

SUBMISSION NO. B0065/2024

December 16, 2024

OWNER(S): 1000252971 ONTARIO LIMITED, 266 Stewart Drive Sudbury ON P3E 2R8

AGENT(S): TULLOCH ENGINEERING - VANESSA SMITH, 131 Fielding Road Sudbury ON P3Y 1L7

LOCATION: PIN 73504 2233, Parcel 20075A, Survey Plan 53R-14967 Part(s) except 1 and 2, Lot Part 6, Concession 1, Township of Hanmer, 0 Dominion Drive, Hanmer

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SUMMARY

Zoning: The property is zoned R3(99) (Medium Density Residential) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot from the subject property providing an approximate 1449.0 sq. m lot area.

ALSO SUBJECT TO CONSENT APPLICATIONS B66/24, B67/24 AND B68/24

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, December 18, 2024

Roads

Staff understand that a storm sewer will be required along the entire frontage of Dominion Drive as part of the Lot Grading Plan and therefore Staff have no concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Drainage

The subject property to be severed is within the Paquette Whitson Municipal Drain Area. Per the City Council Meeting held on Tuesday July 10, 2012, a cost contribution is required due to the improvements undertaken of the Paquette Whitson Municipal Drain. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Storm Sewer and appurtenances along Dominion is to be shown on the Lot Grading Plan. Driveway Culverts and Ditches within the City Right-of-Way will not be permitted along Dominion Drive. The new storm sewer shown on the Lot Grading Plan is to be connected to the existing storm sewer on Dominion Drive and is to outlet the Paquette Municipal Drain. Reference Drawings from the City Capital Project ENG19-16 can be shared with the applicant for background information purposes. Please reach out to Kayla.Schmidt@greatersudbury.ca should you have any questions or would like to discuss.

CGS: Development Engineering, December 16, 2024

Water & Sanitary Service Condition:

-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.

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.

-Dominion Drive is currently under the CGS No-Cut Policy. If sanitary and/or water services connections are to be made through trenching, then additional costs will be required as per the No-Cut Policy.

-The owner shall be responsible for upgrading the south side of Dominion Drive to an urban standard including storm drainage facilities and curb and gutter, to the satisfaction of the General Manager of Growth and Infrastructure.

-The owner shall be responsible for the cost of a 50mm asphalt overlay of Dominion Drive along the entire frontage, to the satisfaction of the General Manager of Growth and Infrastructure.

CGS: Strategic and Environmental Planning, December 12, 2024

No concerns.

CGS: Building Services Section, December 12, 2024

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

Applicant/Owner to be advised of the following comments:

- 1) Building Services acknowledges the receipt of associated rezoning application (751-7/23-09).
- 2) A Building Permit and documents is required to be completed to the satisfaction of the Chief Building Official for the proposed developments.

CGS: Development Approvals Section, December 11, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 36 m along Dominion Drive and an area of 1,449 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 any buildings and structures and are intended to contain four rowhouse dwellings. The lands will need to establish adequate municipal servicing, stormwater management, and vehicular and pedestrian access as conditions of consent. The lands to be retained will have a frontage of 20 m on Dominion Drive and a lot area of 32.6 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 'Living Area I' in the City's Official Plan, are zoned 'R3(99)' Medium Density Residential Special in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA). The lands were subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. The request was brought to Planning Committee on November 13th 2024. Planning Committee Resolution PL2024-171 permitted the creation of four lots to proceed by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on November 26th 2024 (resolution CC2024-270). Through this process, the applicant was made aware of several technical concerns that will now need to be addressed through the consent process rather than through the benefit of a comprehensive plan of subdivision.

Given Committee's direction to proceed by way of consent, staff have evaluated the severed and retained lands against the zoning standards of the 'R3(99)' 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.

Nickel District Conservation Authority, December 09, 2024

No objection.

Greater Sudbury Hydro Inc., December 04, 2024

No concerns - outside of our territory.

CGS: Tax Department, December 02, 2024

No objection.

CGS: Site Plan Control, December 02, 2024

No objection.

Ministry of Transportation, December 02, 2024

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

This application was approved to go by way of Consent at the November 13, 2024 Planning Committee, which was ratified by Council on November 26, 2024.

