



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00001

Monday, April 7, 2025

OWNER(S): MICHELLE NGUYEN, 164 Garson-Coniston Road, Sudbury, ON, Canada P3L1G3

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

LOCATION: PIN(s) 734930258, Parcel 16396 SEC SES, Lot 17, Plan M-242, except Part 22, Plan SR-1791, Part Lot 4, Concession 1, Township of Garson, 164 Garson-Coniston Road, Garson P3L 1G3

SUMMARY

Zoning: The property is zoned R1-5 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the south side of the subject property providing an approximate 1350.0 sq.m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 4, 2025

No Comment Received

Hydro One, April 4, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 4, 2025

No Comment Received

Development Approvals, April 3, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 18.57 m along Garson-Coniston Road and an area of 1,350.62 m² from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of any buildings and structures. The lands will need to establish adequate municipal water and sanitary service connections and vehicular access as conditions of consent.

The lands to be retained will have a frontage of 19.38 m on Garson-Coniston Road and a lot area of 1,405.34 m². The subject lands contain a two-storey single detached dwelling that is proposed to remain with the retained lands. The single detached dwelling is serviced by a municipal water and sanitary connection and has existing access from Garson-Coniston Road.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R1-5' Low Density Residential One in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

It is noted that with the exception of the existing deficient front yard setback for the lands to be retained, all other zoning standards appear to be met.

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.

Strategic and Environmental Planning, April 3, 2025

The subject lands contain a delineated wetland which is habitat for species at risk. Per Policy 7., 4.1 Natural Heritage of the Provincial Policy Statement, 2024 (PPS), "development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements." Staff in SEP advise the applicant that portions of the property may not be suitable for development and that they should confirm compliance with the Endangered Species Act, 2007 through a qualified professional.

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.

Building Services, April 2, 2025

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

Development Engineering, April 2, 2025

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.

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.

Infrastructure Capital Planning Services, April 1, 2025

The subject property to be severed is within the East Wanapitei River 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.

Linear Infrastructure Services, April 1, 2025

No Concerns

Revenue Services, March 27, 2025

No Concerns

Conservation Sudbury, March 26, 2025

Conservation Sudbury has no objection to creation of a new lot as per the wetland delineation report by Tulloch dated October 18, 2024.

Development on the newly created lots, including lot grading, will require a permit from Conservation Sudbury. All development must comply with Conservation Sudbury's wetland guidelines (available on our website)

The conditions of the permit from Conservation Sudbury may include exclusion measures at the 12m wetland buffer. Applicant is to ensure that the prospective buyers are aware of the development restrictions.

Ministry of Transportation, March 18, 2025

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

Sudbury Hydro, March 18, 2025

The properties fall outside of our service territory, therefore we have no concerns.

Site Plan, March 17, 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:
MICHELLE NGUYEN

the owner(s) of PIN(s) 734930258, Parcel 16396 SEC SES, Lot 17, Plan M-242, except Part 22, Plan SR-1791, Part Lot 4, Concession 1, Township of Garson, 164 Garson-Coniston Road, Garson P3L 1G3

for consent create a new lot on the south side of the subject property providing an approximate 18.0m lot frontage, 72.0m lot depth and 1350.0 sq.m lot area, be approved, subject to the following:

- 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 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. This Plan of Survey must illustrate the dimensions and setbacks of all existing buildings, structures and/or foundations to the surveyed boundary lines.
- 6) That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.
- 7) That the owner/applicant 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 owner/applicant.

- 8) That the owner/applicant contribute \$1000.00 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 Planning 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. PL-CON-2025-00002

Monday, April 7, 2025

OWNER(S): MICHELLE NGUYEN, 164 Garson-Coniston Road, Sudbury, ON, Canada P3L1G3

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

LOCATION: PIN(s) 734930258, Parcel 16396 SEC SES, Lot 17, Plan M-242, except Part 22, Plan SR-1791, Part Lot 4, Concession 1, Township of Garson, 164 Garson-Coniston Road, Garson P3L 1G3

SUMMARY

Zoning: The property is zoned R1-5 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the north side of the subject property providing an approximate 1031.0 sq.m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 4, 2025

No Comment Received

Corridor Management, April 4, 2025

No Comment Received

Hydro One, April 4, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), April 4, 2025

No Comment Received

Development Approvals, April 3, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 17.89 m along Garson-Coniston Road and an area of 1,031.92 m² from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of any buildings and structures. The lands will need to establish adequate municipal water and sanitary service connections and vehicular access as conditions of consent.

The lands to be retained will have a frontage of 19.38 m on Garson-Coniston Road and a lot area of

1,405.34 m². The subject lands contain a two-storey single detached dwelling that is proposed to remain with the retained lands. The single detached dwelling is serviced by a municipal water and sanitary connection and has existing access from Garson-Coniston Road.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R1-5' Low Density Residential One in the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

It is noted that with the exception of the existing deficient front yard setback for the lands to be retained, all other zoning standards appear to be met.

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.

Strategic and Environmental Planning, April 3, 2025

The subject lands contain a delineated wetland which is habitat for species at risk. Per Policy 7., 4.1 Natural Heritage of the Provincial Policy Statement, 2024 (PPS), "development and site alteration shall not be permitted in habitat of f endangered species and threatened species, except in accordance with provincial and federal requirements." Staff in SEP are requesting a deferral of the application to allow the applicant to confirm compliance with the Endangered Species Act, 2007 through a qualified professional.

Building Services, April 2, 2025

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

Development Engineering, April 2, 2025

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.

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.

Infrastructure Capital Planning Services, April 1, 2025

The subject property to be severed is within the East Wanapitei River 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.

Linear Infrastructure Services, April 1, 2025

No Concerns

Revenue Services, March 27, 2025

No Concerns

Conservation Sudbury, March 26, 2025

Conservation Sudbury has no objection to creation of a new lot as per the wetland delineation report by Tulloch dated October 18, 2024.

Development on the newly created lots, including lot grading, will require a permit from Conservation Sudbury. All development must comply with Conservation Sudbury's wetland guidelines (available on our website)

The conditions of the permit from Conservation Sudbury may include exclusion measures at the 12m wetland buffer. Applicant is to ensure that the prospective buyers are aware of the development restrictions.

Ministry of Transportation, March 18, 2025

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

Sudbury Hydro, March 18, 2025

The properties fall outside of our service territory, therefore we have no concerns.

Site Plan, March 17, 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:
MICHELLE NGUYEN

the owner(s) of PIN(s) 734930258, Parcel 16396 SEC SES, Lot 17, Plan M-242, except Part 22, Plan SR-1791, Part Lot 4, Concession 1, Township of Garson, 164 Garson-Coniston Road, Garson P3L 1G3

for consent create a new lot on the north side of the subject property providing an approximate 17.0m lot frontage, 72.0m lot depth and 1031.0 sq.m lot area, be approved, subject to the following:

- 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 owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83 (CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official. This Plan of Survey must illustrate the dimensions and setbacks of all existing buildings, structures and/or foundations to the surveyed boundary lines.
- 6) That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.
- 7) That the owner/applicant 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 owner/applicant.

- 8) That the owner/applicant contribute \$1000.00 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 Planning 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. PL-CON-2025-00003

Monday, April 7, 2025

OWNER(S): TYLER BURTON, 368 Gordon Lake Road, CHELMSFORD, ON, Canada

AGENT(S): TYLER BURTON, 368 Gordon Lake Road, CHELMSFORD, ON, Canada

LOCATION: PIN(s) 733530081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford P0M 1L0

SUMMARY

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

Application: To sever the existing dwelling from the subject property providing an approximate 20.0-acre lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 4, 2025

No Comment Received

Corridor Management, April 4, 2025

No Comment Received

Engineering Services, April 4, 2025

No Comment Received

Hydro One, April 4, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 4, 2025

No Comment Received

Building Services, April 3, 2025

For Consent to sever the existing dwelling from the subject property providing an approximate 20.0-acre lot area.

Based on the information provided, Building Services has no concerns with this application.
Development Approvals, April 3, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 55 m along Gordon Lake Road and an area of +/- 20 ac (8.09 ha) from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a single detached dwelling and accessory building. The applicant did not include the location of the septic system or private well on the concept plan provided. Staff were therefore unable to ensure private servicing is fully contained to the severed lot. The severed lands appear to be accessed by two existing driveways off Gordon Lake Road. It is noted only one driveway access per residential property is permitted.

The lands to be retained will have a frontage of 314 m on Pilon Crescent and a lot area of 15 ac (6.07 ha). The lands to be retained are currently vacant of buildings and structures. The applicant has advised that the retained lot is intended for the construction of a single detached dwelling.

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

It is recognized that the lands are subject to previous Consent Applications file #'s B0051/2018, B0052/2018, and B0053/2018, which received conditional approval and lapsed. This application would have the effect of recreating the retained lot from 2018.

It is noted that the severed lands are considered to be a corner lot as it will abut both Gordon Lake Road and Pilon Crescent. The Zoning By-law defines the front lot line for corner lots to be the shorter of the two. A minor variance is required for the severed land to permit a lot frontage of +/- 55 m along Gordon Lake Road, where 90 m is required. All other standards for the severed and retained lots appear to be met.

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 an amended concept plan be provided which includes the location of the septic system and private well to confirm services are fully contained to the severed lot.
3. That a Minor Variance be obtained for a deficient lot frontage of 55 m along Gordon Lake Road for the lands to be severed, whereas 90 m is required.

Strategic and Environmental Planning, April 3, 2025

No Concerns

Infrastructure Capital Planning Services, April 1, 2025

The subject property to be severed is within the Mid Vermilion 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.

Linear Infrastructure Services, April 1, 2025

No Concerns

Revenue Services, March 27, 2025

No Concerns

Conservation Sudbury, March 26, 2025

No objection to creation of new rural lot.

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 the applicant should contact Conservation Sudbury. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.

Ministry of Transportation, March 18, 2025

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

Sudbury Hydro, March 18, 2025

The properties fall outside of our service territory, therefore we have no concerns.

Site Plan, March 17, 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:
TYLER BURTON

the owner(s) of PIN(s) 733530081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford P0M 1L0

for consent sever the lands containing the existing dwelling from the subject property providing an approximate 230.0m total lot frontage and an approximate 80,700 sq.m lot area, be approved, subject to the following:

- 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 a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 5) That the owner/applicant submit an amended concept plan providing the location of the septic system and private well to confirm that the services are fully contained within the part to be transferred.
- 6) That the owner/applicant apply for and receive final and binding approval for any minor variances that may be required, including but not limited to the deficient lot frontage of the lands to be transferred, from Committee of Adjustment and that the necessary approvals be in full force and effect prior to the issuance of a Certificate and to the satisfaction of the Director of Planning Services.
- 7) That the owner/applicant 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.
- 8) The owner/applicant 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.
- 9) That the owner/applicant contribute \$1000.00 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 Planning 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. PL-CON-2025-00004

Monday, April 7, 2025

OWNER(S): TYLER BURTON, 368 Gordon Lake Road, CHELMSFORD, ON, Canada

AGENT(S): TYLER BURTON, 368 Gordon Lake Road, CHELMSFORD, ON, Canada

LOCATION: PIN(s) 733530081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford P0M 1L0

SUMMARY

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

Application: To sever and create a new lot being Part 2 on Plan 53R-21046, from the resulting lands in PL-CON-2025-00003, providing an approximate 5.0-acre lot area.

Comments concerning this application were submitted as follows:

Bell Canada, April 4, 2025

No Comment Received

Corridor Management, April 4, 2025

No Comment Received

Hydro One, April 4, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 4, 2025

No Comment Received

Building Services, April 3, 2025

For Consent To sever and create a new lot being Part 2 on Plan 53R-21046, from the resulting lands in PL-CON-2025-00003, providing an approximate 5.0-acre lot area.

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

Development Approvals, April 3, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 98 m along Pilon Crescent and an area of +/- 5 ac (2.02 ha) from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures.

The proposed severance would result in two retained parcels of land, being Part 1 and Part 3 on reference plan 53R-21046. Part 1 would have a frontage of +/- 111 m on Pilon Crescent and an area of 5 ac (2.02 ha). Part 3 would have a frontage of 103 m on Pilon Crescent and an area of 5 ac (2.02 ha). Both Parts are vacant of any buildings and structures.

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

It is recognized that the lands are subject to previous Consent Applications file #'s B0051/2018, B0052/2018, and B0053/2018, which received conditional approval and lapsed. This application would have the effect of recreating the severed lots from 2018.

Staff have reviewed the lot to be severed and the lots to be retained against the 'RU' standards and are of the opinion that standards are being met as a result of the proposed 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.

Strategic and Environmental Planning, April 3, 2025

No Concerns

Development Engineering, April 2, 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.

Infrastructure Capital Planning Services, April 1, 2025

The subject property to be severed is within the Mid Vermilion 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.

Linear Infrastructure Services, April 1, 2025

No Concerns

Revenue Services, March 27, 2025

No Concerns

Conservation Sudbury, March 26, 2025

No objection to creation of new rural lot.

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 the applicant should contact Conservation Sudbury. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.

Ministry of Transportation, March 18, 2025

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

Sudbury Hydro, March 18, 2025

The properties fall outside of our service territory, therefore we have no concerns.

Site Plan, March 17, 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:
TYLER BURTON

the owner(s) of PIN(s) 733530081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford P0M 1L0

for consent create a new lot, being part 2 on plan 53r-21046, from the resulting lands in pl-con-2025-00003, providing an approximate 98.0m lot frontage and 20,293.0 sq.m lot area, be approved,

subject to the following:

- 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 a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 5) That the owner/applicant 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.
- 6) The owner/applicant 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.
- 7) That the owner/applicant contribute \$1000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 8) That the transaction, subject of Application PL-CON-2025-00003, be registered prior to the issuance of the Certificate and to the satisfaction of the Consent Official.
- 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 Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.



Consent Official

