



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00027

Monday, September 22, 2025

OWNER(S): THE DAVIS CONSTRUCTION MANAGEMENT GROUP LTD., 113 Birch Drive, Sudbury, ON, Canada

AGENT(S): D.S. DORLAND LIMITED, 298 Larch St, Sudbury, ON, Canada

LOCATION: PIN(s) 734700562, 734700603, Firstly, North half of Lot 6, Concession 2, designated as Part 1, Plan 53R-20717; Secondly: North half of Lot 6, Concession 2, except Part 1, Plan SR-439, Parts 1-3, Plan SR-1134, Part 1, Plan SR-1413, Parts 1 & 3, Plan SR-1903, Parts 3, 4, 7 & 8, Plan 53R-12478, Parts 1 & 2, Plan 53R-18878, and Parts 1 & 2, Plan 53R-20717, Township of Dill, 147 Birch Drive, Sudbury P3E 4N1, 271 Birch Drive, Sudbury, ON, 271 Birch Drive, Sudbury P3E 4N1

SUMMARY

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

Application: Transfer an approximate 4.04 ha west portion of the subject property, and also, consolidate an approximate 7682.0 sq. m east portion with abutting PIN 73470-0061.

Comments concerning this application were submitted as follows:

Development Engineering, September 19, 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.

Driveway Application Required

It is unclear from the support material if a new driveway will result from the application. Should the need for a new driveway be created by this application, we require that as a condition of approval, the owner must apply for and receive a driveway entrance permit for the proposed lot, prior to the issuance of a certificate, to the satisfaction of the General Manager of Infrastructure Services.

Bell Canada, September 18, 2025

No Comment Received

Corridor Management, September 18, 2025

No Comment Received

Hydro One, September 18, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 18, 2025

No Comment Received

Development Approvals, September 17, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 90 m along Birch Drive and an area of +/- 4.04 ha from the subject lands, resulting in the creation of a new lot. The severed lands are vacant of buildings or structures. The lands will be required to demonstrate adequate servicing and access to the severed lands as part of the consent process.

The lands to be retained will have a frontage of 88.3 m on Birch Drive and a lot area of 6.75 ha. The lands to be retained contain a single detached dwelling that is serviced by a private well and septic system and have existing access from Birch Drive.

Additionally, the application proposes to convey 0.7682 ha from the severed lands to 133 Birch Drive.

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

The lands are subject to Minor Variance Application PL-MV-2025-00037, which requested a minimum lot frontage of 88.3 m for the lands to be retained. Committee of Adjustment granted the request on April 30th 2025 and the variance is in effect.

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.

Additionally, the parcel receiving the lot addition will maintain its existing deficient frontage and move closer to conformity with the minimum lot area.

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.

Revenue Services, September 17, 2025

No Concerns

Strategic and Environmental Planning, September 17, 2025

As part of PL-MV-2025-00037, staff in SEP had identified that the subject property contained a watercourse. All watercourses have associated flooding and erosion natural hazards; this will limit the location of the future dwelling and septic system. The applicant was advised that as part of the consent application the development sketch should include the watercourse, the proposed dwelling, and the proposed area for the septic field. The sketch should include relative elevations of the proposed dwelling and septic system to the watercourse (doesn't have to be done by way of a surveyor and can be approximations).

Staff have reviewed the proposed development. The proposed dwelling and fieldbed are ~49 and 43 metres from the watercourse and are approximately 4-5 metres greater in elevation than the watercourse. As such, staff in SEP do not oppose the proposed severance.

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, September 16, 2025

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

Owner/Applicant to be advised of the following comments:
We acknowledge Minor Variance PL-MV-2025-00037 for the reduced frontage of the retained lot. A search of our records indicates an incomplete building permit for the retained property for the single-family dwelling (B10-0083). Please contact Building Services to proceed with closing this project.

Ministry of Transportation, September 10, 2025

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

Sudbury Hydro, September 10, 2025

The application is outside of our service territory, therefore we have no concerns.

Infrastructure Capital Planning Services, September 8, 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.

