



APPLICATION FOR CONSENT

SUBMISSION NO. B0071/2024

October 07, 2024

OWNER(S): JACK ROCCA, 73 Baycrest Road, Sudbury, ON P3B 3X7
GREGORY ROCCA, 73 Baycrest Road, Sudbury, ON P3B 3X7

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

LOCATION: PIN 73375 0973, SRO, Surveys Plan 53R-8748 Part(s) 1 & Plan 53R-21254 Part(s) except 1 and 2, Lot(s) Parts 16 and 17, Subdivision M-351, Lot Part 5, Concession 1, Township of Waters, 0 Brian Street, Lively

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 a new lot from the subject property providing an approximate lot area of 755.0 sq. m.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, October 08, 2024

Roads

No concerns.

Transportation and Innovation Support

No concerns.

Active Transportation

No concerns.

Technical Services

Municipal sewer and water available. Owner to pay for the installation of services from mains to lot line for both the retained lot and the severed lot.

Sanitary easement is within the severed lot.

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: Development Approvals Section, October 03, 2024

This application seeks to create a new lot on the south vacant side of the subject property providing an approximate 18.5.0m lot frontage, 40.0m lot depth and 755.0 sq. m lot area. The subject lands are designated Living Area 1 in the City's Official Plan and zoned "R1-5", Low Density Residential One under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The application notes a number of easements; the applicant is hereby advised that these easements further limit the location and size of a dwelling beyond the minimum requirements of Zoning By-law 2010-100Z. However, there does appear to be sufficient space for a small dwelling. As such, staff does not oppose the application as it is generally consistent with the policies of the Official Plan and appears to be consistent with the "R1-5", Low Density Residential One zone standards. Staff recommends that application B0071/2024 be approved.

Handwritten signature

CGS: Strategic and Environmental Planning, October 02, 2024

No concerns.

Greater Sudbury Hydro Inc., October 01, 2024

Outside of our territory.

CGS: Building Services Section, October 01, 2024

No concerns.

CGS: Development Engineering, September 23, 2024

No concerns.

CGS: Site Plan Control, September 23, 2024

No objection.

Nickel District Conservation Authority, September 20, 2024

Conservation Sudbury does not object to Consent Application B0071/2024. The subject property is not located in any area regulated by the Conservation Authority.

Ministry of Transportation, September 20, 2024

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

CGS: Tax Department, September 20, 2024

Please have the owner for B0071/2024 contact Revenue Services at ext 2601.

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:

JACK ROCCA AND GREGORY ROCCA

the owner(s) of PIN 73375 0973, SRO, Surveys Plan 53R-8748 Part(s) 1 & Plan 53R-21254 Part(s) except 1 and 2, Lot(s) Parts 16 and 17, Subdivision M-351, Lot Part 5, Concession 1, Township of Waters, 0 Brian Street, Lively

for consent to create a new lot on the south vacant side of the subject property providing an approximate 18.5.0m lot frontage, 40.0m lot depth and 755.0 sq. m lot area, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) 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.
- 3) 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. B0074/2024

October 07, 2024

OWNER(S): KENDRA LILLY, 16 Patricia Street Lively ON P3Y 1A9
CORY VAILLANCOURT, 16 Patricia Street Lively ON P3Y 1A9

AGENT(S): MARTY PUNKARI, 88 Wuorinen Road Lively ON P3Y 1H8

LOCATION: PIN 73375 0109, Parcel 15639 SEC SWS SRO, Lot(s) 27, Subdivision M-351, Lot Part 5, Concession 4, Township of Waters, 16 Patricia Street, Lively

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 a new lot from the subject property providing an approximate lot area of 613.0 sq. m.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, October 08, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Technical Services
Both severed and retained lots have sewer and water at the lot line.

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: Development Approvals Section, October 03, 2024

This application seeks to create a new lot on the north vacant side of the subject property providing an approximate 20.0m lot frontage, 30.0m lot depth and 613.0 sq. m lot area. The subject lands are designated Living Area 1 in the City's Official Plan and zoned "R1-5", Low Density Residential One under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff does not oppose the application as it is generally consistent with the policies of the Official Plan and appears to be consistent with the "R1-5", Low Density Residential One zone standards. Staff recommends that application B0074/2024 be approved.

CGS: Strategic and Environmental Planning, October 02, 2024

No concerns.

Greater Sudbury Hydro Inc., October 01, 2024

Outside of our territory.

CGS: Building Services Section, October 01, 2024

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

CGS: Development Engineering, September 23, 2024

Lot Grading & Drainage Condition:

That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot 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, September 23, 2024

No objection.

Nickel District Conservation Authority, September 20, 2024

Conservation Sudbury does not object to Consent Application B0074/2024. The subject property is not located in any area regulated by the Conservation Authority.

Ministry of Transportation, September 20, 2024

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

CGS: Tax Department, September 20, 2024

No objection.

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:

KENDRA LILLY AND CORY VAILLANCOURT
the owner(s) of PIN 73375 0109, Parcel 15639 SEC SWS SRO, Lot(s) 27, Subdivision M-351, Lot Part 5, Concession 4, Township of Waters, 16 Patricia Street, Lively

for consent to create a new lot on the north vacant side of the subject property providing an approximate 20.0m lot frontage, 30.0m lot depth and 613.0 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 owners/applicants provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey be submitted to the Office of the Consent Official.
- 6) That the owners/applicants contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 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 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. B0075/2024

October 07, 2024

OWNER(S): MICHAEL SAUCIER, 1788 B Bancroft Drive Sudbury ON P3B 1S3

AGENT(S): ADRIAN BORTOLUSSI, 144 Elm Street, Sudbury ON P3C 1T7

LOCATION: PIN 73578 0559, Surveys Plan SR-3052 Part(s) 1 & Plan 53R-18780 Part(s) except 1, Lot Part 12, Concession 3, Township of Neelon, 1778 Bancroft Drive, 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: Consolidate an approximate 1497.0 sq. m. north portion of the subject property with abutting PIN 73578-0560, municipally known as 1788 Bancroft Drive.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, October 08, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Technical Services
Sewer and water at lot line for both properties. No objection.

Drainage
No concerns.

Source Water Protection Plan, October 03, 2024

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

CGS: Development Approvals Section, October 03, 2024

This application seeks to consolidate an approximate 1497.0 sq. m. north portion of the subject property with abutting PIN 73578-0560 (LT), municipally known as 1788 Bancroft Drive. The subject lands are designated Living Area 1 in the City's Official Plan and zoned "R2-2", Low Density Residential Two under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The benefitting parcel contains two single detached dwellings and a detached garage. Staff do not oppose the consent application as it is generally consistent with the policies of the Official Plan and appears to be consistent with the "R2-2", Low Density Residential Two zone standards. Staff would like to advise the applicant that any uses on-site must be consistent with those permitted in Zoning By-law 2010-100Z. Staff recommends that application B0075/2024 be approved.

Greater Sudbury Hydro Inc., October 01, 2024

No objections.

CGS: Building Services Section, October 01, 2024

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

Applicant to be advised that there are several outstanding Building Permits for the 1788 Bancroft property. Please contact Building Services to arrange for the required inspections to close the permits.

CGS: Development Engineering, September 23, 2024

No objection.

CGS: Site Plan Control, September 23, 2024

No objection.

Nickel District Conservation Authority, September 20, 2024

Conservation Sudbury does not object to Consent Application B0075/2024. The subject property is not located in any area regulated by the Conservation Authority.

Ministry of Transportation, September 20, 2024

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

CGS: Tax Department, September 20, 2024

No objection.

A signed letter was received from area residents expressing concerns with the Application. The concerns relate to the maintenance and occupancy of the subject property and the benefitting property, outstanding building permits, snow removal, the use of the properties as a scrap metal and junk yard, clearance of vegetation and trees, flooding and drainage impacts on abutting properties, safety concerns with trucks loaded with scrap metal turning into the properties and vermin. As these concerns relate to the City's Property Standards By-law and I have forward it to the City's By-law Enforcement department. 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:

MICHAEL SAUCIER

the owner(s) of PIN 73578 0559, Surveys Plan SR-3052 Part(s) 1 & Plan 53R-18780 Part(s) except 1, Lot Part 12, Concession 3, Township of Neelon, 1778 Bancroft Drive, Sudbury

for consent to consolidate an approximate 1497.0 sq. m. north portion of the subject property with abutting PIN 73578-0560 (LT), municipally known as 1788 Bancroft Drive, be approved, with the stipulation that subsection 5 of the Planning Act applies to any subsequent conveyance or transaction and 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 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 was received and considered, there was no effect on the Consent Official's decision.

Consent Official:

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

SUBMISSION NO. B0076/2024

October 07, 2024

OWNER(S): DALRON LEASING 2024 LIMITED, 130 Elm Street, Sudbury ON P3C 1T6

AGENT(S):

LOCATION: PINs 02138 0199 & 02138 0200 & 02138 0077, Surveys Plan 53R-16526 Part(s) 1, 2, and 3 & Plan 53R-20995 Part(s) 2, 3, and 4 & Plan 53R-20995 Part(s) except 6, 7, and 8, Lot(s) 93 and 94, Subdivision 85-S, Lot Parts 5 and 6, Concession 4, Township of McKim, 38 Xavier Street, 30 Ste Anne Road, Sudbury

SUMMARY

Zoning: The property is zoned C4(16) (Office Commercial) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Consolidate different areas of the subject property with abutting property municipally known as 20. Ste. Anne Road, subject to easements.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, October 08, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Technical Services
No concerns.

Drainage
As shown on the sketch submitted, a 6 m wide easement is required on PIN 02138 0199 for the storm sewer system.

CGS: Development Approvals Section, October 03, 2024

This application seeks to consolidate lands and create easements for right-of-way. The subject lands are designated Downtown in the City's Official Plan and zoned "C4(16)", Office Commercial Special under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff notes that the benefitting parcel at 20 Ste. Anne Road is zoned "I (24)", Institutional Special leading to a split zoned parcel. Staff does not oppose the application as it is generally consistent with the policies of the Official Plan and appears to be consistent with the "C4(16)", Office Commercial Special zone standards. Staff recommends that application B0076/2024 be approved with the following condition:

1. The split zoning be rectified prior to the issuance of the certificate of consent application B0076/2024.

CGS: Strategic and Environmental Planning, October 02, 2024

No concerns.

Greater Sudbury Hydro Inc., October 01, 2024

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

A four metre (4 m) Frontage Easement along Mackenzie Street and a four metre (4 m) Frontage Easement along Ste Anne 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.

CGS: Building Services Section, October 01, 2024

No concerns.

CGS: Development Engineering, September 23, 2024

No objection.

CGS: Tax Department, September 23, 2024

No objection.

CGS: Site Plan Control, September 23, 2024

Regarding B0076/2024 – 20 & 30 Ste Anne – There are site plan control agreements registered over these properties. The proposed changes to the property fabric would not impact the site plan requirements. However, area 3 on the sketches provided is not included in the site plan control agreement. If this area will be used for parking or other uses covered under site plan control then a site plan amendment may be required to address grading, access, landscaping, surface treatment, etc.

Nickel District Conservation Authority, September 20, 2024

Conservation Sudbury does not object to Consent Application B0076/2024. The subject property is not located in any area regulated by the Conservation Authority.

Ministry of Transportation, September 20, 2024

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

CGS: Tax Department, September 20, 2024

No objection.

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:

DALRON LEASING 2024 LIMITED

the owner(s) of PINs 02138 0199 & 02138 0200 & 02138 0077, Surveys Plan 53R-16526 Part(s) 1, 2, and 3 & Plan 53R-20995 Part(s) 2, 3, and 4 & Plan 53R-20995 Part(s) except 6, 7, and 8, Lot(s) 93 and 94, Subdivision 85-S, Lot Parts 5 and 6, Concession 4, Township of McKim, 38 Xavier Street, 30 Ste Anne Road, Sudbury

for consent to consolidate the following: 1) an approximate 1139.0 sq. m. west portion identified as Area 1 on the sketch submitted with the Application of 30 Ste. Anne Road with 20 Ste. Anne Road, subject to an easement/right-of-way; 2) an approximate 990.0 sq. m. southeast portion identified as Area 2 on the sketch submitted with the Application of 30 Ste. Anne Road with 20 Ste. Anne Road, subject to an easement/right-of-way; and 3) an approximate 958.0 sq. m. southwest portion identified as Area 3 on the sketch submitted with the Application of 38 Xavier Street with 20 Ste. Anne Road, be approved, with the stipulation that subsection 5 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 the owner/applicant apply for and receive final approval for a Zoning By-law Amendment in order to eliminate the split-zoning of the property prior to issuance of a final consent certificate.
- 5) That the owner/applicant convey and have registered on title to the subject property a four metre (4.0m) Frontage Easement along MacKenzie Street and a four metre (4.0m) Frontage Easement along Ste Anne 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:

