



APPLICATION FOR CONSENT

SUBMISSION NO. B0017/2024

June 03, 2024

OWNER(S): 2380363 ONTARIO LIMITED, 219 O'Neil Drive E Hanmer ON P3L 1H6

AGENT(S): TULLOCH ENGINEERING, ATTE: Aaron Ariganello and Kevin Jarus, 1942 Regent Street Unit L, Sudbury, ON P3E 5V5

LOCATION: PIN 02127 0011, Parcel 49451 SEC SES SRO, Lot(s) Block Y, Subdivision M-597, Lot Part 6, Concession 5, Township of McKim, 0 Burton Avenue, Sudbury

SUMMARY

Zoning: The property is zoned R3-1 (Medium Density Residential) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Transfer an approximate 1000.0 sq.m south vacant portion of the subject property, subject to and together with easements for drainage and maintenance access purposes.

Comments concerning this application were submitted as follows:

Bell, May 31, 2024

No concerns.

CGS: Infrastructure Capital Planning Services, May 30, 2024

Roads

No concerns.

Transportation and Innovation Support

No concerns.

Active Transportation

No concerns.

Technical Services

The transferred portion has sewer and water available 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: Building Services Section, May 30, 2024

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

Applicant to be advised that Building Permits are required for the proposed Multiple-Dwelling buildings.

Greater Sudbury Hydro Inc., May 29, 2024

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

A four metre (4 m) Frontage Easement along Burton Avenue and Selkirk Street, across the entire parcel (both severed and retained lands), registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

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

CGS: Development Approvals Section, May 24, 2024

The purpose of the application is to create a residential lot in order to construct an 8 unit multiple dwelling with a lot frontage of +/- 40 m and a lot area of +/- 1,000 m². The retained lands are intended for a 10 unit multiple dwelling with a lot frontage of +/- 20 m and a lot area of +/- 1,340 m². Additionally, the applicant has applied to establish three separate easements for the purpose of drainage and maintenance access.

The lands are subject to Minor Variance Applications A0158/2022, A0049/2023, and A0050/2023. The severed lot was granted the following variances at the April 10th, 2024, Committee Meeting:

1. A 1.5m wide landscaped open space adjacent to the lot line abutting Burton Avenue, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m;
2. Required parking within the required front yard, where no part of any parking area shall be located in any required front yard in a Residential (R) Zone;
3. 8 parking spaces, where 12 are required;
4. A minimum lot depth of 23.0m, where 30.0m is required;
5. a minimum required front yard setback of 1.5m, where 6.0m is required; and,
6. A minimum required rear yard setback of 1.5m, where 7.5m is required.

The retained lot was granted the following variances at the April 10th 2024 Committee Meeting:

1. A 1.5m wide landscaped open space adjacent to the lot lines abutting Selkirk Street and Burton Avenue, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m;
2. 20% of the total required parking spaces be compact parking spaces (measuring 2.5m by 5.5m), where not more than 10% of the total required parking spaces may be compact parking spaces;
3. Required parking within the required corner side yard, where no part of any parking area shall be located in any required corner side yard in a Residential (R) Zone;
4. 10 parking spaces, where 15 are required;
5. A minimum required front yard setback of 2.5m, where 6.0m is required; and,
6. A minimum required interior side yard setback of 0.8m, where 1.8m is required.

The subject lands are designated 'Living Area I' within the City's Official Plan and are zoned 'R3-1', Medium Density Residential, within the City's Zoning By-law. Residential lot creation is permitted within the Living Area designation.

Staff have reviewed the lands to be severed and the lands to be retained against the R3-1 zoning standards. The minimum lot frontage and area are being maintained as a result of the severance. All other standards appear to be met or consistent with relief granted through the minor variance process.

Staff have no concerns in regard to the proposed easements from a land use planning perspective as they are engineering in nature.

It is recommended that the application be granted.

Nickel District Conservation Authority, May 24, 2024

Conservation Sudbury does not object to Consent Application B0017/2024. The subject property is not located in any area regulated by the Conservation Authority.

Ministry of Transportation, May 21, 2024

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

CGS: Development Engineering, May 17, 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 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: Tax Department, May 17, 2024

No objections.

CGS: Strategic and Environmental Planning, May 17, 2024

No concerns.

CGS: Site Plan Control, May 17, 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:

2380363 ONTARIO LIMITED

the owner(s) of PIN 02127 0011, Parcel 49451 SEC SES SRO, Lot(s) Block Y, Subdivision M-597, Lot Part 6, Concession 5, Township of McKim, 0 Burton Avenue, Sudbury

for consent to transfer a south vacant portion of the subject property providing approximately 40.0m lot frontage, 24.0m lot depth and 1000.0 sq.m lot area, subject to an easement/right-of-way for drainage and maintenance access measuring approximately 1.5m in width for a total approximate area of 30.0 sq.m and together with two easements/rights-of-way for drainage and maintenance access measuring approximately 3.5m in width for a total approximate area of 80.0 sq.m and 4.0m width for a total approximate area of 55.0 sq.m., 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 owner/applicant convey and have registered on title to the subject property a four metre (4.0m) Frontage Easement along Burton Avenue and Selkirk Street, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. The owner/applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property in favour of Greater Sudbury Hydro Inc.'s interest with respect to any and all existing Charge/Mortgage/Lien and/or encumbrance registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
- 9) 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.
- 10) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the Planning Act. The proposal is in conformity with the Official Plan and is consistent with the Provincial 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. B0030/2024

June 03, 2024

OWNER(S): ACCOR DEVELOPMENT INC., 84 Columba Terrace Sudbury ON P3E 0E4

AGENT(S):

LOCATION: PIN 73594 0469, Parcel 12891 SEC SES, Lot(s) 1, Subdivision M-183, Lot Part 5, Concession 1, Township of McKim, 259 Walford Road, 261 Walford Road, Sudbury

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, May 30, 2024

Roads

No concerns.

Transportation and Innovation Support

No concerns.

Active Transportation

No concerns.

Technical Services

This property has just recently (January 2024) been serviced by sewer and water for both sides of the semi.

Drainage

No concerns.

CGS: Building Services Section, May 30, 2024

Building Services has reviewed the submitted application for Consent and can advise of the following comment:

We acknowledge Building Permit B22-0850 for the semi-detached dwelling and the identified party wall construction. There are several inspections still required including verification of the party wall construction.

Approval of the Consent should be conditional on the completion of the Building Permit.

Bell, May 30, 2024

No concerns.

Greater Sudbury Hydro Inc., May 29, 2024

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

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

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

Nickel District Conservation Authority, May 24, 2024

Conservation Sudbury does not object to Consent Application B0030/2024. The subject property is not located in any area regulated by the Conservation Authority.

CGS: Development Approvals Section, May 24, 2024

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

The subject lands are designated 'Living Area 1' in the City's Official Plan, and zoned 'Low Density Residential Two (R2-2)' under in the City of Greater Sudbury Zoning By-law. The severance along the future party wall would permit two lots that are capable of being in compliance with the standards of the Zoning By-law.

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

Ministry of Transportation, May 21, 2024

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

CGS: Development Engineering, May 17, 2024

No objection.

CGS: Tax Department, May 17, 2024

No objections.

CGS: Strategic and Environmental Planning, May 17, 2024

No concerns.

CGS: Site Plan Control, May 17, 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:

ACCOR DEVELOPMENT INC.

the owner(s) of PIN 73594 0469, Parcel 12891 SEC SES, Lot(s) 1, Subdivision M-183, Lot Part 5, Concession 1, Township of McKim, 259 Walford Road, 261 Walford Road, Sudbury

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 be submitted to the Office of the Consent Official.
- 4) That the party wall between the two units on the proposed property line conform with the current Building Code regulations and that any open building permits associated with the subject property be completed, to the satisfaction of the Chief Building Official.
- 5) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Walford Road, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. The 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.
- 6) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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

Consent Official:



SUBMISSION NO. B0031/2024

June 03, 2024

OWNER(S): PERRY ROLLINS, 25 Old Skead Road Sudbury ON P3L 1N1

AGENT(S): TULLOCH ENGINEERING - AARON ARIGANELLO, 131 Fielding Road Sudbury ON P3Y 1L7
TULLOCH ENGINEERING - BRANDON CORMIER, 131 Fielding Road Sudbury ON P3Y 1L7

LOCATION: PIN 73492 0646, SRO, Survey Plan 53R-19891 Part(s) 9, 10, 11, 12, and 13, Lot Part 3, Concession 4, Township of Garson, 25 Old Skead Road, Garson

SUMMARY

Zoning: The property is zoned R1-1. D1.5 (Low Density Residential One) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Consolidate an approximate 184.1 sq.m south portion of the subject property with abutting PIN 73492-0675.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, May 30, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Technical Services
No concerns.

Drainage
No concerns.

CGS: Building Services Section, May 30, 2024

No concerns.

Bell, May 30, 2024

No concerns.

Greater Sudbury Hydro Inc., May 29, 2024

No concerns - outside of our territory

CGS: Development Approvals Section, May 24, 2024

The purpose and effect of the application is to facilitate a lot addition with a frontage of 4.5 m and an area of 184.1 m² to be conveyed from 25 Old Skead Road to be merged with the abutting lands to the south being 15 Old Skead Road. The lands being conveyed currently contain a portion of a driveway access for 15 Old Skead Road.

The subject lands are designated 'Living Area 2' in the City's Official Plan, are zoned 'Low Density Residential R1-1.D.1.5' in the City of Greater Sudbury Zoning By-law, are regulated by the Nickel District Conservation Authority, and is located within the intake protection zone 3 of the source water protection plan.

Both the subject lands and the lands receiving the lot addition will maintain zoning standards as a result of the lot addition.

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 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, May 24, 2024

Conservation Sudbury does not oppose consent application B0031/2024. Both subject properties contain regulated hazards, including wetlands. Any development, including the placement of fill within 30m of a wetland boundary requires permission of Conservation Sudbury. The placement of fill without permission of Conservation Sudbury is in contravention of the Conservation Authorities Act.

Notes

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.

Ministry of Transportation, May 21, 2024

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

CGS: Development Engineering, May 17, 2024

No objection.

CGS: Tax Department, May 17, 2024

No objections.

CGS: Strategic and Environmental Planning, May 17, 2024

No concerns.

CGS: Site Plan Control, May 17, 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:

PERRY ROLLINS

the owner(s) of PIN 73492 0646, SRO, Survey Plan 53R-19891 Part(s) 9, 10, 11, 12, and 13, Lot Part 3, Concession 4, Township of Garson, 25 Old Skead Road, Garson

for consent to consolidate an approximate 184.1 sq.m south portion of the subject property with abutting PIN 73492-0675, be approved, with the stipulation that subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the 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:

