

SUBMISSION NO. PL-CON-2025-00049

Monday, October 6, 2025

OWNER(S): 7055579 CANADA INC., 3702 ON-144, Chelmsford, ON, Canada
AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7
LOCATION: PIN(s) 733492175, 733490828, Parcel 20990 SEC SWS, Part Lot 1, Concession 3, Parts 6-7, Plan 53R-22163 and Part 1, Plan SR-2980, except the row of the Canadian Pacific Railway, Township of Balfour, 3702 Highway 144, Chelmsford P0M 1L0

SUMMARY

Zoning: The property is zoned C2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Grant an easement/right-of-way for access purposes.

Comments concerning this application were submitted as follows:

Hydro One, October 2, 2025

No Comment Received

Strategic and Environmental Planning, October 2, 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.

Revenue Services, October 1, 2025

No Concerns

Development Approvals, September 29, 2025

No Concerns

Bell Canada, September 24, 2025

No Comment Received

Building Services, September 24, 2025

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

We acknowledge Building Permit BP-NEW-2024-01265 which has been issued for the multiple dwelling. Applicant to be aware that an up-to-date plot plan reflecting the new planning applications must be submitted for the permit.

Corridor Management, September 24, 2025

No Comment Received

Development Engineering, September 24, 2025

No Concerns

Ministry of Natural Resources and Forestry (MNR), September 24, 2025

No Comment Received

Ministry of Transportation, September 24, 2025

I can confirm that the subject lands are located within the MTO's permit control area (PCA); 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 MTO accepts the proposed easement creation, with the following comments to consider

- I can confirm that the appropriate entrance permits have been acquired by the landowner of PIN 73349-1238.
 - o No new entrance permit is required.
- An MTO Building/Land Use Permit is required for the placement of any new buildings/structures or and site grading/paving on the subject property.
 - o MTO Building/Land Use Permit is required prior to any construction.
- Any future development or change in land use must be subject to MTO review/approval.

Sudbury Hydro, September 24, 2025

No concerns. Outside of our territory.

Drainage, September 22, 2025

No Concerns

Conservation Sudbury, September 19, 2025

No Concerns

Site Plan, September 19, 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:
7055579 CANADA INC.

the owner(s) of PIN(s) 733492175, 733490828, Parcel 20990 SEC SWS, Part Lot 1, Concession 3, Parts 6-7, Plan 53R-22163 and Part 1, Plan SR-2980, except the row of the Canadian Pacific Railway, Township of Balfour, 3702 Highway 144, Chelmsford P0M 1L0

for consent to grant an approximate 2.6m wide easement/right-of-way over an approximate 158.6sq. m east portion of the subject property for access purposes in favour of 3692 Highway 144, 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.
- 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.



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00054

Monday, October 6, 2025

OWNER(S): BELMAR BUILDERS INC., 0 Montee Genereux Street, Greater Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 733480753, SRO, Part of Lot 14, Plan 53M-1420, being Parts 19, 20 & 21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux Street, Chelmsford, Ontario

SUMMARY

Zoning: The property is zoned R3(108) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To cancel the Certificate issued in Consent Application B0054/2015 (July 6/15).

Comments concerning this application were submitted as follows:

Development Engineering, October 2, 2025

No Concerns

Development Approvals, September 29, 2025

The purpose and effect of the application is to cancel Consent B0054/2015 which will have the effect of undoing the creation of Parts 19, 20 & 21 on Plan 53R-20477 and effectively merging with Part Lot 14, on Plan 53M-1420 and Parts 16, 17 and 18, on Plan 53R-20477 to facilitate a new development on one parcel of land.

The subject lands are designated 'Living Area 1' within the City's Official Plan, are zoned "R3(108)" Medium Density Residential Special within By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands are most recently subject to Zoning By-law Amendment Application 751-5/24-10 and Deeming By-law 2025-92, to facilitate the development of 5 townhome dwelling units on one parcel of land. Subsequent to these applications, it was determined that the lands were also subject to a Consent application which prevents the lots from merging. The cancellation request will be the final planning application process required to merge the lands.

Staff have no concerns with the cancellation.

Building Services, September 24, 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:
BELMAR BUILDERS INC.

the owner(s) of PIN(s) 733480753, SRO, Part of Lot 14, Plan 53M-1420, being Parts 19, 20 & 21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux Street, Chelmsford, Ontario

for consent to cancel the Certificate of Official issued in Consent Application B0054/2015, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.

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-2025-00055

Monday, October 6, 2025

OWNER(S): BELMAR BUILDERS INC., 0 Montee Genereux Street, Greater Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 733480751, SRO, Part of Lot 13, Plan 53M-1420, being Parts 13, 14 & 15, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux Street, Chelmsford

SUMMARY

Zoning: The property is zoned R3(108) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To cancel the Certificate issued in Consent Application B0055/2015 (July 6/15).

Comments concerning this application were submitted as follows:

Development Engineering, October 2, 2025

No Concerns

Development Approvals, September 29, 2025

The purpose and effect of the application is to cancel Consent B0055/2015 which will have the effect of undoing the creation of Parts 13, 14 & 15 on Plan 53R-20477 and effectively merging with Part Lot 13, on Plan 53M-1420 and Parts 10, 11 and 12, on Plan 53R-20477 to facilitate a new development on one parcel of land.

The subject lands are designated 'Living Area 1' within the City's Official Plan, are zoned "R3(108)" Medium Density Residential Special within By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands are most recently subject to Zoning By-law Amendment Application 751-5/24-10 and Deeming By-law 2025-92, to facilitate the development of 5 townhome dwelling units on one parcel of land. Subsequent to these applications, it was determined that the lands were also subject to a Consent application which prevents the lots from merging. The cancellation request will be the final planning application process required to merge the lands.

Staff have no concerns with the cancellation.

Building Services, September 24, 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:
BELMAR BUILDERS INC.

the owner(s) of PIN(s) 733480751, SRO, Part of Lot 13, Plan 53M-1420, being Parts 13, 14 & 15, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux Street, Chelmsford

for consent to cancel the Certificate of Official issued in Consent Application B0055/2015, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.

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-2025-00056

Monday, October 6, 2025

OWNER(S): BELMAR BUILDERS INC., 0 Montee Genereux Street, Greater Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 733480749, SRO, Part of Lot 12, Plan 53M-1420, being Parts 7, 8 & 9, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux Street, Chelmsford

SUMMARY

Zoning: The property is zoned R3(108) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To cancel the Certificate issued in Consent Application B0056/2015 (July 6/15).

Comments concerning this application were submitted as follows:

Development Engineering, October 2, 2025

No Concerns

Development Approvals, September 29, 2025

The purpose and effect of the application is to cancel Consent B0056/2015 which will have the effect of undoing the creation of Parts 7, 8 & 9 on Plan 53R-20477 and effectively merging with Part Lot 12, on Plan 53M-1420 and Parts 1, 2, 3, 4, 5 and 6, on Plan 53R-20477 to facilitate a new development on one parcel of land.

The subject lands are designated 'Living Area 1' within the City's Official Plan, are zoned "R3(108)" Medium Density Residential Special within By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and are regulated by the Nickel District Conservation Authority (NDCA).

The lands are most recently subject to Zoning By-law Amendment Application 751-5/24-10 and Deeming By-law 2025-92, to facilitate the development of 5 townhome dwelling units on one parcel of land. Subsequent to these applications, it was determined that the lands were also subject to a Consent application which prevents the lots from merging. The cancellation request will be the final planning application process required to merge the lands.

Staff have no concerns with the cancellation.

Building Services, September 24, 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:
BELMAR BUILDERS INC.

the owner(s) of PIN(s) 733480749, SRO, Part of Lot 12, Plan 53M-1420, being Parts 7, 8 & 9, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux Street, Chelmsford

for consent to cancel the Certificate of Official issued in Consent Application B0056/2015, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.

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-2025-00057

Monday, October 6, 2025

OWNER(S): DAN SIMPSON, 1147 Goodview, Sudbury, ON, Canada
KIM DUBREUIL, 1147 Goodview, Sudbury, ON, Canada

AGENT(S): PINO VOCATURO, 369 Ester Street, Sudbury, ON, Canada

LOCATION: PIN(s) 734781082, Parts 1, 2, 9, 10, and 11, Plan 53R-18375, Part Lot 1, Concession 5, Township of Broder, 1147 Goodview Road, Sudbury P3G 1B5

SUMMARY

Zoning: The property is zoned R1-2 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 vacant portion of the subject property providing an approximate 1662.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, October 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 Water available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Sewer not available.

Hydro One, October 2, 2025

No Comment Received

Strategic and Environmental Planning, October 2, 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.

Revenue Services, October 1, 2025

No Concerns

Development Approvals, September 29, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 51.8m along Octave Street and an area of +/- 1662.8 m² from the subject lands, resulting in the creation of a new lot. The proposed severed lands would require a connection to the existing municipal water service along Octave Street, would require a private septic system, and the establishment of a new entrance off of Octave Street as part of the consent process.

The proposed retained lands would have a frontage of 32.1m on Goodview Road and a lot area of +/- 1418.8 m². The proposed retained lands contain a single detached dwelling and detached garage in the interior side yard. The lands are serviced by a municipal water connection and private septic system and have existing access from Goodview Road.

The subject lands are designated 'Living Area II' within the City of Greater Sudbury Official Plan and are zoned 'R1-2', within the City of Greater Sudbury Zoning By-law.

Staff have reviewed the proposed severed and retained lands against the 'R1-2' standards and are of the opinion that the standards are capable of being maintained as a result of the severance.

As an advisory comment, the applicant should ensure adequate parking spaces exist outside of the easement for the severed lands. Where parking spaces are provided in a surface parking area, or on a driveway each parking space shall have a width of not less than 2.75 m and a length of not less than 6.0 m. 1 parking space per dwelling unit is required.

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.

Bell Canada, September 24, 2025

No Comment Received

Building Services, September 24, 2025

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

There appears to be a shed located on the property and not shown on the submitted plan. If the shed is located on the portion of land to be severed, it must be removed prior to consent. If it is located entirely on the retained lands, it must be located with setbacks in accordance with the Zoning By-law.

Owner to be advised that there are incomplete Building Permits for 1147 Goodview. Please contact Building Services for the required inspections to close the permits.

Corridor Management, September 24, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 24, 2025

No Comment Received

Ministry of Transportation, September 24, 2025

I can confirm that the subject lands are located within the MTO's permit control area (PCA); and therefore, are subject for review under the Public Transportation and Highway Improvement Act R.S.O. 1990 and will require proper MTO permits. MTO supports the proposed severance in principle, with the following comments to consider:

- An MTO Building/Land Use Permit is required for the placement of any new buildings/structures or any site grading/paving taking place on the subject property.
- MTO Building/Land Use Permit is required prior to any construction.
- Any future development or change in land use must be subject to MTO review/approval.

Sudbury Hydro, September 24, 2025

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

A three metre (3 m) Frontage Easement along Goodview Road and a three metre (3 m) Frontage Easement along Octave Street, 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.

Please send a copy of the decision(s), to ESsupply@gsuinc.ca for the above noted application(s).

Drainage, September 22, 2025

The subject property to be severed is within the Panache Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of \$1,000 is required as a condition of approval.

The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Conservation Sudbury, September 19, 2025

No Concerns

Site Plan, September 19, 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:

DAN SIMPSON AND KIM DUBREUIL

the owner(s) of PIN(s) 734781082, Parts 1, 2, 9, 10, and 11, Plan 53R-18375, Part Lot 1, Concession 5, Township of Broder, 1147 Goodview Road, Sudbury P3G 1B5

for consent to create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 51.0m, a lot depth of approximately 32.0m and a lot area of approximately 1662.0 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 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) That all existing accessory structures located on the severed lands be removed or relocated in compliance with the Zoning By-law, to the satisfaction of the Chief Building Official.
- 10) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Goodview Road and a three metre (3.0 metre) Frontage Easement along Octave Street, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owners/applicants will be responsible for all legal and survey costs associated with the conveyance. The owners/applicants are 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.
- 11) That the owners/applicants contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 12) That 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