



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00025

Monday, July 7, 2025

OWNER(S): RICHARD POWLESLAND, 6020 Highway 17, Whitefish, ON, Canada P0M3E0  
MARIA THERESA POWLESLAND, 6020 Highway 17, Whitefish, Ontario, Canada P0M3E0

AGENT(S): SHANON STEWART, PO Box 1018, 49 Nickel Street, Copper Cliff, ON, Canada P0M1N0

LOCATION: PIN(s) 733820211, Parcel 29086 SEC SWS, Part Lot 7, Concession 1, Part 1, Plan 53R-12071, Township of Denison, 6020 Highway 17 West, Whitefish P0M 3E0

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**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 west side of the subject property providing an approximate 20234.3 sq. m (5.0 acre) lot area.

Comments concerning this application were submitted as follows:

Bell Canada, July 9, 2025

No Comment Received

Corridor Management, July 9, 2025

No Comment Received

Hydro One, July 9, 2025

No Comment Received

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

No Comment Received

Ministry of Transportation, July 9, 2025

The subject lands for application PL-CON-2025-00025 – Powlesland are located within the MTO's permit control area; and therefore, are subject for review under the Public Transportation and Highway Improvement Act R.S.O. 1990 and will require proper MTO permits. I can confirm that the MTO supports the proposed severance in principle, with the following comments to offer:

- MTO Residential Entrance Permits will be required for both severed and retained parcels.
  - o MTO cannot issue entrance permits for lots that do not yet exist. Prior to issuing an entrance permit for the severed lot, MTO requires confirmation that the severance has been completed and proof of property ownership so the permit is issued to the new landowner. I recommend submitting these items within the permit application.
- MTO Building/Land Use Permits are required for the placement of any new buildings/structures or any site grading/paving within 45 meters of the Hwy 17 property line.
- Any new entrance located along the frontage of the proposed severed property must not interfere with the existing 3-cable guard rail in any way.
- Any future development or change in land use must be subject to MTO review/approval.

Building Services, June 30, 2025

Owner/Applicant to be advised of the following comments:

- 1) A building permit and documents to the satisfaction of the Chief Building Official will be required for any proposed construction on the severed property.

Linear Infrastructure Services, June 30, 2025

No Concerns

Development Engineering, June 27, 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.

Strategic and Environmental Planning, June 26, 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

Sudbury Hydro, June 26, 2025

No concerns - outside of our service territory.

Development Approvals, June 25, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 91 m along Highway 17 East and an area of 2.02 ha (5 ac) 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 use. The lands to be severed will be required to be serviced by a private well

and septic system and a new access be established from Highway 17 East.

The lands to be retained will have a frontage of +/- 321 m on Highway 17 East and a lot area of 9.44 ha (23.32 ac). The subject lands contain a single detached dwelling that is serviced by a private well and septic system and has access from Highway 17 East.

The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'RU' Rural in the City of Greater Sudbury Zoning By-law.

Staff have reviewed the severed and retained lands against the 'RU' 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.

#### Site Plan, June 24, 2025

No Concerns

#### Conservation Sudbury, June 20, 2025

Conservation Sudbury has no objection to consent application CON-2025-00025 to create one new lot. It does not appear that there are any features on the subject property regulated by Conservation Sudbury.

Please be advised that Conservation Sudbury regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. 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 on the subject property please contact Conservation Sudbury. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.

#### Infrastructure Capital Planning Services, June 20, 2025

The subject property to be severed is within the Lower 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.

#### Revenue Services, June 20, 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:

RICHARD POWLESLAND AND MARIA THERESA POWLESLAND

the owner(s) of PIN(s) 733820211, Parcel 29086 SEC SWS, Part Lot 7, Concession 1, Part 1, Plan 53R-12071, Township of Denison, 6020 Highway 17 West, Whitefish P0M 3E0

for consent create a new lot on the west side of the subject property providing an approximate 91.0m lot frontage and 20234.3 sq. m (5.0 acre) lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) 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.
- 3) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 4) 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.
- 5) 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.
- 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 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



SUBMISSION NO. PL-CON-2025-00032

Monday, July 7, 2025

OWNER(S): DOMINION PARK DEVELOPMENTS CORP., 942 Montee Principale, Chelmsford, ON, Canada

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

LOCATION: PIN(s) 735043218 (Part of), Lot 152, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 2093 Schreyer Street, Valley East P3P 0E3

SUMMARY

Zoning: The property is zoned R2-2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Divide the subject property along the party wall of a proposed semi-detached dwelling.

Comments concerning this application were submitted as follows:

Bell Canada, July 4, 2025

No Comment Received

Corridor Management, July 4, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, July 4, 2025

No Comment Received

Building Services, June 30, 2025

Based on the information provided, Building Services has no concerns with this application, however, the Applicant should be aware that an inspection must be done to verify that the party wall on the proposed property line is constructed as a fire separation with a 1-hour fire resistance rating and is continuous from top of footing to the underside of the roof sheathing. We acknowledge the issued building permit BP-NEW-2024-01127 to construct a semi-detached building.

Linear Infrastructure Services, June 30, 2025

No Concerns

Development Engineering, June 27, 2025

No Concerns

Hydro One, June 26, 2025

No concerns - outside of our service territory.

Strategic and Environmental Planning, June 26, 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.

Development Approvals, June 25, 2025

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached building to be located on the lands to be severed and one unit of a semi-detached building to be located on the lands to be retained. The shared property line between 2093 Schreyer Street and 2097 Schreyer Street would be located along the party wall the semi-detached building.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Both the severed and retained lands appear to meet the standards of the R2-2 Zone as a result of the severance.

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

Site Plan, June 24, 2025

No Concerns

Ministry of Transportation, June 23, 2025

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

Conservation Sudbury, June 20, 2025

No Concerns

Infrastructure Capital Planning Services, June 20, 2025

No Concerns

Revenue Services, June 20, 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:  
DOMINION PARK DEVELOPMENTS CORP.

the owner of PIN 735043218 (Part of), Lot 152, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 2093 Schreyer Street, Valley East P3P 0E3

for consent to divide the subject property along the party wall of a proposed semi-detached dwelling be approved, 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 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.
- 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 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-2025-00035

Monday, July 7, 2025

OWNER(S): DENNIS LINDSAY, 23 Patricia Street, Lively, ON, Canada P3Y1B1  
LORI LINDSAY, 23 Patricia Street, Lively, ON, Canada P3Y1B1

AGENT(S): DENNIS LINDSAY, 23 Patricia Street, Lively, ON, Canada P3Y1B1

LOCATION: PIN(s) 733750033, Parcel 13564 SEC SWS SRO, Lot 21, Plan M-351, Part Lot 5, Concession 4, Township of Waters, 23 Patricia Street, Lively P3Y 1B1

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**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 westerly vacant portion of the subject property providing an approximate 697.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, July 4, 2025

No Comment Received

Corridor Management, July 4, 2025

No Comment Received

Hydro One, July 4, 2025

No Comment Received

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

No Comment Received

Building Services, June 30, 2025

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

Owner/Applicant to be advised of the following comments:

1) A search of our records indicates incomplete permits for the retained property for the Two-Storey Addition (06-1471) and Siding/Brick Repair (06-1289). Please contact Building Services to proceed in closing these projects.

Linear Infrastructure Services, June 30, 2025

No Concerns

Development Engineering, June 27, 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.

A Design Lot Grading Plan was previously approved and registered on title to the subject lands under Consent B0024/2021, lot grading condition therefore not required.

Strategic and Environmental Planning, June 26, 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.

Sudbury Hydro, June 26, 2025

No concerns - outside of our service territory.

Development Approvals, June 25, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 18.29 m along Patricia Street and an area of 696.85 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 use. The lands to be severed will be required to be serviced by a municipal water and sanitary connection and a new access be established from Patricia Street.

The lands to be retained will have a frontage of +/- 18.29 m on Patricia Street and a lot area of 696.85 m<sup>2</sup>. The subject lands contain a single detached dwelling and two accessory buildings. The lands are serviced by a municipal water and sanitary connection and has access from Patricia Street.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R1-5' Low Density Residential One in the City of Greater Sudbury Zoning By-law.

The lands are subject to Consent Application B0024/2021 which was conditionally approved and has lapsed. This application is a resubmission of the previous application.

Staff have reviewed the severed and retained lands against the 'R1-5' 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.

Ministry of Transportation, June 24, 2025

I can confirm that the above subject lands are located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Site Plan, June 24, 2025

No Concerns

Conservation Sudbury, June 20, 2025

No Concerns

Infrastructure Capital Planning Services, June 20, 2025

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.

Revenue Services, June 20, 2025

Please have owner reach out to Revenue Services - Tax Dept at ext 2601

This application is a resubmission of B0024/2021, which provisional consent was allowed to lapse. The applicants cleared the majority of the conditions imposed under B0024/2021, which clearances are being carried over into this provisional approval. As part of the provisional approval for this application, the applicants must ensure that all outstanding municipal taxes are paid.

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:

DENNIS LINDSAY AND LORI LINDSAY

the owner(s) of PIN(s) 733750033, Parcel 13564 SEC SWS SRO, Lot 21, Plan M-351, Part Lot 5, Concession 4, Township of Waters, 23 Patricia Street, Lively P3Y 1B1,

for consent create a new lot on the westerly vacant portion of the subject property providing a lot frontage of approximately 18.0m, a lot depth of approximately 38.0m and a lot area of 697.0 sq. m, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 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