



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00036

Tuesday, August 5, 2025

OWNER(S):           TIMESTONE CORPORATION, 1730 Regent St Unit 5, Sudbury, ON, Canada  
AGENT(S):           WEAVER, SIMMONS LLP, 233 Brady Street, Suite 400, Sudbury, ON,  
                          Canada  
LOCATION:            PIN(s) 021230415, 021230431, Part Lot 4, Concession 5, Parts 3-6, Plan  
                          53R-11472, Parts 1-4, Plan 53R-16114 and Parts 1-4, Plan 53R-20608,  
                          Township of McKim, 319 Lasalle Boulevard, Sudbury P3A 1W7

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SUMMARY

Zoning:            The property is zoned C3, C3(13) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.  
Application:        Lease the subject lands for a term more than twenty-one years.

Comments concerning this application were submitted as follows:

Development Approvals, August 1, 2025

No Concerns

Development Engineering, August 1, 2025

No Concerns

Bell Canada, July 31, 2025

No Comment Received

Corridor Management, July 31, 2025

No Comment Received

Hydro One, July 31, 2025

No Comment Received

Building Services, July 23, 2025

No Concerns

Linear Infrastructure Services, July 23, 2025

No Concerns

Infrastructure Capital Planning Services, July 22, 2025

No Concerns

Strategic and Environmental Planning, July 22, 2025

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.

Conservation Sudbury, July 21, 2025

Conservation Sudbury has no objection to the leasing of subject lands as described in consent application CON-2025-00036.

Please note that the subject parcel is located above an enclosed portion of Frood Creek. The creek exists the box culvert at the south east corner of the property. A small portion of of the parking in this area is located in the floodplain and future development in this area requires permission of Conservation Sudbury.

Ministry of Transportation, July 21, 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.

Revenue Services, July 21, 2025

No Concerns

Site Plan, July 18, 2025

No Concerns

Sudbury Hydro, July 18, 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 natures that would have precluded the approval of this lease, none were identified.

The following decision was reached:

DECISION:

THAT the application by:  
TIMESTONE CORPORATION

the owner(s) of PIN(s) 021230415, 021230431, Part Lot 4, Concession 5, Parts 3-6, Plan 53R-11472, Parts 1-4, Plan 53R-16114 and Parts 1-4, Plan 53R-20608, Township of McKim, 319 Lasalle Boulevard, Sudbury P3A 1W7

for consent to lease the subject lands, being the site of St. Joseph's Continuing Care Centre, for a period of more than twenty-one (21) years, be approved, subject to the following conditions:

- 1) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 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



SUBMISSION NO. PL-CON-2025-00041

Tuesday, August 5, 2025

OWNER(S): DENIS HOULE, 17 Cottage Lane, Skead, ON, Canada  
 FRANCINE HOULE, 17 Cottage Lane, Skead, ON, Canada

AGENT(S): DENIS HOULE, 17 Cottage Lane, Skead, ON, Canada

LOCATION: PIN(s) 735130205, Parcel 11451 SEC SES, Part Mining Claim S28056, except Part 2, Plan 53R-11000, Part Lot 5, Concession 5, Township of MacLennan, 17 Cottage Lane, Skead P0M 2Y0

### SUMMARY

Zoning: The property is zoned R1-1 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 vacant portion of the subject property providing an approximate 4096.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, August 6, 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 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.

Bell Canada, July 31, 2025

No Comment Received

Corridor Management, July 31, 2025

No Comment Received

Development Approvals, July 31, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 9.71 m along Benn Drive and an area of 4,096 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands will be required to establish a private well and septic system, as well as an entrance from Benn Drive as part of the consent process.

The lands to be retained will have a frontage of 9.71 m on Benn Drive and a lot area of 16,008 m<sup>2</sup>. The lands to be retained contain a single detached dwelling and three accessory buildings. Given the lands contain a single detached dwelling, entrance should be established from Benn Drive, which is a year-round maintained road. Cottage Lane is not year-round maintained.

The subject lands are designated 'Living Area II' within the City of Greater Sudbury Official Plan, are zoned 'R1-1' Low Density Residential One within the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands are subject to Minor Variance Applications PL-MV-2025-00045 & PL-MV-2025-00046, which permitted a minimum lot frontage of 9.71 m for both the severed and retained lands, where 45 m is required. These applications were granted on May 28th 2025.

Staff have reviewed the severed and retained lands against the 'R1-1' standards and are of the opinion that the standards are capable of 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.

Hydro One, July 31, 2025

No Comment Received

Building Services, July 28, 2025

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

Owner/Applicant to be advised of the following comments:

1) Building Services acknowledges the complete minor variance applications for reduced frontages of both the retained lot (PL-MV-2025-00045) and the severed lot (PL-MV-2025-00046) providing minimum lot frontages of 9.71m, where 45.0m is required.

2) A building permit and documents to the satisfaction of the Chief Building Official is required for future construction on the severed lot.

Linear Infrastructure Services, July 23, 2025

No Concerns

Infrastructure Capital Planning Services, July 22, 2025

The subject property to be severed is within the Wanapitei 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.

Strategic and Environmental Planning, July 22, 2025

Staff from SEP have reviewed the proposed consent application. The proposed severed and retained lots will be able to meet the requirements for shoreline development outlined in section 4.41 WATERBODIES - WATER FRONTAGE, SETBACKS AND BUFFERS of Zoning By-law 2010-100Z with regards to highwater mark setback and required shoreline buffer area.

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the federal Fisheries Act, 1985, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.

Conservation Sudbury, July 21, 2025

Conservation Sudbury has no objection to the creation of a new lot located on the west vacation portion of the subject property. New lot is not located within any areas regulated by Conservation Sudbury.

Retained portion contains features regulated by Conservation Sudbury including a flood hazard and erosion hazard associated with Wanapitei Lake. Future development in these areas requires permission of Conservation Sudbury. See map attached in pronto.

Ministry of Transportation, July 21, 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.

Revenue Services, July 21, 2025

No Concerns

Development Engineering, July 18, 2025

No Concerns

Site Plan, July 18, 2025

No Concerns

Sudbury Hydro, July 18, 2025

No concerns, outside of our territory.

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:

DENIS HOULE AND FRANCINE HOULE

the owner(s) of PIN(s) 735130205, Parcel 11451 SEC SES, Part Mining Claim S28056, except Part 2, Plan 53R-11000, Part Lot 5, Concession 5, Township of MacLennan, 17 Cottage Lane, Skead P0M 2Y0

for consent to create a new lot on the west vacant portion of the subject property providing a lot frontage of approximately 9.7m, a lot depth of approximately 64.0m and a lot area of approximately 4096.0 sq. m.,, 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 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.
- 7) 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.

- 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) 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.
- 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 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



SUBMISSION NO. PL-CON-2025-00045

Tuesday, August 5, 2025

OWNER(S): DUSTIN CERETTI, 3360 Laura Drive, Chelmsford, ON, Canada P0M1L0  
EMILY CERETTI, 3360 Laura, Chelmsford, ON, Canada

AGENT(S): DUSTIN CERETTI, 3360 Laura Drive, Chelmsford, ON, Canada P0M1L0

LOCATION: PIN(s) 733480295, Parcel 29659 SEC SWS SRO, Part Lot 2, Concession 2, Part 1, Plan 53R-13131, Township of Balfour, 200 Lavallee 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 one new lot on the east portion of the subject property providing an approximate 20090.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, August 1, 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.

Bell Canada, July 31, 2025

No Comment Received

Corridor Management, July 31, 2025

No Comment Received

Development Approvals, July 31, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 98 m along Lavallee Road and an area of 2 ha (5 ac) from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a single detached dwelling and five accessory buildings that have been identified as being removed by the applicant. The lands to be severed are serviced by a private well and septic system and have an existing driveway from Lavallee Road.

The lands to be retained will have a frontage of +/- 103 m on Lavallee Road and a lot area of 14.7 ha (36.2 ac). The lands to be retained are vacant of buildings and structures and has an existing access from Lavallee Road. It is noted that building services identified a 2025 building permit for a garage on the retained lands. Accessory buildings are not permitted without a principal use.

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 Conservation Sudbury (NDCA).

Staff have reviewed the severed and retained lands against the 'RU' standards and are of the opinion that the standards are capable of being maintained as a result of the severance. Based on aerial imagery, the frontage along Lavallee Road does not appear to be parallel with the proposed rear lot line of the severed lands, which may result in deficient lot area. Staff require that confirmation of minimum lot area be confirmed as a condition of consent.

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 compliance with minimum lot area be confirmed for the lands to be severed to the satisfaction of the Director of Planning Services.

Hydro One, July 31, 2025

No Comment Received

Building Services, July 23, 2025

Building Services has no objections to the proposed consent to sever a 2ha portion of land other than the following comment:

On the severed lands, as setbacks from the existing single family dwelling to the new interior lot line have not been provided, Applicant/Owner to be aware that a minimum setback of 10.0m is required to be maintained in accordance with Part 9, Table 9.3.

Applicant/Owner to also be aware of the following additional information:

On the retained portion of land, Building Services acknowledges an incomplete building permit application for a detached garage (BP-NEW-2025-00991). Applicant/Owner to be aware that the garage permit cannot be issued until a permit for a principal building or structure has been issued (i.e. single-family dwelling). Please contact Building Services to discuss outstanding requirements for permit issuance.

On the severed lands, a review of the plot plan provided indicates multiple utility sheds on the property. Owner to be aware that sheds greater than 15m<sup>2</sup> require a building permit in accordance with the Ontario Building Code Article 1.3.1.1. of Division C. Applicant/Owner to also be aware that with the exception of sheds, accessory buildings and structures greater than 10 m<sup>2</sup> (108 ft<sup>2</sup>) would also be subject to the Ontario Building Code and would require a building permit. As building separations have not been provided between the utility sheds identified on the plot plan, Owner to be aware that in accordance with Part 9, Table 9.3 of the Zoning By-law 2010-100z, a minimum building separation of 3m is required.

Our research indicates there may be a shipping container on the property. Applicant/Owner to be aware that shipping containers shall be permitted on a residential lot for a maximum of 14 consecutive days.

Amanda Dittrich, Plans Examiner  
Building Services

Strategic and Environmental Planning, July 23, 2025

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.

Traffic and Transportation, July 23, 2025

No Concerns

Distribution and Collection Operations, July 22, 2025

No Concerns

Drainage, July 22, 2025

The subject property to be severed is within the Whitson 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.

Conservation Sudbury, July 21, 2025

No Concerns

Ministry of Transportation, July 21, 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.

Revenue Services, July 21, 2025

No Concerns

Site Plan, July 18, 2025

No Concerns

Sudbury Hydro, July 18, 2025

No concerns, outside of our territory.

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:

DUSTIN CERETTI AND EMILY CERETTI

the owner(s) of PIN(s) 733480295, Parcel 29659 SEC SWS SRO, Part Lot 2, Concession 2, Part 1, Plan 53R-13131, Township of Balfour, 200 Lavallee Road, Chelmsford P0M 1L0

for consent to create a new lot on the east portion of the subject property providing a lot frontage of approximately 98.0m and a lot area of approximately 20090.0 sq. m., 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. 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 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 contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 9) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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