal sewer or water available.

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.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Nickel District Conservation Authority, July 31, 2024

Conservation Sudbury does not object to Consent Application B0046/2024. The subject property is not located in any area regulated by the Conservation Authority.

Greater Sudbury Hydro Inc., July 30, 2024

Outside of our territory, therefore have no comments.

CGS: Development Approvals Section, July 26, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 197 m along Notre Dame Avenue and an area of 3.4 ha from 3950 Notre Dame Avenue, resulting in the creation of a new infill lot. The lands to be severed are vacant of buildings and structures and contain an easement along the north property line. The applicant has identified the intended use of the severed lands is for a private residence. The applicant has not provided a concept plan for the future building at this time. The applicant will need to demonstrate zoning conformity for the proposed use at the time of building permit. The lands to be retained have a frontage of 116 m on Notre Dame Avenue and a lot area of 2 ha. The lands to be retained contain a single detached dwelling and accessory buildings. The lands to be retained are serviced by a private well and septic system and have existing access from Notre Dame Avenue.

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

It is noted that the lands are subject to Official Plan Amendment 128 (file # 701-7/23-002), which established a special policy area permitting the severance of one lot having a minimum lot area of approximately 3 ha and a minimum lot frontage of 110 m with the retained lands having an area of approximately 2 ha and lot frontage of 116 m.

Staff have evaluated the severed and retained lands against the minimum lot area and minimum lot frontage standards of the 'RU' Zone and are of the opinion that the standards will be met as a result of the severance.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan. 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.

CGS: Building Services Section, July 24, 2024

Building Services has reviewed the submitted application for Consent and can advise that we have no concerns with the proposal.

CGS: Tax Department, July 23, 2024

No objections.

CGS: Development Engineering, July 23, 2024

No objection.

Ministry of Transportation, July 22, 2024

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

CGS: Site Plan Control, July 22, 2024

No objections.

Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

**DECISION:**

THAT the application by:

JACQUELINE HOULE AND REJEAN HOULE

the owner(s) of PIN 73508 0389, Parcel 42659 SEC SES SRO, Survey Plan 53R-6460 Part(s) 3 and 4, Lot Part 12, Concession 2, Township of Capreol, 3950 Notre Dame Avenue, Hanmer

for consent to create a new lot on the north side of the subject property providing an approximate 197.0m lot frontage, 176.0m lot depth and 3.4 ha lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an administrative processing fee be paid to the City of Greater Sudbury.
- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.
- 4) That the 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 be submitted to the Office of the Consent Official.
- 6) That the owners/applicants provide the Consent Official with comments from the Sudbury & District Health Unit stating that both the part to be transferred and the part to be retained are capable of supporting a subsurface sewage disposal system.
- 7) That the owners/applicants prove to the satisfaction of the General Manager of Growth & Infrastructure Services that an adequate quantity of potable water is available and, if water can only be made potable by treatment, an agreement with the City must be entered into and registered on title to the subject property.
- 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 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. B0047/2024

August 06, 2024

OWNER(S): BRAVO CONSTRUCTION, Attn: Sam Langella 2340 Josephine Street Sudbury ON P3A 2N2

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

LOCATION: PIN 73577 0535, Parcel 10919 SEC SES, Lot Part 11, Concession 3, Township of Neelon, 2131 Bancroft Drive, Sudbury

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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:** Create a new lot on the east side of the subject property providing an approximate lot area of 2085 sq. m., together with and subject to reciprocal easements for access purposes and storm water works.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, August 06, 2024

Roads  
No concerns.

Transportation and Innovation Support  
It is unclear from the provided drawings if there are sufficient sight lines for the driveway entrance. As part of the driveway application process the owner will be required to demonstrate that there are sufficient sight lines for the driveway entrance location.

As a condition of approval, the owner must apply for and receive a driveway entrance permit prior to the issuance of a certificate, to the satisfaction of the General Manager of Infrastructure Services.

The owner understands and agrees that they will transfer to the City up to a 3-meter strip of property along the entire frontage of the Bancroft Drive of both the severed and retained lands for future road improvements, free of mortgages, charges, trust deeds and other encumbrances securing financing. The City shall be responsible for all survey and legal costs associated with this transfer.

Active Transportation  
No concerns.

Technical Services  
Newly created lot has sewer and water at lot line.  
Existing/remaining lot. Owner to pay for the installation of services from main to lot line.

Drainage  
The subject property to be severed is within the Ramsey Lake watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of \$1,000 is required as a condition of approval.  
The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Nickel District Conservation Authority, July 31, 2024

Conservation Sudbury does not oppose consent application B0047/2024. Both subject properties contain regulated hazards, including an erosion and flood hazard. Sufficient building envelopes are present to support the severance. Review of the Section 28 and technical information is ongoing.

#### Notes

Future development in regulated areas requires permission of Conservation Sudbury. Development includes, but is not limited to the construction of structures, addition to existing buildings, placement or removal of fill, site grading or alteration to watercourses.

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

Greater Sudbury Hydro Inc., July 30, 2024

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

A three metre (3 m) Frontage Easement along Bancroft Drive, across the entire parcel (both severed and retained lands), registered on title to the subject property. If there are existing anchors on the property and they fall outside of the 3m frontage easement – then we would also require an Anchoring Agreement for said. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

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

CGS: Building Services Section, July 29, 2024

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

CGS: Development Approvals Section, July 26, 2024

This application seeks to create one new urban residential lot having frontage on Bancroft Drive in Sudbury. The lands are designated Living Area 1 in the City's Official Plan and zoned "R1-5", Low Density Residential One under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The lands are also the subject of a conditional approval that was approved by the City's Planning Committee on March 20, 2023 and ratified by Council on March 21, 2023 (File # 751-6/21-31) that would rezone the lands to "R3(S)", Medium Density Residential Special. Staff note that the amending zoning by-law has not been enacted and therefore the lands continue to be zoned "R1-5" at this time. With respect to the resulting lot fabric, staff note that both the proposed severed and retained lands would appear to comply with minimum lot area, minimum lot frontage and minimum lot depth requirements of the "R1-5" Zone where lands have frontage on a secondary arterial road (ie. Bancroft Drive). Staff note that the submitted sketch depicts both the severed and retained lands each containing a row dwelling. It is noted, however, that the lands are presently zoned "R1-5" and row dwellings at present are not a permitted use. The lands once severed will only permit "R1-5" land uses until such time as the amending zoning by-law associated with the conditional rezoning approval is enacted and in full force and effect. Staff note that the application also includes an easement for access and stormwater purposes in order to allow for a shared driveway entrance onto Bancroft Drive that both the proposed severed and retained lands would utilize. Staff have no concerns with and is supportive of the reciprocal easements for access and stormwater purposes. Staff recommend that the application be approved.

CGS: Tax Department, July 23, 2024

No objections.

CGS: Development Engineering, July 23, 2024

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.

Ministry of Transportation, July 22, 2024

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

CGS: Site Plan Control, July 22, 2024

No objections.

Source Water Protection Plan, July 19, 2024

No activity or activities engaged in or proposed to be engaged in on the above noted property are considered to be significant drinking water threats at this time. You may undertake the activity or activities described in your application and proceed to apply for a Building Permit or Planning Approval as they are neither prohibited nor restricted for the purpose of Part IV of the Clean Water Act, 2006.

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:

**BRAVO CONSTRUCTION**

the owner(s) of PIN 73577 0535, Parcel 10919 SEC SES, Lot Part 11, Concession 3, Township of Neelon, 2131 Bancroft Drive, Sudbury

for consent to create a new lot on the east side of the subject property providing an approximate 28.5m lot frontage, 61.4m lot depth and 2085 sq. m. lot area, together with and subject to reciprocal easements for access purposes and storm water works be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That an administrative processing fee be paid to the City of Greater Sudbury.
- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.
- 4) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.

- 5) That a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 6) That 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 Infrastructure.
- 7) That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement to the satisfaction of the City Solicitor.
- 8) That the owner/applicant 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 & Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.
- 9) That the owner/applicant transfer to the City up to a three metre (3.0m) strip of property along the entire frontage of Bancroft Drive of both the severed and retained lands for future road improvements, free of mortgages, charges, trust deeds and other encumbrances securing financing, to the satisfaction of the General Manager of Growth & Infrastructure/City Solicitor. The City shall be responsible for all survey and legal costs associated with this transfer.
- 10) That the owner/applicant contribute \$1,000,000 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 11) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Bancroft Drive, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. If there are existing anchors on the subject property and they fall outside of the three (3.0m) Frontage Easement, the owner/applicant will be required to enter into an Anchoring Agreement. 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.
- 12) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the Planning Act. The proposal is in conformity with the Official Plan and is consistent with the Provincial 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. B0050/2024

August 06, 2024

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

AGENT(S):

LOCATION: PINs 73576 0508 & 73576 0509, Survey Plan 53R-21454 Part(s) 11 to 24, Lot(s) 119, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 123 Birmingham Drive, 125 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: Infrastructure Capital Planning Services, August 06, 2024

Roads

No concerns.

Transportation and Innovation Support

No concerns

Active Transportation

No concerns.

Technical Services

Sewer and water at lot line for both #123 and #125 Birmingham Drive.

No objections.

Drainage

No concerns.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Nickel District Conservation Authority, July 31, 2024

Conservation Sudbury does not object to Consent Application B0050/2024. The subject property is not located in any area regulated by the Conservation Authority.

Greater Sudbury Hydro Inc., July 30, 2024

No conflict.

CGS: Development Approvals Section, July 26, 2024

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached building to be located on the lands to be severed and one unit of a semi-detached building to be located on the lands to be retained. The shared property line between 123 Birmingham Drive and 125 Birmingham Drive would be located along the party wall of a future semi-detached building.

The subject lands are designated 'Living Area 1' in the City's Official Plan and zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law. The severance along the party wall would permit two lots that appear to be in compliance with the standards of the Zoning By-law.

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

CGS: Building Services Section, July 24, 2024

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

We acknowledge Building Permit BP-NEW-2023-00353 and the specified construction of the subject party wall.

CGS: Tax Department, July 23, 2024

No objections.

CGS: Development Engineering, July 23, 2024

No objection.

Ministry of Transportation, July 22, 2024

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

CGS: Site Plan Control, July 22, 2024

No objections.

Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

**DECISION:**

THAT the application by:

TIMESTONE CORPORATION

the owner(s) of PINs 73576 0508 & 73576 0509, Survey Plan 53R-21454 Part(s) 11 to 24, Lot(s) 119, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 123 Birmingham Drive, 125 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:

A handwritten signature in black ink, appearing to read "Ma Lewis".



## APPLICATION FOR CONSENT

SUBMISSION NO. B0051/2024

August 06, 2024

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

AGENT(S):

LOCATION: PIN 73576 0530, Survey Plan 53R-21454 Part(s) 29 to 35, Lot(s) 118, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 110 Birmingham Drive, 112 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: Infrastructure Capital Planning Services, August 06, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns

Active Transportation  
No concerns.

Technical Services  
Sewer and water at lot line for both #110 and #112 Birmingham Drive.  
No objections.

Drainage  
No concerns.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Nickel District Conservation Authority, July 31, 2024

Conservation Sudbury does not object to Consent Application B0051/2024. The subject property is not located in any area regulated by the Conservation Authority.

Greater Sudbury Hydro Inc., July 30, 2024

No conflict.

CGS: Development Approvals Section, July 26, 2024

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached building to be located on the lands to be severed and one unit of a semi-detached building to be located on the lands to be retained. The shared property line between 110 Birmingham Drive and 112 Birmingham Drive would be located along the party wall of a future semi-detached building.

The subject lands are designated 'Living Area 1' in the City's Official Plan and zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law. The severance along the party wall would permit two lots that appear to be in compliance with the standards of the Zoning By-law.

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

CGS: Building Services Section, July 24, 2024

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

We acknowledge Building Permit B22-1824 and the specified construction of the subject party wall.

CGS: Tax Department, July 23, 2024

No objections.

CGS: Development Engineering, July 23, 2024

No objection.

Ministry of Transportation, July 22, 2024

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

CGS: Site Plan Control, July 22, 2024

No objections.

Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

**DECISION:**

THAT the application by:

TIMESTONE CORPORATION

the owner(s) of PIN 73576 0530, Survey Plan 53R-21454 Part(s) 29 to 35, Lot(s) 118, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 110 Birmingham Drive, 112 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:

A handwritten signature in black ink, appearing to read "M. Reus", is written below the text "Consent Official:". The signature is cursive and fluid.

SUBMISSION NO. B0052/2024

August 06, 2024

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

AGENT(S):

LOCATION: PIN 73576 0533, Survey Plan 53R-21924 Part(s) 10, 11, and 12, Lot(s) 93, and Part 92, Subdivision M-1003, Lot Part 10, Concession 33, Township of Neelon, 116 Covington Crescent, 118 Covington Crescent, Sudbury

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SUMMARY

Zoning: The property is zoned R3(66) (Medium Density Residential) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

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

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, August 06, 2024

Roads

No concerns.

Transportation and Innovation Support

No concerns

Active Transportation

No concerns.

Technical Services

Sewer and water at lot line for both #116 and #118 Covington Crescent.

No objections.

Drainage

No concerns.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Greater Sudbury Hydro Inc., July 30, 2024

No conflict.

Nickel District Conservation Authority, July 29, 2024

Conservation Sudbury does not object to Consent Application B0052/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Development Approvals Section, July 26, 2024

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached dwelling to be located on the lands to be severed and one unit of a semi-detached dwelling to be located on the lands to be retained. The shared property line between 116 Covington Crescent and 118 Covington Crescent would be located along the centreline of the future semi-detached dwelling.

The subject lands are designated 'Living Area 1' in the City's Official Plan and zoned 'R3(66)' Medium Density Residential Special within the City of Greater Sudbury Zoning By-law. The severance along the centreline of the semi-detached dwelling would permit two lots that appear to be in compliance with the standards of the Zoning By-law.

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

CGS: Building Services Section, July 24, 2024

Building Services has reviewed the submitted application for Consent and can advise that we have no concerns with the request for consent along the centerline of the two structures, being the built form of a linked dwelling.

We acknowledge Building Permit BP-NEW-2023-00355 and the specified construction of the exterior building walls.

CGS: Tax Department, July 23, 2024

No objections.

CGS: Development Engineering, July 23, 2024

No objection.

Ministry of Transportation, July 22, 2024

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

CGS: Site Plan Control, July 22, 2024

No objections.

Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:

TIMESTONE CORPORATION

the owner(s) of PIN 73576 0533, Survey Plan 53R-21924 Part(s) 10, 11, and 12, Lot(s) 93, and Part 92, Subdivision M-1003, Lot Part 10, Concession 33, Township of Neelon, 116 Covington Crescent, 118 Covington Crescent, 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:

A handwritten signature in black ink, appearing to read "Pa' Lewis", is written on the line for the Consent Official.



## APPLICATION FOR CONSENT

SUBMISSION NO. B0053/2024

August 06, 2024

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

AGENT(S):

LOCATION: PIN 73576 0534, Survey Plan 53R-21924 Part(s) 13, 14, and 15, Lot(s) 91 and Part 92, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 134 Covington Crescent, Sudbury

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### SUMMARY

Zoning: The property is zoned R3(66) (Medium Density Residential) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

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

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, August 06, 2024

Roads

No concerns.

Transportation and Innovation Support

No concerns

Active Transportation

No concerns.

Technical Services

According to frontage dimensions of the attached drawings, the transferred lot has sewer and water at lot line. The retained lot has no services.

Drainage

No concerns.

CGS: Strategic and Environmental Planning, August 02, 2024

No concerns.

Nickel District Conservation Authority, July 31, 2024

Conservation Sudbury does not object to Consent Application B0053/2024. The subject property is not located in any area regulated by the Conservation Authority.

Greater Sudbury Hydro Inc., July 30, 2024

No conflict.

CGS: Development Approvals Section, July 26, 2024

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached dwelling to be located on the lands to be severed and one unit of a semi-detached dwelling to be located on the lands to be retained. The shared property line between 134 Covington Crescent and abutting property would be located along the centreline of the future semi-detached dwelling.

The subject lands are designated 'Living Area 1' in the City's Official Plan and zoned 'R3(66)' Medium Density Residential Special within the City of Greater Sudbury Zoning By-law. The severance along the centreline of the semi-detached dwelling would permit two lots that appear to be in compliance with the standards of the Zoning By-law.

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

CGS: Building Services Section, July 24, 2024

Building Services has reviewed the submitted application for Consent and can advise that we have no concerns with the request for consent along the centerline of the two structures, being the built form of a linked dwelling.

We acknowledge Building Permit BP-NEW-2023-00354 and the specified construction of the exterior building walls.

CGS: Tax Department, July 23, 2024

No objections.

CGS: Development Engineering, July 23, 2024

No objection.

Ministry of Transportation, July 22, 2024

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

CGS: Site Plan Control, July 22, 2024

No objections.

Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:

TIMESTONE CORPORATION

the owner(s) of PIN 73576 0534, Survey Plan 53R-21924 Part(s) 13, 14, and 15, Lot(s) 91 and Part 92, Subdivision M-1003, Lot Part 10, Concession 3, Township of Neelon, 134 Covington Crescent, 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:

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Consent Official:

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