Site Plan, September 5, 2025

No Concerns

Conservation Sudbury, September 4, 2025

Subject property is located outside of the jurisdictional boundary of the Conservation Authority. No comment.

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:

THE DAVIS CONSTRUCTION MANAGEMENT GROUP LTD.

the owner(s) of PIN(s) 734700562, 734700603, Firstly, North half of Lot 6, Concession 2, designated as Part 1, Plan 53R-20717; Secondly: North half of Lot 6, Concession 2, except Part 1, Plan SR-439, Parts 1-3, Plan SR-1134, Part 1, Plan SR-1413, Parts 1 & 3, Plan SR-1903, Parts 3, 4, 7 & 8, Plan 53R-12478, Parts 1 & 2, Plan 53R-18878, and Parts 1 & 2, Plan 53R-20717, Township of Dill, 147 Birch Drive, Sudbury P3E 4N1, 271 Birch Drive, Sudbury, ON, 271 Birch Drive, Sudbury P3E 4N1

for consent to transfer a west portion of the subject property, providing approximately 90.0m lot frontage and 4.04 ha lot area, and also, consolidate an approximate 7682.0 sq. m east portion with abutting PIN 73470-0061 (LT), Parcel 49443 SEC SES, Part Lot 6, Concession 2, Part 4, Plan 53R-12478, Township of Dill, be approved, with the stipulation that subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction, be approved, and 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 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 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 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.

- 8) That prior to the issuance of a Certificate, the owner/applicant apply for and receive a driveway entrance permit for the proposed lot, to the satisfaction of the General Manager of Planning and Growth.
- 9) That the owner/applicant contribute \$1,000.00 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-2025-00043

Monday, September 22, 2025

OWNER(S): ERIC HANSEN, 700 Grassy Lake Road, Whitefish, ON, Canada
SHERYL-ANN HANSEN, 700 Grassy Lake Road, Whitefish, Ontario, Canada
P0M 3E0

AGENT(S): LARINA HANSEN, 134 Carol Road, Whitefish, ON, Canada

LOCATION: PIN(s) 733960054, Parcel 8166 SEC SWS, Part Broken Lot 7, Concession 5
as in EP4430, except LT64259; Part Lot 7, Concession 4, being Location CL-
3211, Part 1, Plan 53R-9778, Township of Louise, 700 Grassy Lake Road,
Whitefish P0M 3E0

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 vacant portion of the subject property providing an approximate 69120.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, September 19, 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.

Driveway Application Required

It is unclear from the support material if a new driveway will result from the application. Should the need for a new driveway be created by this application, we require that as a condition of approval, the owner must apply for and receive a driveway entrance permit for the proposed lot, prior to the issuance of a certificate, to the satisfaction of the General Manager of Infrastructure Services.

Bell Canada, September 18, 2025

No Comment Received

Corridor Management, September 18, 2025

No Comment Received

Hydro One, September 18, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 18, 2025

No Comment Received

Development Approvals, September 17, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 290 m along Grassy Lake Road and an area of +/- 6.9 ha from the subject lands, resulting in the creation of a new lot. The severed lands are vacant of buildings or structures. The lands will be required to demonstrate adequate servicing and access to the severed lands as part of the consent process.

The lands to be retained will have a frontage of 535 m on Grassy Lake Road and a lot area of 47.9 ha. The lands to be retained contain a single detached dwelling, a pool, and an accessory building. The retained lands are serviced by a private well and septic system and have existing access from Grassy Lake Road.

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

A portion of the severed lands appears to contain wetlands and floodplain features.

Although both the severed and retained lands meet the zoning standards of the RU Zone, staff are not in a position to provide support of the application due to the inability to provide safe access outside of the floodplain in accordance with the Provincial Planning Statement.

Strategic and Environmental Planning, September 17, 2025

Staff in SEP have reviewed the proposed severance. The proposed severed parcel contains wetland, as identified on Schedule 5 - Natural Heritage of the City's Official Plan. Policy 3 in 9.2.3 of the Official Plan states:

"In areas without a watershed or subwatershed plan, development and site alteration are not permitted in a wetland unless it can be demonstrated that there will be no impacts to the quality and quantity of surface water features that are hydrologically linked to the wetland and that losses of significant wetland features and functions will not occur."