The following decision was reached:

DECISION:

THAT the application by:

1000252971 ONTARIO LIMITED

the owner(s) of PIN 73504 2233, Parcel 20075A, Survey Plan 53R-14967 Part(s) except 1 and 2, Lot Part 6, Concession 1, Township of Hanmer, 0 Dominion Drive, Hanmer

for consent to create a new lot on the west vacant side of the subject property providing an approximate 36.0m lot frontage, 39.0m lot depth and 1449.0 sq. m lot area, identified as Lot 1 on the plot plan submitted with application, be approved, subject to the following conditions:

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

- 6) 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 and survey costs.
- 7) 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.
- 8) The owner/applicant shall be responsible for upgrading the south side of Dominion Drive abutting both the severed and retained lands to an urban standard including storm drainage facilities, to the satisfaction of the General Manager of Growth and Infrastructure.
- 9) The owner/applicant shall be responsible for the cost of a 50mm asphalt overlay of Dominion Drive along the entire frontage of both the severed and retained lands, to the satisfaction of the General Manager of Growth and Infrastructure.
- 10) That the owner/applicant pay to the City the amount attributable to the lot as a contribution to the costs of the Paquette Whitson Municipal Drain front-ended by the City, together with interest accumulated thereon to the date of payment, as provided by By-law 2012-192, in an amount as determined by the Treasurer.
- 11) That the Certificate for this application be issued at the same time as the Certificates for Consent Applications B0066/2024, B0067/2024 and B0068/2024.
- 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:

A handwritten signature in black ink, appearing to read "J. Lewis". The signature is written in a cursive, flowing style.

SUBMISSION NO. B0066/2024

December 16, 2024

OWNER(S): 1000252971 ONTARIO LIMITED, 266 Stewart Drive Sudbury ON P3E 2R8

AGENT(S): TULLOCH ENGINEERING - VANESSA SMITH, 131 Fielding Road Sudbury ON P3Y 1L7

LOCATION: PIN 73504 2233, Parcel 20075A, Survey Plan 53R-14967 Part(s) except 1 and 2, Lot Part 6, Concession 1, Township of Hanmer, 0 Dominion Drive, Hanmer

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SUMMARY

Zoning: The property is zoned R3(99) (Medium Density Residential) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot from the subject property providing an approximate 1328.0 sq. m lot area.

ALSO SUBJECT TO CONSENT APPLICATIONS B65/24, B67/24 AND B68/24 AND REZONING 751-7/23-09

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, December 18, 2024

Roads

Staff understand that a storm sewer will be required along the entire frontage of Dominion Drive as part of the Lot Grading Plan and therefore Staff have no concerns.

Transportation and Innovation Support

No concerns.

Active Transportation

No concerns.

Drainage

The subject property to be severed is within the Paquette Whitson Municipal Drain Area. Per the City Council Meeting held on Tuesday July 10, 2012, a cost contribution is required due to the improvements undertaken of the Paquette Whitson Municipal Drain. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Storm Sewer and appurtenances along Dominion is to be shown on the Lot Grading Plan. Driveway Culverts and Ditches within the City Right-of-Way will not be permitted along Dominion Drive. The new storm sewer shown on the Lot Grading Plan is to be connected to the existing storm sewer on Dominion Drive and is to outlet the Paquette Municipal Drain. Reference Drawings from the City Capital Project ENG19-16 can be shared with the applicant for background information purposes. Please reach out to Kayla.Schmidt@greatersudbury.ca should you have any questions or would like to discuss.

CGS: Development Engineering, December 16, 2024

Water & Sanitary Service Condition:

-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.

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.

-Dominion Drive is currently under the CGS No-Cut Policy. If sanitary and/or water services connections are to be made through trenching, then additional costs will be required as per the No-Cut Policy.

-The owner shall be responsible for upgrading the south side of Dominion Drive to an urban standard including storm drainage facilities and curb and gutter, to the satisfaction of the General Manager of Growth and Infrastructure.

-The owner shall be responsible for the cost of a 50mm asphalt overlay of Dominion Drive along the entire frontage, to the satisfaction of the General Manager of Growth and Infrastructure.

CGS: Strategic and Environmental Planning, December 12, 2024

No concerns.

CGS: Building Services Section, December 12, 2024

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

Applicant/Owner to be advised of the following comments:

- 1) Building Services acknowledges the receipt of associated rezoning application (751-7/23-09).
- 2) A Building Permit and documents is required to be completed to the satisfaction of the Chief Building Official for the proposed developments.

CGS: Development Approvals Section, December 10, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 33 m along Dominion Drive and an area of 1,328 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 any buildings and structures and are intended to contain four rowhouse dwellings. The lands will need to establish adequate municipal servicing, stormwater management, and vehicular and pedestrian access as conditions of consent. The lands to be retained will have a frontage of 20 m on Dominion Drive and a lot area of 32.6 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 'Living Area I' in the City's Official Plan, are zoned 'R3(99)' Medium Density Residential Special in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands were subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. The request was brought to Planning Committee on November 13th 2024. Planning Committee Resolution PL2024-171 permitted the creation of four lots to proceed by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on November 26th 2024 (resolution CC2024-270). Through this process, the applicant was made aware of several technical concerns that will now need to be addressed through the consent process rather than through the benefit of a comprehensive plan of subdivision.

Given Committee's direction to proceed by way of consent, staff have evaluated the severed and retained lands against the zoning standards of the 'R3(99)' 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.

Nickel District Conservation Authority, December 09, 2024

No objection.

Greater Sudbury Hydro Inc., December 04, 2024

No concerns - outside of our territory.

CGS: Tax Department, December 02, 2024

No objection.

CGS: Site Plan Control, December 02, 2024

No objection.

Ministry of Transportation, December 02, 2024

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

This application was approved to go by way of Consent at the November 13, 2024 Planning Committee, which was ratified by Council on November 26, 2024.

The following decision was reached:

DECISION:

THAT the application by:

1000252971 ONTARIO LIMITED

the owner(s) of PIN 73504 2233, Parcel 20075A, Survey Plan 53R-14967 Part(s) except 1 and 2, Lot Part 6, Concession 1, Township of Hanmer, 0 Dominion Drive, Hanmer

for consent to create a new lot on the west vacant side of the subject property providing an approximate 36.0m lot frontage, 39.0m lot depth and 1449.0 sq. m lot area, identified as Lot 2 on the plot plan submitted with application, be approved, subject to the following conditions:

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

- 6) 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 and survey costs.
- 7) 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.
- 8) The owner/applicant shall be responsible for upgrading the south side of Dominion Drive abutting both the severed and retained lands to an urban standard including storm drainage facilities, to the satisfaction of the General Manager of Growth and Infrastructure.
- 9) The owner/applicant shall be responsible for the cost of a 50mm asphalt overlay of Dominion Drive along the entire frontage of both the severed and retained lands, to the satisfaction of the General Manager of Growth and Infrastructure.
- 10) That the owner/applicant pay to the City the amount attributable to the lot as a contribution to the costs of the Paquette Whitson Municipal Drain front-ended by the City, together with interest accumulated thereon to the date of payment, as provided by By-law 2012-192, in an amount as determined by the Treasurer.
- 11) That the Certificate for this application be issued at the same time as the Certificates for Consent Applications B0065/2024, B0067/2024 and B0068/2024.
- 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:

A handwritten signature in black ink, appearing to read "J. Lewis". The signature is written in a cursive, flowing style.

SUBMISSION NO. B0067/2024

December 16, 2024

OWNER(S): 1000252971 ONTARIO LIMITED, 266 Stewart Drive Sudbury ON P3E 2R8

AGENT(S): TULLOCH ENGINEERING - VANESSA SMITH, 131 Fielding Road Sudbury ON P3Y 1L7

LOCATION: PIN 73504 2233, Parcel 20075A, Survey Plan 53R-14967 Part(s) except 1 and 2, Lot Part 6, Concession 1, Township of Hanmer, Dominion Drive, Hanmer

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SUMMARY

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

Application: To sever and create one new lot from the subject property providing an approximate 1449.0 sq. m lot area.

ALSO SUBJECT TO CONSENT APPLICATIONS B65/24, B66/24, AND B68/24 AND REZONING 751-7/23-09

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, December 18, 2024

Roads

Staff understand that a storm sewer will be required along the entire frontage of Dominion Drive as part of the Lot Grading Plan and therefore Staff have no concerns.

Transportation and Innovation Support

No concerns.

Active Transportation

No concerns.

Drainage

The subject property to be severed is within the Paquette Whitson Municipal Drain Area. Per the City Council Meeting held on Tuesday July 10, 2012, a cost contribution is required due to the improvements undertaken of the Paquette Whitson Municipal Drain. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Storm Sewer and appurtenances along Dominion is to be shown on the Lot Grading Plan. Driveway Culverts and Ditches within the City Right-of-Way will not be permitted along Dominion Drive. The new storm sewer shown on the Lot Grading Plan is to be connected to the existing storm sewer on Dominion Drive and is to outlet the Paquette Municipal Drain. Reference Drawings from the City Capital Project ENG19-16 can be shared with the applicant for background information purposes. Please reach out to Kayla.Schmidt@greatersudbury.ca should you have any questions or would like to discuss.

CGS: Development Engineering, December 16, 2024

Water & Sanitary Service Condition:

-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.

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.

-Dominion Drive is currently under the CGS No-Cut Policy. If sanitary and/or water services connections are to be made through trenching, then additional costs will be required as per the No-Cut Policy.

-The owner shall be responsible for upgrading the south side of Dominion Drive to an urban standard including storm drainage facilities and curb and gutter, to the satisfaction of the General Manager of Growth and Infrastructure.

-The owner shall be responsible for the cost of a 50mm asphalt overlay of Dominion Drive along the entire frontage, to the satisfaction of the General Manager of Growth and Infrastructure.

CGS: Strategic and Environmental Planning, December 12, 2024

No concerns.

CGS: Building Services Section, December 12, 2024

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

Applicant/Owner to be advised of the following comments:

- 1) Building Services acknowledges the receipt of associated rezoning application (751-7/23-09).
- 2) A Building Permit and documents is required to be completed to the satisfaction of the Chief Building Official for the proposed developments.

CGS: Development Approvals Section, December 10, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 36 m along Dominion Drive and an area of 1,449 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 any buildings and structures and are intended to contain four rowhouse dwellings. The lands will need to establish adequate municipal servicing, stormwater management, and vehicular and pedestrian access as conditions of consent. The lands to be retained will have a frontage of 20 m on Dominion Drive and a lot area of 32.6 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 'Living Area I' in the City's Official Plan, are zoned 'R3(99)' Medium Density Residential Special in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA). The lands were subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. The request was brought to Planning Committee on November 13th 2024. Planning Committee Resolution PL2024-171 permitted the creation of four lots to proceed by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on November 26th 2024 (resolution CC2024-270). Through this process, the applicant was made aware of several technical concerns that will now need to be addressed through the consent process rather than through the benefit of a comprehensive plan of subdivision.

Given Committee's direction to proceed by way of consent, staff have evaluated the severed and retained lands against the zoning standards of the 'R3(99)' 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.

Nickel District Conservation Authority, December 09, 2024

No objection.

Greater Sudbury Hydro Inc., December 04, 2024

No concerns - outside of our territory.

CGS: Tax Department, December 02, 2024

No objection.

CGS: Site Plan Control, December 02, 2024

No objection.

Ministry of Transportation, September 16, 2024

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

This application was approved to go by way of Consent at the November 13, 2024 Planning Committee, which was ratified by Council on November 26, 2024.

The following decision was reached:

DECISION:

THAT the application by:

1000252971 ONTARIO LIMITED  
the owner(s) of PIN 73504 2233, Parcel 20075A, Survey Plan 53R-14967 Part(s) except 1 and 2, Lot Part 6, Concession 1, Township of Hanmer, Dominion Drive, Hanmer

for consent to create a new lot on the west vacant side of the subject property providing an approximate 36.0m lot frontage, 39.0m lot depth and 1449.0 sq. m lot area, identified as Lot 3 on the plot plan submitted with application, be approved, subject to the following conditions:

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

- 6) 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 and survey costs.
- 7) 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.
- 8) The owner/applicant shall be responsible for upgrading the south side of Dominion Drive abutting both the severed and retained lands to an urban standard including storm drainage facilities, to the satisfaction of the General Manager of Growth and Infrastructure.
- 9) The owner/applicant shall be responsible for the cost of a 50mm asphalt overlay of Dominion Drive along the entire frontage of both the severed and retained lands, to the satisfaction of the General Manager of Growth and Infrastructure.
- 10) That the owner/applicant pay to the City the amount attributable to the lot as a contribution to the costs of the Paquette Whitson Municipal Drain front-ended by the City, together with interest accumulated thereon to the date of payment, as provided by By-law 2012-192, in an amount as determined by the Treasurer.
- 11) That the Certificate for this application be issued at the same time as the Certificates for Consent Applications B0065/2024, B0066/2024 and B0068/2024.
- 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. B0095/2024

December 16, 2024

OWNER(S): 1721006 ONTARIO LIMITED, 2834 Belisle Drive Val Caron ON P3N 1B3

AGENT(S): TRAVIS ANTOINE, 2834 Belisle Drive Val Caron ON P3N 1B3

LOCATION: PIN 73504 3134, SRO, Lot(s) 177, Subdivision M-1115, Lot Part 5, Concession 2, Township of Hanmer, 4096 Bonaventure Drive, 4100 Bonaventure Drive, Hanmer

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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, December 18, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Drainage  
No concerns.

CGS: Development Engineering, December 16, 2024

No objection.

CGS: Strategic and Environmental Planning, December 12, 2024

No concerns.

CGS: Building Services Section, December 12, 2024

Based on the information provided, Building Services has the following comment:

1. The applicant to be advised that an inspection shall be completed to verify that the party wall on the proposed property line is constructed as a fire separation, with a 1-hour fire resistance rating and is continuous from top of footing to the underside of the roof sheathing.

CGS: Development Approvals Section, December 10, 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 4096 Bonaventure Drive and 4100 Bonaventure Drive would be located along the party wall the semi-detached building.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R2-2' Low Density Residential Two Special within the City of Greater Sudbury Zoning By-law.

Both the severed and retained lands appear to meet the minimum lot frontage and area standards of the R2-2 Zone.

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

Nickel District Conservation Authority, December 09, 2024

Conservation Sudbury does not object to Consent Application B0095/2024. The subject property is not located in any area regulated by the Conservation Authority.

Greater Sudbury Hydro Inc., December 04, 2024

No concerns - outside of our territory.

CGS: Tax Department, December 02, 2024

No objection.

CGS: Site Plan Control, December 02, 2024

No objection.

Ministry of Transportation, December 02, 2024

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

Certificate for the retained lands has been requested. This request was supported by an email from Sophia Moutsatsos of MLA Law.

The following decision was reached:

**DECISION:**

THAT the application by:

1721006 ONTARIO LIMITED

the owner(s) of PIN 73504 3134, SRO, Lot(s) 177, Subdivision M-1115, Lot Part 5, Concession 2, Township of Hanmer, 4096 Bonaventure Drive, 4100 Bonaventure Drive, Hanmer

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

- 1) That all outstanding municipal taxes be paid.
- 2) That the 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 prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official. This Plan of Survey must illustrate the dimensions and setbacks of all existing buildings, structures and/or foundations to the surveyed boundary lines.
- 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 over the "Consent Official:" label.

SUBMISSION NO. B0096/2024

December 16, 2024

OWNER(S): HOLLIE LAPLANTE, 230 Middle Lake Road Sudbury ON P3E 4M9  
IVAN LAPLANTE, 230 Middle Lake Road Sudbury ON P3E 4M9

AGENT(S):

LOCATION: PIN 73504 1826, Parcel 27475 SEC SES, Lot(s) 132, Subdivision M-396, Lot Part 4, Concession 2, Township of Hanmer, 4478 Gerard Court, Hanmer

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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: To sever and create one new lot from the subject property providing an approximate 586.0 sq. m lot area.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, December 18, 2024

Roads  
No concerns.

Transportation and Innovation Support  
It is unclear from the support material if a new driveway will result from the application. Should the need for a new driveway be created by this application, we require that as a condition of approval, the owner must apply for and receive a driveway entrance permit for the proposed lot, prior to the issuance of a certificate, to the satisfaction of the General Manager of Infrastructure Services.

Active Transportation  
No concerns.

Drainage  
The subject property to be severed is within the Paquette Whitson Municipal Drain Area. Per the City Council Meeting held on Tuesday July 10, 2012, a cost contribution is required due to the improvements undertaken of the Paquette Whitson Municipal Drain. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

CGS: Development Engineering, December 16, 2024

Water & Sanitary Service Condition:

-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.

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.

CGS: Strategic and Environmental Planning, December 12, 2024

No concerns.

CGS: Building Services Section, December 12, 2024

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

However, Applicant/Owner to be advised of the following comments:

- 1) A Demolition Permit and documents is required to be completed to the satisfaction of the Chief Building Official to remove the existing shed, 2-car garage & mudroom.
- 2) The plot plan shall include the new interior side yard setback from the existing dwelling to the new interior side lot line.
- 3) A Building Permit and documents is required to be completed to the satisfaction of the Chief Building Official for the proposed developments.

CGS: Development Approvals Section, December 10, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 14.6 m along Gerard Drive and an area of 586.9 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed contain two accessory buildings and a mudroom that have been identified by the applicant as to be removed. The lands will need to establish an independent municipal water and sanitary connection as part of the conditions of consent, as well as a new access from Gerard Court. The lands to be retained will have a frontage of 20.12 m on Gerard Court and a lot area of 808.8 m<sup>2</sup>. The lands contain a single detached dwelling, pool, and accessory building. The lands to be retained are serviced by the municipal water and sanitary connection and have an existing access from Gerard Court.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R1-5' Low Density Residential in the City of Greater Sudbury Zoning By-law. Staff have evaluated the severed and retained lands against the zoning standards of the 'R1-5' zone and have identified that a Minor Variance Application for deficient lot frontage for the severed lands is required as a condition of consent. All other standards appear to 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 Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted 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 all buildings and structures on the lot to be severed be removed to the satisfaction of the Consent Official.
3. That a minor variance application be obtained and in effect for a lot frontage of 14.6 m for the severed lands, where 15 m is required, to the satisfaction of the Consent Official.

Nickel District Conservation Authority, December 09, 2024

Conservation Sudbury does not object to Consent Application B0096/2024. The subject property is not located in any area regulated by the Conservation Authority.

Greater Sudbury Hydro Inc., December 04, 2024

No concerns - outside of our territory.

CGS: Tax Department, December 02, 2024

No objection.

CGS: Site Plan Control, December 02, 2024

No objection.

Ministry of Transportation, December 02, 2024

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

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:

HOLLIE LAPLANTE AND IVAN LAPLANTE

the owner(s) of PIN 73504 1826, Parcel 27475 SEC SES, Lot(s) 132, Subdivision M-396, Lot Part 4, Concession 2, Township of Hanmer, 4478 Gerard Court, Hanmer

for consent to create a new lot on the south side of the subject property providing an approximate 14.6m lot frontage, 40.2m lot depth and 586.9 sq. m lot area 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 owners/applicants provide a digital copy of the integrated 53R plan prepared by an Ontario Land Surveyor 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. This Plan of Survey must illustrate the dimensions and setbacks of all existing buildings, structures and/or foundations to the surveyed boundary lines.
- 6) That prior to the issuance of a Certificate, the owners/applicants apply for and receive a driveway entrance permit for the lot to be created to the satisfaction of the General Manager of Infrastructure.
- 7) 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.
- 8) That the owners/applicants 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 owners/applicants.
- 9) That all existing buildings and/or structures located on the part to be transferred be removed or relocated in compliance with the Zoning By-law, to the satisfaction of the Chief Building Official.

- 10) That the owner/applicant pay to the City the amount attributable to the lot as a contribution to the costs of the Paquette Whitson Municipal Drain front-ended by the City, together with interest accumulated thereon to the date of payment, as provided by By-law 2012-192, in an amount as determined by the Treasurer.
- 11) 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:

