

SUBMISSION NO. B0035/2024

July 02, 2024

OWNER(S): 1887409 ONTARIO LIMITED, Attn: Boris Nanef, 2477 Maley Drive, Sudbury, ON P3A 4R7

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

LOCATION: PIN 73494 1115, SRO, Survey Plan 53R-21543 Part(s) 9, 10, 11, and 12, Lot Part 6, Concession 1, Township of Garson, 0 Edgecliff Crescent, Garson

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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 1,080.0 sq.m north vacant portion of the subject property.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, June 27, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Municipal sewer and water services at lot line. Owner to pay for any alterations or extensions to the existing service if necessary.

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.

CGS: Tax Department, June 26, 2024

No objections.

Greater Sudbury Hydro Inc., June 26, 2024

No objections - outside of our service territory.

CGS: Development Approvals Section, June 26, 2024

The purpose and effect of the applications is to create two residential lots with lot frontages of 24 m along Edgecliff Crescent, depths of 45 m, and areas of 1,080 m<sup>2</sup>. The severed lands are currently vacant of any buildings and structures. The severed lands are zoned "R1-5" Low Density Residential One within the Zoning By-law and are designated "Living Area I" within the Official Plan.

The retained lands have a frontage of approximately 416 m along Falconbridge Road, an irregular depth, and an area of 192 ha. The retained lands contain a licensed aggregate operation. The retained lands are zoned "OSP" Open Space Private and "M5" Extractive Industrial within the Zoning By-law and are designated "Parks & Open Space" and "General Industrial" within the Official Plan.

Staff would note that the City's Planning Committee considered a consent referral request at their meeting on June 8th, 2020 and recommended to Council that the owner be authorized to proceed with the creation of the proposed lots by way of consent as opposed to the subdivision planning process. Council subsequently ratified the direction provided by the City's Planning Committee. Staff would note for clarity purposes that a total of nine urban residential lots fronting Edgecliff Crescent have been authorized to be created through the consent process. The subject consent applications therefore represent the final two of the remaining lots that the owner is authorized to pursue by way of the consent process, as opposed to the subdivision planning process.

The lands were subject to Consent Applications B0034/2020 and B0035/2020, which were granted by the City's Consent Official and received certificate of consent in October of 2021. The certificate of consent for these applications lapsed as it was not registered by the applicant within the required time period of two years from the date of issuance. Consent Applications B0035/2024 and B0036/2024 seek to recreate the same lot fabric that was previously granted in 2020. Staff have reviewed the proposed lot fabric and have no concerns with respect to the minimum lot area, minimum lot frontage and minimum lot depth requirements of the "R1-5" Zone. It is recommended that the applications be granted.

Ministry of Transportation, June 25, 2024

Not within MTO permit control area; therefore, we have no comments to provide at this time.

CGS: Building Services Section, June 21, 2024

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

Owner to be advised that the property is subject to a Development Agreement for Fire Flow Requirements to be implemented at time of Building Permit application.

CGS: Development Engineering, June 18, 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.

CGS: Site Plan Control, June 14, 2024

No objections.

CGS: Strategic and Environmental Planning, June 14, 2024

No concerns.

Nickel District Conservation Authority, June 14, 2024

Conservation Sudbury does not object to Consent Application B0035/2024. The subject property is not located in any area regulated by the Conservation Authority.

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:

1887409 ONTARIO LIMITED

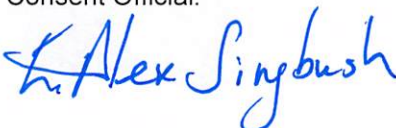
the owner(s) of PIN 73494 1115, SRO, Survey Plan 53R-21543 Part(s) 9, 10, 11, and 12, Lot Part 6, Concession 1, Township of Garson, 0 Edgecliff Crescent, Garson

for consent to transfer a north vacant portion of the subject property providing approximately 24.0 m lot frontage, 45.0 m lot depth and 1,080.0 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 owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 6) That the owner/applicant provide 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.
- 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) 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. Public comment has been received and considered and had no effect on the Consent Official's decision as the application represents good planning.

Consent Official:



SUBMISSION NO. B0036/2024

July 02, 2024

OWNER(S): 1887409 ONTARIO LIMITED, Attn: Boris Nanef, 2477 Maley Drive, Sudbury, ON P3A 4R7

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

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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 1,080.0 sq.m south vacant portion of the subject property.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, June 27, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Municipal sewer and water services at lot line. Owner to pay for any alterations or extensions to the existing service if necessary.

Drainage  
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CGS: Tax Department, June 26, 2024

No objections.

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CGS: Site Plan Control, June 14, 2024

No objections.

CGS: Strategic and Environmental Planning, June 14, 2024

No concerns.

Nickel District Conservation Authority, June 14, 2024

Conservation Sudbury does not object to Consent Application B0036/2024. The subject property is not located in any area regulated by the Conservation Authority.

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:

1887409 ONTARIO LIMITED

the owner(s) of PIN 73494 1115, SRO, Survey Plan 53R-21543 Part(s) 9, 10, 11, and 12, Lot Part 6, Concession 1, Township of Garson, 0 Edgecliff Crescent, Garson

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Consent Official:

