



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00007

Monday, June 9, 2025

OWNER(S): SUDBURY FINNISH REST HOME SOCIETY INC., 233 Fourth Avenue, Sudbury, ON, Canada

AGENT(S): SINCLAIR & SINCLAIR, 214 Alder Street, Sudbury, ON, Canada

LOCATION: PIN(s) 735780397 and 735770656, Parcel 53941 SEC SES, Part Lot 11 and 12, Concession 3, Parts 2 & 4, Plan 53R-17141, together with Parts 5, 6, 7, 8 & 9, Plan 53R-12647 and Parts 1, 2, 3 & 4, Plan 53R-16546, except Part 1, Plan 53R-19198, Township of Neelon, 233 Fourth Avenue, Sudbury P3B 4C3

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SUMMARY

Zoning: The property is zoned R3-1(9) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Mortgage a portion of the subject property.

Comments concerning this application were submitted as follows:

Bell Canada, June 9, 2025

No Comment Received

Corridor Management, June 9, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 9, 2025

No Comment Received

Development Approvals, June 6, 2025

The purpose and effect of the application is to mortgage an approximate 7.73 ha. portion of the subject property highlighted and identified as PINs 73578-0397 and 73577-0656 on the sketch submitted with the application.

The subject lands contain a portion of a retirement residence, which is serviced by a municipal water and sanitary connection with access from Fourth Avenue. The applicant advised that the proposed mortgaging is to financially allow the construction of an addition to accommodate more resident beds.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R3-1(9)' Medium Density Residential Special in the City of Greater Sudbury Zoning By-law, are located in the Ramsey Lake Intake Protection Zone 3 within the Source Water Protection Plan, and are regulated by the Nickel District Conservation Authority (NDCA).

It is understood that the lands are subject to various site plan control agreements, which have the effect of binding the PINs together. It is understood that in the event of a bank foreclosure the lands would continue to function as one retirement home complex due to the site plan agreement.

Based on the PINs being subject to Site Plan Control, staff are supportive of the application.

Development Engineering, June 6, 2025

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.

Linear Infrastructure Services, June 4, 2025

No Concerns

Source Water Protection, June 4, 2025

There's an established RMP for the activities of Storing Snow, Applying Road Salt, and Storage/Handling of Road Salt on the property.

Application to mortgage an approximate 7.75 ha of the subject property identified as PIN 73578-0397 and PIN 73577-0656 on the sketch submitted with application.

No significant drinking water threat identified at this time.

Building Services, June 3, 2025

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

The portion of the property identified as PIN 73577-0656 is the location of a significant portion of the Retirement Home / Care Facility which was developed in consideration of the lands as a whole. As a severed portion, the building location is not in compliance with the zone standards or other regulations of the Zoning By-law 2010-100Z.

A portion of the adjacent building to the northeast, crosses over PIN 73577-0656, which would not be permitted without significant modifications to the construction (firewall).

Hydro One, June 3, 2025

We are in receipt of your Application for Consent, PL-CON-2025-00007 dated 2025-05-23. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre (hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Land Use Planning Department  
Hydro One Networks Inc.  
Email: LandUsePlanning@HydroOne.com

Sudbury Hydro, June 3, 2025

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

A four metre (4 m) Frontage Easement along Fourth Avenue and Second Avenue, 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.

Strategic and Environmental Planning, May 31, 2025

Staff in Strategic and Environmental Planning (SEP) have reviewed the proposed consent application. As it relates to financial matters only, staff in SEP do not object. When the proposed development is reviewed through SPART for site plan control, SEP will undertake a detailed review and provide comments related to the proposed addition at that time, as appropriate.

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Revenue Services, May 30, 2025

No Concerns

Conservation Sudbury, May 27, 2025

Conservation Sudbury has no objection to consent application 2025-00007 to mortgage an approximate 7.73 ha portion of the subject property.

Please note that subject property contains some areas regulated by Conservation Sudbury. See map attached in pronto. Future development in regulated areas requires permission of Conservation Sudbury.

Infrastructure Capital Planning Services, May 23, 2025

No Concerns

Ministry of Transportation, May 23, 2025

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

Site Plan, May 23, 2025

No Concerns

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:  
SUDBURY FINNISH REST HOME SOCIETY INC.

the owner(s) of PIN(s) 735780397 and 735770656, Parcel 53941 SEC SES, Part Lot 11 and 12, Concession 3, Parts 2 & 4, Plan 53R-17141, together with Parts 5, 6, 7, 8 & 9, Plan 53R-12647 and Parts 1, 2, 3 & 4, Plan 53R-16546, except Part 1, Plan 53R-19198, Township of Neelon, 233 Fourth Avenue, Sudbury P3B 4C3

for consent to Mortgage an approximate 7.73 ha. portion of the subject property identified as PINs 73578-0397 and 73577-0656 on the sketch submitted with the application, be approved, subject to the following conditions:

- 1) That the owner/applicant convey and have registered on title to the subject property a four metre (4.0m) Frontage Easement along Fourth Avenue and Second Avenue, 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.
- 2) 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 Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.



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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00023

Monday, June 9, 2025

OWNER(S): JEAN CHARLES, 1434 Gennings Street, Greater Sudbury, ON, Canada  
JULIE CEMING, 1434 Gennings Street, Greater Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada

LOCATION: PIN(s) 735810026, Parcel 47303 SEC SES, Part Lot 11, Plan M-14, Parts 2-8, Plan SR-3242, Part Lot 2, Concession 2, Township of McKim, 1434 Gennings Street, Sudbury P3E 6J3

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### SUMMARY

Zoning: The property is zoned R1-3 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the west side of the subject property providing an approximate 3038.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, June 10, 2025

Municipal Sewer not available.  
Municipal Water not available.

That the owners/applicants extend the existing watermain on Lake Point Court to service the proposed severed lot, to the satisfaction of the General Manager of Growth and Infrastructure. The owners/applicants must retain a professional civil engineer with a Valid Certificate of Authorization in Ontario to design a watermain extension and must receive MECP approval for the extension through the City. The construction of the watermain must be through an off-site service agreement, to the satisfaction of the City Solicitor, and must be constructed by a contractor approved to work within the City of Greater Sudbury's road allowance.

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.

Bell Canada, June 9, 2025

No Comment Received

Corridor Management, June 9, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 9, 2025

No Comment Received

Development Approvals, June 6, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 32 m along Gennings Street and an area of 3,038 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 buildings and structures and are intended for residential development. The lands to be severed will be required to be serviced by a municipal water connection and private septic system and are proposed to be accessed from Gennings Street.

The lands to be retained will have a frontage of +/- 61 m on Gennings Street and a lot area of 4,734 m<sup>2</sup>. The subject lands contain a single detached dwelling that is serviced by a private well and septic system and has access from Gennings Street. Given the lands are located within the servicing boundary, a municipal water connection will be required as a condition of consent.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R1-3' Low Density Residential One in the City of Greater Sudbury Zoning By-law, and are located within the Ramsey Lake Intake Protection Zone 3 within the Source Water Protection Plan.

The lands are subject to Official Plan Amendment #139, which had the effect of creating a site-specific policy area permitting the creation of one residential lot without the benefit of municipal wastewater, whereas under Section 20.5.1 of the City's Official Plan, no new lots are permitted without benefit of municipal water and wastewater. The lands are also subject to Zoning By-law Amendment Application 751-6-25-01, which would have the effect of placing a Holding Provision on the severed lands preventing development until such a time that the implementation of the recommendations identified in the hydrogeological report be completed.

Staff have reviewed the severed and retained lands against the 'R1-3' standards and are of the opinion that the standards are being maintained 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.
2. That Official Plan Amendment file 701-6-24-08 and Zoning By-law Amendment Application 751-6-25-01 be in full force and effect.

Linear Infrastructure Services, June 4, 2025

Roads

No concerns

Traffic

The owner understands that a sight line analysis is required at the corner of Gennings St and Lake Point Ct

Active Transportation

No concerns

Source Water Protection, June 4, 2025

Application to permit the creation of one (1) residential lot without the benefit of municipal wastewater. As per Source Protection Plan Policy S5F-LUP: "The City of Greater Sudbury shall prohibit the severance of lots that would require the construction of a new onsite sewage system within the WHPA "A" and "B" and the IPZ "1" areas with vulnerability scores of 10."

As the property of 1434 Gennings Street is located within the Ramsey Lake IPZ "3" (Vulnerability Score of 9), SPP Policy S5F-LUP cannot be applied to prohibit the creation of a new lot without sewer or water services. No significant drinking water threat identified at this time.

Building Services, June 3, 2025

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

Hydro One, June 3, 2025

We are in receipt of your Application for Consent, PL-CON-2025-00023 dated 2025-05-23. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@hydroone.com](mailto:subdivision@hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre ([hydroone.com](http://hydroone.com))

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Land Use Planning Department  
Hydro One Networks Inc.  
Email: [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)

Sudbury Hydro, June 3, 2025

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

A three metre (3 m) Frontage Easement along Lakepoint Court and Gennings Drive, 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.

#### Strategic and Environmental Planning, May 31, 2025

Staff in Strategic and Environmental Planning (SEP) have reviewed the proposed development. Staff do not object to the proposed severance.

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

#### Revenue Services, May 30, 2025

No Concerns

#### Site Plan, May 26, 2025

No Concerns

#### Conservation Sudbury, May 23, 2025

No Concerns

#### Infrastructure Capital Planning Services, May 23, 2025

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.

#### Ministry of Transportation, May 23, 2025

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

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. An email was received by Don and Donna Shane of 576 Lake Point Court expressing their concerns with the Application. The concerns relate to Official Plan policies relating to development in the South Peninsula of Ramsey Lake, water supply, drainage and creating a precedent to allow future development in the South Peninsula. The concerns relating to the Official Plan have been addressed through Official Plan Amendment #139, which allows for the creation of one residential lot on the subject property without the benefit of municipal wastewater. The subject property is located within the servicing boundary and the applicants are required to extend the watermain to service the proposed severed lot as a condition of this Consent. The property is subject to Zoning By-law

Amendment File 751-6-25-01, which will put a holding provision on the severed lot to ensure the implementation of the required mitigation measures identified in the hydrogeological report entitled "Hydrogeological Feasibility Study, 1434 Gennings Street, Sudbury, Ontario". A lot grading plan is required as a condition of this Consent and drainage will be monitored on the severed lot through the building permit process, if and when the lot is developed.

The following decision was reached:

DECISION:

THAT the application by:

JEAN CHARLES AND JULIE CEMING

the owner(s) of PIN(s) 735810026, Parcel 47303 SEC SES, Part Lot 11, Plan M-14, Parts 2-8, Plan SR-3242, Part Lot 2, Concession 2, Township of McKim, 1434 Gennings Street, Sudbury P3E 6J3

for consent to create a new lot on the west side of the subject property providing an approximate 32.0m lot frontage, 85.0m lot depth and 3038.0 sq. m lot area,, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an appraisal fee for application for consent to sever 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 prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official. .
- 6) That the Official Plan Amendment File 701-6/24-08 and Zoning By-law Amendment File 751-6/25-01, be in full force and effect prior to the issuance of a Certificate.
- 7) That the owners/applicants extend the existing watermain on Lake Point Court to service the proposed severed lot, to the satisfaction of the General Manager of Growth and Infrastructure. The owners/applicants must retain a professional civil engineer with a Valid Certificate of Authorization in Ontario to design a watermain extension and must receive MECP approval for the extension through the City. The construction of the watermain must be through an off-site service agreement, to the satisfaction of the City Solicitor, and must be constructed by a contractor approved to work within the City of Greater Sudbury's road allowance.

- 8) 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.
- 9) 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.
- 10) That the owners/applicants provide such 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.
- 11) 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.
- 12) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Lakepoint Court and Gennings Drive, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owners/applicants will be responsible for all legal and survey costs associated with the conveyance. The owners/applicants 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.
- 13) 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 Planning Statement. Public comment has been received and considered and had no effect on the Consent Official's decision as the application represents good planning.



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Consent Official



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00024

Monday, June 9, 2025

OWNER(S): ROSS MANTLE, 1293 Dew Drop Road, Sudbury, Ontario, Canada P3G 1L2  
VALERIE MANTLE, 1293 Dew Drop Road, Sudbury, Ontario, Canada P3G 1L2

AGENT(S): SCOTT MANTLE, 5765 Clearwater Lake Road, Sudbury, ON, Canada P3G1L9

LOCATION: PIN(s) 734730333, Firstly: Part Broken Lot 9, Concession 3, as in LT178783; Secondly: Part Broken Lot 9, Concession 3, as in EP6160, save and except LT97863, LT161624, LT178783, Part 1, Plan 53R-7190, Parts 2-7, Plan 53R-10979, Part 1, Plan 53R-20458, Parts 1-4, Plan 53R-19682, Part 2, Plan 53R-21852 and Parts 1 & 3, Plan 53R-21852, Township of Broder, 1293 Dew Drop Road, Sudbury P3G 1L2, 1362 South Shore Road, Sudbury P3G 1L3

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**SUMMARY**

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

Application: To sever and create one new lot on the west side of the subject property providing an approximate 34.8 ha lot area.

Comments concerning this application were submitted as follows:

Bell Canada, June 9, 2025

No Comment Received

Corridor Management, June 9, 2025

No Comment Received

Hydro One, June 9, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 9, 2025

No Comment Received

## Development Approvals, June 6, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 930 m along South Shore Road and an area of 34.8 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed contain and shed and boathouse that will need to be removed as a condition of severance. The lands will be serviced by lake water and a private septic system and be accessed from South Shore Lake Road.

It should be noted that the lands to be severed will contain both the 'RS' Rural Shoreline and 'RU' Rural zoning. A Zoning By-law Amendment Application will be required as a condition of the consent application to correct the split zoning.

The lands to be retained will have a frontage of +/- 139 m on Dew Drop Road and a lot area of 30 ha. The lands to be retained contain a single detached dwelling and accessory building. The lands to be retained are serviced by lake water and a private septic system and have access from Dew Drop Road.

The subject lands are designated 'Rural' in the City's Official Plan, are zoned 'RS' Rural Shoreline and 'RU' Rural in the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The lands are subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. The consent referral request was brought to Planning Committee on February 19, 2025. Planning Committee Resolution PL2025-023 permitted the creation of one residential lot by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on March 25, 2025 (resolution CC2025-53).

Staff have reviewed the severed and retained lands against the 'RU' lot frontage and area standards, being the more restrictive zone category in comparison to 'RS' as per Section 4.23 b) of the Zoning By-law, and are of the opinion that the standards are being maintained 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.
2. That the shed and boathouse be removed to the satisfaction of the Consent Official.
3. That a Zoning By-law Amendment Application be in full force and effect for the severed lands in order to correct split zoning, to the satisfaction of the Director of Planning Services.

## Development Engineering, June 6, 2025

Municipal Sewer not available.

Municipal Water not available.

### Potable Water Condition:

The owners/applicants must prove to the satisfaction of the General Manager of Growth & Infrastructure Services that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into and the owner/applicant must advise future owners of these exceedances.

Linear Infrastructure Services, June 4, 2025

No Concerns

Building Services, June 3, 2025

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

For information purposes, we are in receipt of a Building Permit application for a dwelling to be located on the severed portion. Based on the sketch provided, the configuration of the proposed lot has been revised. Please ensure that a new plot plan is submitted for the permit application.

Sudbury Hydro, June 3, 2025

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

A three metre (3 m) Frontage Easement along Tilton Lake Road and Southshore 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.

Strategic and Environmental Planning, May 31, 2025

Staff in Strategic and Environmental Planning (SEP) have reviewed the proposed severance. There is a watercourse that bisects the southeast corner of the subject lands with an associated wetland. The wetlands are likely habitat for species protected by the Endangered Species Act, 2007, specifically the Blanding's turtle. Policies in section 9.2.2 Habitat of Endangered Species and Threatened Species of the Official Plan prohibit development within habitat of endangered or threatened species or adjacent to said habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural feature or their ecological functions. Policies in section 9.2.3 Wetlands of the City's Official Plan prohibit development in wetland. There is sufficient area away from the wetland to ensure compliance with the policies of the Official Plan. Staff recommend a minimum of 30 metres from the limit of the wetland to any development, including septic system. To ensure compliance with this policy, SEP staff are requesting the following condition:

"That the applicant demonstrate compliance with the policies of section 9.2.2 and 9.2.3 of the Official Plan by providing an updated sketch to include the location of the proposed dwelling and septic system on the proposed severed portion to the satisfaction of the Director of Planning Services"

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Revenue Services, May 30, 2025

No Concerns

Conservation Sudbury, May 27, 2025

Conservation Sudbury has no objection to Consent application 2025-00024 that would create a new lot on the west side of the subject property providing approximate 930m lot frontage and 34.8 ha lot areas.

Subject property contains features regulated by Conservation Sudbury (see map attached in pronto), including floodplain and an erosion hazard associated with Long Lake. Development is generally prohibited within hazards. Future purchasers of the newly created lot should be made aware of the hazards and associated constraints.

Site Plan, May 26, 2025

No Concerns

Infrastructure Capital Planning Services, May 23, 2025

The subject property to be severed is within the Panache 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.

Ministry of Transportation, May 23, 2025

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

Planning Committee resolution PL2025-023, passed on February 19, 2025, and ratified by Council on March 25, 2025 (resolution CC2025-53), permitted the creation of one residential lot by way of Consent Application rather than Plan of Subdivision.

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:

ROSS MANTLE AND VALERIE MANTLE

the owner(s) of PIN(s) 734730333, Firstly: Part Broken Lot 9, Concession 3, as in LT178783; Secondly: Part Broken Lot 9, Concession 3, as in EP6160, save and except LT97863, LT161624, LT178783, Part 1, Plan 53R-7190, Parts 2-7, Plan 53R-10979, Part 1, Plan 53R-20458, Parts 1-4, Plan 53R-19682, Part 2, Plan 53R-21852 and Parts 1 & 3, Plan 53R-21852, Township of Broder, 1293 Dew Drop Road, Sudbury P3G 1L2, 1362 South Shore Road, Sudbury P3G 1L3

for consent to create a new lot on the west side of the subject property providing an approximate 930.0m lot frontage and 34.8 ha lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an appraisal fee for application for consent to sever 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 prepared by an Ontario Land Surveyor 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) The owners/applicants must prove to the satisfaction of the General Manager of Growth & Infrastructure Services that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into and the owners/applicants must advise future owners of these exceedances.
- 8) That the owners/applicants demonstrate compliance with the policies of section 9.2.2 and 9.2.3 of the Official Plan by providing an updated sketch to include the location of the proposed dwelling and septic system on the proposed severed portion to the satisfaction of the Director of Planning Services.
- 9) That the owners/applicants apply for and receive final approval for a Zoning By-law Amendment in order to eliminate the split-zoning for the proposed severed lot to the satisfaction of the Director of Planning Services and prior to issuance of a Certificate.
- 10) 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.

- 11) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Tilton Lake Road and Southshore Road, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owners/applicants will be responsible for all legal and survey costs associated with the conveyance. The owners/applicants 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 owners/applicants 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 Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.



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Consent Official