Policy 5 of 9.2.3 Wetlands states that:

"Development and site alteration are not permitted on lands adjacent to a sensitive wetland or a provincially significant wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on natural features or ecological functions. Adjacent lands are considered to be within 50 metres of any sensitive wetland, and within 120 metres of a provincially significant wetland. This area can be modified if justified by a study."

Staff in SEP are requesting that the application be deferred until such time as the applicant can demonstrate, by way of appropriate study, that the above policies have been met. The applicant should connect with staff in SEP to scope the appropriate study.

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, September 16, 2025

Building Services has no objections to the proposed severance.

Amanda Dittrich, P.Eng.
Plans Examiner

Conservation Sudbury, September 16, 2025

Conservation Sudbury has reviewed Consent application CON-2025-00043 to create a new lot on the east vacant portion of the subject property.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024).

As per section 5.2.3 of the PPS, 2024:

3. Development and site alteration shall not be permitted within; c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard;

Conservation Sudbury's safe access standards require less than 60cm of flood waters over the egress route in the event of a flood (and less where the route is subject to flowing water). Grassy Lake Road does not meet the safe access standards. Specifically, the water crossing between the areas between 328 and 700 Grassy Lake Road has a floodplain that would see over 1.5m of water over the road in the event of a regional flood. In 2023 this area was also inaccessible during the flood season and the road was closed due to water over the road.

As per Section 5.2.3 c) of the Provincial Planning Statement, 2024, Conservation Sudbury cannot support the proposed consent.

Ministry of Transportation, September 10, 2025

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

Sudbury Hydro, September 10, 2025

The application is outside of our service territory, therefore we have no concerns.

Drainage, September 8, 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.

Distribution and Collection Operations, September 5, 2025

No Comment Received

Site Plan, September 5, 2025

No Concerns

Revenue Services, September 4, 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. Concerns were identified with regards to safe access outside of the floodplain in accordance with the Provincial Planning Statement.

The following decision was reached:

DECISION:

THAT the application by:

ERIC HANSEN AND SHERYL-ANN HANSEN

the owner(s) of PIN(s) 733960054, Parcel 8166 SEC SWS, Part Broken Lot 7, Concession 5 as in EP4430, except LT64259; Part Lot 7, Concession 4, being Location CL-3211, Part 1, Plan 53R-9778, Township of Louise, 700 Grassy Lake Road, Whitefish P0M 3E0

for consent to create a new lot on the east vacant portion of the subject property providing a lot frontage of approximately 290.0m and a lot area of approximately 69120.0 sq. m., be denied.

Consideration was given to Section 51(24) of the *Planning Act*. The proposal is NOT in conformity with the Official Plan and is NOT 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



SUBMISSION NO. PL-CON-2025-00039

OWNER(S): TRELEAVEN REAL ESTATE HOLDINGS INC., 40 Strathmere Court, Sudbury, ON, Canada

AGENT(S): DORLAND GEOMATICS, 1771 Old Falconbridge Road, Sudbury, ON, Canada P3B1M1

LOCATION: PIN(s) 735031715, Part Lot 1, Concession 3, Part 5, Plan 53R-21413, Township of Hanmer, 6022 Municipal Road 80, Hanmer P3P 1W7

SUMMARY

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

Application: Grant multiple easements/rights-of-way in favour of PINs 73503-1716, municipally known as 6034 Municipal Road 80 and 73503-1717, municipally known as 6040 Municipal Road 80.

Comments concerning this application were submitted as follows:

Development Approvals, September 22, 2025

The purpose and effect of the application is the following:

1. Grant an approximate 362.0 sq. m easement in the nature of a right-of-way for access on 6022 Municipal Road 80 in favour 6034 Municipal Road 80 and 6040 Municipal Road 80, and
2. an approximate 331.0 sq. m easement in the nature of a right-of-way for snow storage on 6022 Municipal Road 80 in favour of 6034 Municipal Road 80 and 6040 Municipal Road 80.

Staff acknowledge that the City required a 6 m shared entrance as well as a 3ft reserve transferred to the City along the remaining frontage along Municipal Road 80 as part of the initial consents in 2020. Mutual road access was also granted in 2020 in the shape of a 'T' along the front lot lines. In 2024, the development was proposed to be expanded to add additional units, and an easement was granted for a new shared road configuration in a shape of a 'T' that extended towards the rear of the properties. The 2024 concept plan did not identify a shared stormwater management pond, each lot showed independent refuse storage areas, and no shared swales or snow storage areas were identified.

Since the previous application, the road has been re-configured again to a looped road rather than two 'T' shaped roads, and a shared stormwater management pond, shared drainage swales, and shared refuse storage have been proposed.

Staff are of the opinion that each site should function independent from one another as they are three separate conveyable parcels of land. Staff foresee challenges of maintaining functionality of the site as a whole from a long-term planning perspective given that each parcel is legally conveyable. Staff are unable to support the easements to facilitate shared stormwater management, drainage swales, and refuse storage.

Staff have concerns with the proposed location of snow storage in the front yard blocking sightline visibility for vehicles.

Staff are of the opinion that the easements are pre-mature at this time, and it is recommended that the applications be deferred to allow the applicant an opportunity to demonstrate independent stormwater management, drainage, and refuse storage. 10 residential units may be considered over development of the lands if it cannot be demonstrated to be serviced independent from each other, with the exception of the shared road access.

Staff strongly encourage consideration of a Site Plan Control Application, which would effectively bind the parcels together and allow a comprehensive review of the site as a whole.

Development Engineering, September 19, 2025

Lot Grading & Drainage Condition:

That the owner/applicant is to 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 portions of the lots being developed, the remainder of the lots not being developed 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 portions, of the lots being developed and the remainder of the lots not being developed and abutting properties 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.

Stormwater Management Condition:

That the owner/applicant is to 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. Said plan shall deal with the portions of the lots being developed, the remainder of the lots not being developed 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 stormwater management easements as may be required for the stormwater management facility and drainage purposes on the portions, of the lots being developed and the remainder of the lots not being developed and abutting properties 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.

Sanitary Water and Storm Sewer Condition:

That the owner/applicant is to employ the services of a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario to design, tests and certify any required sanitary, water and storm sewers to the affected properties. The service plan shall indicate the locations of the existing services to be abandoned, and the new services being provided to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such servicing easements as may be required for sanitary, water or storm sewer purposes 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.

Only one water meter per serviced lot is permitted. The water service must enter either a metering chamber on each site or the existing meter location within the closest building and from there leave to service the remained of units on that lot.

The proposed fire hydrant along the front property line at Municipal Road 80, must be serviced from a private main so that there is only one service per lot. Alternately, the hydrant could be located within the road allowance in the city's standard location to be used as a municipal hydrant, located such that it measures in 90 m increments to the closest fire hydrant on the road, assuming the hydrant locations meet the requirements for lot coverage and building permits.

Bell Canada, September 18, 2025

No Comment Received

Corridor Management, September 18, 2025

No Comment Received

Hydro One, September 18, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 18, 2025

No Comment Received

Building Services, September 17, 2025

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

The access easements to be utilized for firefighting personnel and vehicles must remain unobstructed for the full width and radii at all times.

Building Permits to the satisfaction of the Chief Building official will be required for the new development. We reserve further comment to time of permit review.

Revenue Services, September 17, 2025

No Concerns

Strategic and Environmental Planning, September 17, 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.

Ministry of Transportation, September 10, 2025

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

Sudbury Hydro, September 10, 2025

The application is outside of our service territory, therefore we have no concerns.

Infrastructure Capital Planning Services, September 8, 2025

No Concerns

Site Plan, September 5, 2025

The developer should consider a condo agreement for the shared storm, drainage and access easements to ensure maintenance of the facilities and access roads is clearly allocated and funded between the separate properties.

Conservation Sudbury, September 4, 2025

No Concerns

This application has been deferred in order to afford the owner the opportunity to address those comments received from agencies and departments.

The following decision was reached:

DECISION:

THAT the application by:

TRELEAVEN REAL ESTATE HOLDINGS INC.

the owner(s) of PIN(s) 735031715, Part Lot 1, Concession 3, Part 5, Plan 53R-21413, Township of Hanmer, 6022 Municipal Road 80, Hanmer P3P 1W7

for consent to grant, firstly, an approximate 362.0 sq. m easement in the nature of a right-of-way for access in favour of PIN 73503-1716 (LT), municipally known as 6034 Municipal Road 80 and PIN 73503-1717 (LT), municipally known as 6040 Municipal Road 80, and secondly, an approximate 331.0 sq. m easement in the nature of a right-of-way for snow storage in favour of abutting 73503-1716 (LT), municipally known as 6034 Municipal Road 80 and PIN 73503-1717 (LT), municipally known as 6040 Municipal Road 80, be deferred.

Consent Official



SUBMISSION NO. PL-CON-2025-00040

OWNER(S): 1916556 ONTARIO LIMITED, 1-7 Cote Blvd., Hanmer, ON, Canada

AGENT(S): DORLAND GEOMATICS, 1771 Old Falconbridge Road, Sudbury, ON, Canada P3B1M1

LOCATION: PIN(s) 735031716 and 735031717, Part Lot 1, Concession 3, Parts 7, 8, and 9, Plan 53R-21413, Township of Hanmer, 6034 Municipal Road 80, Hanmer P3P 1W7, 6040 Municipal Road 80, Hanmer

SUMMARY

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

Application: Grant multiple easements/rights-of-way in favour of PIN 73503-1715, municipally known as 6022 Municipal Road 80.

Comments concerning this application were submitted as follows:

Development Approvals, September 22, 2025

The purpose and effect of the application is the following:

1. an approximate 1,754.0 sq. m easement in the nature of a right-of-way for access in favour of abutting PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80,
2. an approximate 277.0 sq. m easement in the nature of a right-of-way for drainage in favour of PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80,
3. an approximate 1384.0 sq. m easement in the nature of a right-of-way for use, access and maintenance of the storm water management pond in favour of abutting PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80,
4. an approximate 21.0 sq. m easement in the nature of a right-of-way for use and access to refuse storage containers in favour of PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80,
5. an approximate 587.0 sq. m easement in the nature of a right-of-way for snow storage in favour of abutting PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80, and
6. an approximate 139.0 sq. m easement in the nature of a right-of-way for emergency services in favour of abutting PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80.

Staff acknowledge that the City required a 6 m shared entrance as well as a 3ft reserve transferred to the City along the remaining frontage along Municipal Road 80 as part of the initial consents in 2020. Mutual road access was also granted in 2020 in the shape of a 'T' along the front lot lines.

In 2024, the development was proposed to be expanded to add additional units, and an easement was granted for a new shared road configuration in a shape of a 'T' that extended towards the rear of the properties. The 2024 concept plan did not identify a shared stormwater management pond, each lot showed independent refuse storage areas, and no shared swales or snow storage areas were identified.

Since the previous application, the road has been re-configured again to a looped road rather than two 'T' shaped roads, and a shared stormwater management pond, shared drainage swales, and shared refuse storage have been proposed.

Staff are of the opinion that each site should function independent from one another as they are three separate conveyable parcels of land. Staff foresee challenges of maintaining functionality of the site as a whole from a long-term planning perspective given that each parcel is legally conveyable. Staff are unable to support the easements to facilitate shared stormwater management, drainage swales, and refuse storage.

Staff have concerns with the proposed location of snow storage in the front yard blocking sightline visibility for vehicles.

Staff are of the opinion that the easements are pre-mature at this time, and it is recommended that the applications be deferred to allow the applicant an opportunity to demonstrate independent stormwater management, drainage, and refuse storage. 10 residential units may be considered over development of the lands if it cannot be demonstrated to be serviced independent from each other, with the exception of the shared road access.

Staff strongly encourage consideration of a Site Plan Control Application, which would effectively bind the parcels together and allow a comprehensive review of the site as a whole.

Development Engineering, September 19, 2025

Lot Grading & Drainage Condition:

That the owner/applicant is to 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 portions of the lots being developed, the remainder of the lots not being developed 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 portions, of the lots being developed and the remainder of the lots not being developed and abutting properties 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.

Stormwater Management Condition:

That the owner/applicant is to 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. Said plan shall deal with the portions of the lots being developed, the remainder of the lots not being developed 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 stormwater management easements as may be required for the stormwater management facility and drainage purposes on the portions, of the lots being developed and the remainder of the lots not being developed and abutting properties 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.

Sanitary Water and Storm Sewer Condition:

That the owner/applicant is to employ the services of a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario to design, tests and certify any required sanitary, water and storm sewers to the affected properties. The service plan shall indicate the locations of the existing services to be abandoned, and the new services being provided to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such servicing easements as may be required for sanitary, water or storm sewer purposes 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.

Only one water meter per serviced lot is permitted. The water service must enter either a metering chamber on each site or the existing meter location within the closest building and from there leave to service the remained of units on that lot.

The proposed fire hydrant along the front property line at Municipal Road 80, must be serviced from a private main so that there is only one service per lot. Alternately, the hydrant could be located within the road allowance in the city's standard location to be used as a municipal hydrant, located such that it measures in 90 m increments to the closest fire hydrant on the road, assuming the hydrant locations meet the requirements for lot coverage and building permits.

Bell Canada, September 18, 2025

No Comment Received

Corridor Management, September 18, 2025

No Comment Received

Hydro One, September 18, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), September 18, 2025

No Comment Received

Building Services, September 17, 2025

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

The access easements to be utilized for firefighting personnel and vehicles must remain unobstructed for the full width and radii at all times.

The proposed area for Molok refuse storage does not provide an area for the waste collection vehicle that does not obstruct the access route.

Building Permits to the satisfaction of the Chief Building official will be required for the new development. We reserve further comment to time of permit review.

Revenue Services, September 17, 2025

No Concerns

Strategic and Environmental Planning, September 17, 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.

Ministry of Transportation, September 10, 2025

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

Sudbury Hydro, September 10, 2025

The application is outside of our service territory, therefore we have no concerns.

Infrastructure Capital Planning Services, September 8, 2025

No Concerns

Site Plan, September 5, 2025

No Concerns

Site Plan, September 5, 2025

No Concerns

Conservation Sudbury, September 4, 2025

No Concerns

This application has been deferred in order to afford the owner the opportunity to address those comments received from agencies and departments.

The following decision was reached:

DECISION:

THAT the application by:
1916556 ONTARIO LIMITED

the owner(s) of PIN(s) 735031716 and 735031717, Part Lot 1, Concession 3, Parts 7, 8, and 9, Plan 53R-21413, Township of Hanmer, 6034 Municipal Road 80, Hanmer P3P 1W7, 6040 Municipal Road 80, Hanmer

for consent to grant, firstly, an approximate 1,754.0 sq. m easement in the nature of a right-of-way for access in favour of abutting PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80, secondly, an approximate 277.0 sq. m easement in the nature of a right-of-way for drainage in favour of PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80, thirdly, an approximate 1384.0 sq. m easement in the nature of a right-of-way for use, access and maintenance of the storm water management pond in favour of abutting PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80, fourthly, an approximate 21.0 sq. m easement in the nature of a right-of-way for use and access to refuse storage containers in favour of PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80, fifthly, an approximate 587.0 sq. m easement in the nature of a right-of-way for snow storage in favour of abutting PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80, and sixthly, an approximate 139.0 sq. m easement in the nature of a right-of-way for emergency services in favour of abutting PIN 73503-1715 (LT), municipally known as 6022 Municipal Road 80, be deferred.

Consent Official