



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00031

Monday, September 8, 2025

OWNER(S): PATRICIA ZYGMONT, 198 Gordon Lake Road, Chelmsford, ON, Canada P0M1L0
 DANNY ZYGMONT, 198 Gordon Lake Road, Chelmsford, Ontario, Canada P0M 1L0

AGENT(S): PATRICIA ZYGMONT, 198 Gordon Lake Road, Chelmsford, ON, Canada

LOCATION: PIN(s) 733530168, Parcel 25908 SEC SWS, Part Lot 1, Concession 2, Parts 1-2, Plan 53R-6566, Township of Dowling, 198 Gordon Lake Road, Chelmsford P0M 1L0

SUMMARY

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

Application: To sever and create one new lot on the south side of the subject property providing an approximate 121.0m lot frontage and 9 acres lot area.

Comments concerning this application were submitted as follows:

Development Engineering, September 8, 2025

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.

Municipal Sewer not available.

Municipal Water not available.

Potable Water Condition:

The owners/applicants must prove to the satisfaction of the General Manager of Planning and Growth 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.

Development Engineering, September 5, 2025

Bell Canada, September 4, 2025

No Comment Received

CN, September 4, 2025

No Comment Received

Corridor Management, September 4, 2025

No Comment Received

CP, September 4, 2025

No Comment Received

Hydro One, September 4, 2025

No Comment Received

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

No Comment Received

Strategic and Environmental Planning, September 4, 2025

The proposed severed parcel contains a watercourse at the southeastern corner. The applicant is advised that Zoning By-law 2010-100Z requires a 12.0 metres setback to the highwater mark of any permanently flowing watercourse as well as a naturalized shoreline buffer area 12.0 metres from the highwater mark of a permanently flowing watercourse. It appears that there is sufficient area in the proposed severed parcel to accommodate these standards.

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, September 3, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 121 m along Gordan Lake Road and an area of +/- 3.6 ha 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 establish an entrance as part of the consent process.

The lands to be retained will have a frontage of 274 m on Gordan Lake Road and a lot area of 6.2 ha. The lands to be retained contain a single detached dwelling and two accessory buildings.

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.

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.

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.

Building Services, September 2, 2025

Based on the information provided, Owner/Applicant to be advised of the following comments:

1) A review of the plot plan provided with this application and available imagery indicates accessory structures on the retained property that are not reflected in our records. Our research indicates that a pool/enclosure, out-building & shed appear to have been built after 2006 without benefit of a building permit. Owner to be aware that sheds greater than 15m² 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 m² (108 ft²) are also subject to the Ontario Building Code and would require a building permit.?

Infrastructure Capital Planning Services, September 2, 2025

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

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

Ministry of Transportation, September 2, 2025

The subject property is located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, September 2, 2025

Please note Application PL-CON-2025-00031, fall outside of our service territory, therefore we have no concerns.

Site Plan, August 26, 2025

No Concerns

Revenue Services, August 25, 2025

No Concerns

Conservation Sudbury, August 22, 2025

No objection to consent to create lot as described in application CON-2025-00031

Please be advised that Conservation Sudbury regulates the hazards associated with natural features and uses our 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. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes. If features exist on the landscape they should be indicated on future building permit applications.

Linear Infrastructure Services, August 22, 2025

Traffic and Transportation no longer review consent applications.

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:

PATRICIA ZYGMONT AND DANNY ZYGMONT

the owner(s) of PIN(s) 733530168, Parcel 25908 SEC SWS, Part Lot 1, Concession 2, Parts 1-2, Plan 53R-6566, Township of Dowling, 198 Gordon Lake Road, Chelmsford P0M 1L0

for consent to create a new lot on the south portion of the subject property providing an approximate 121.0m lot frontage and 9.0 acres lot area, 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 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.
- 8) That prior to the issuance of a Certificate, the owners/applicants 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 owners/applicants 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-2025-00042

Monday, September 8, 2025

OWNER(S): MICHEL BERNARD, 4502 Elmview, Hanmer, ON, Canada
DIANE BERNARD, 4502 Elmview, Hanmer, ON, Canada

AGENT(S): MICHEL BERNARD, 4502 Elmview, Hanmer, ON, Canada

LOCATION: PIN(s) 735041778, Parcel 29557 SEC SES SRO, Lot 79, Plan M-507, Part Lot 4, Concession 2, Township of Hanmer, 4502 Elmview Drive, Hanmer P3P 1B4

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 east vacant portion of the subject property providing an approximate 603.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, September 5, 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.

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 Planning and Growth. 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 Planning and Growth. All legal and survey costs shall be borne by the owner/applicant.

Bell Canada, September 4, 2025

No Comment Received

CN, September 4, 2025

No Comment Received

Corridor Management, September 4, 2025

No Comment Received

CP, September 4, 2025

No Comment Received

Hydro One, September 4, 2025

No Comment Received

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

No Comment Received

Strategic and Environmental Planning, September 4, 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.

Building Services, September 3, 2025

Based on the information provided, Building Services has the following comments.

1) A Demolition Permit and documents will be required to be completed to the satisfaction of the Chief Building Official to remove the existing shed on the proposed severed lot.

Owner to be advised of the following comments:

2) We acknowledge Minor Variance PL-MV-2025-00108.

Development Approvals, September 3, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 19.8 m along St. Anthony Street and an area of 603 m² from the subject lands, resulting in the creation of a new lot. The severed lands contain an accessory building that is required to be removed as a condition of consent. The lands will be required to establish a municipal water and municipal sanitary connection, as well as establish an entrance as part of the consent process.

The lands to be retained will have a frontage of 25.9 m along St. Anthony Street and a lot area of 789 m². The lands to be retained contain a single detached dwelling that is serviced by a municipal water and sanitary connection. The lands to be retained have existing driveways off Elmview Drive and St Anthony Street. It is noted only one driveway is permitted per residential property.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R1-5', Low Density Residential One within the City of Greater Sudbury Zoning By-law, and are located within the Phillippe C Wellhead Protection Area in the Source Water Protection Plan.

The lands are subject to a concurrent Minor Variance Application PL-MV-2025-00108, which

obtained permission for a rear yard setback and eaves encroachment deficiency as a result of the proposed severance for the retained lands. The Minor Variance was approved August 6, 2025, and is in effect.

Staff have reviewed the severed and retained lands against the 'R1-5' standards and are of the opinion that all other 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.
2. That the accessory building on the severed lands be removed, to the satisfaction of the Chief Building Official.

Source Water Protection, September 3, 2025

Located within the Philippe (C) Well's WHPA - C zone. No significant drinking water threat identified at this time.

Infrastructure Capital Planning Services, September 2, 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.

Sudbury Hydro, September 2, 2025

Please note PL-CON-2025-00042 fall outside of our service territory, therefore we have no concerns.

Ministry of Transportation, August 28, 2025

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

Site Plan, August 26, 2025

No Comment Received

Revenue Services, August 25, 2025

No Concerns

Conservation Sudbury, August 22, 2025

No Concerns

Linear Infrastructure Services, August 22, 2025

Traffic and Transportation no longer review consent applications.

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:

MICHEL BERNARD AND DIANE BERNARD

the owner(s) of PIN(s) 735041778, Parcel 29557 SEC SES SRO, Lot 79, Plan M-507, Part Lot 4, Concession 2, Township of Hanmer, 4502 Elmview Drive, Hanmer P3P 1B4

for consent to create a new lot on the east vacant portion of the subject property providing a lot frontage of approximately 19.8m, a lot depth of approximately 30.0m and a lot area of approximately 603.0 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 all existing accessory structures located on the severed lands to be removed in compliance with the Zoning By-law, to the satisfaction of the Chief Building Official.

- 9) 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.
- 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-2025-00046

Monday, September 8, 2025

OWNER(S): NICOLE DOYON, 3891 Hydro, Capreol, ON, Canada

AGENT(S): RICHARD DOYON, 3891 Hydro Rd, Hanmer, Ont, Canada P3P1R2

LOCATION: PIN(s) 735081381, SRO, Part Lot 11, Concession 1, Parts 18 & 21, Plan 53R-19499, Township of Capreol, 3891 Hydro Road, Hanmer P3P 1R2

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 south middle portion of the subject property providing an approximate 2.1 ha lot area.

Comments concerning this application were submitted as follows:

Distribution and Collection Operations, September 8, 2025

No Concerns

Development Engineering, September 5, 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 Planning and Growth 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, September 4, 2025

No Comment Received

CN, September 4, 2025

No Comment Received

Corridor Management, September 4, 2025

No Comment Received

CP, September 4, 2025

No Comment Received

Hydro One, September 4, 2025

No Comment Received

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

No Comment Received

Strategic and Environmental Planning, September 4, 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, September 3, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 97 m along Hydro Road and an area of 2.1 ha from the subject lands, resulting in the creation of a new lot. The severed lands contain two accessory buildings that are required to be removed as a condition of consent. Adequate servicing and access will need to be demonstrated as part of the consent process. As an advisory comment, a 30 m setback from the rail line will apply to any development on the new lot.

The lands to be retained will have a frontage of 97 m along Hydro Road and a lot area of 2 ha. The lands to be retained contain a single detached dwelling and four accessory buildings. The lands are serviced by a private well and septic system and have an existing access from Hydro Road.

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 Official Plan Amendment 701-7-23-01, which established a site-specific exemption to the rural policies permitting the creation of two rural lots where 3 were already created from the parent parcel since June 14, 2006. The Official Plan Amendment was passed July 15, 2025, and is in effect.

Staff have reviewed the severed and retained lands against the 'RU' standards and are of the opinion that all other 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.
2. That the accessory buildings on the severed lands be removed, to the satisfaction of the Chief Building Official.

Building Services, September 2, 2025

Building Services has reviewed the application submission and has no concern with the request. The subject property includes permitted structures for the existing hatchery which is considered the main use.

Drainage, September 2, 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.

Ministry of Transportation, September 2, 2025

The subject property is located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, September 2, 2025

Please note Application PL-CON-2025-00046 falls outside of our service territory, therefore we have no concerns.

Site Plan, August 26, 2025

No Concerns

Conservation Sudbury, August 25, 2025

Conservation Sudbury has no objection to consent application CON-2025-00046 to create a new lot on the south middle portion of the subject property.

Subject property contains man-made features such as ponds and canals, development must be directed outside of these and a permit from Conservation Sudbury may be required if future development is proposed within 30m of these.

Revenue Services, August 25, 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:
NICOLE DOYON

the owner(s) of PIN(s) 735081381, SRO, Part Lot 11, Concession 1, Parts 18 & 21, Plan 53R-19499, Township of Capreol, 3891 Hydro Road, Hanmer P3P 1R2

for consent to create a new lot on the south middle portion of the subject property, identified as Sever 1 on the Plan submitted with the Application, providing a lot frontage of approximately 97.0m and a lot area of approximately 21487.0 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 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.
- 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 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.
- 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 the Certificate for this application be issued at the same time as the Certificate for Consent Application PL-CON-2025-00047.
- 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.



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00047

Monday, September 8, 2025

OWNER(S): NICOLE DOYON, 3891 Hydro, Capreol, ON, Canada
AGENT(S): RICHARD DOYON, 3891 Hydro Rd, Hanmer, Ont, Canada P3P1R2
LOCATION: PIN(s) 735081381, SRO, Part Lot 11, Concession 1, Parts 18 & 21, Plan 53R-19499, Township of Capreol, 3891 Hydro Road, Hanmer P3P 1R2

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 south vacant portion of the subject property providing an approximate 2.1 ha lot area.

Comments concerning this application were submitted as follows:

Distribution and Collection Operations, September 8, 2025

No Concerns

Development Engineering, September 5, 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 Planning and Growth 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, September 4, 2025

No Comment Received

CN, September 4, 2025

No Comment Received

Corridor Management, September 4, 2025

No Comment Received

CP, September 4, 2025

No Comment Received

Hydro One, September 4, 2025

No Comment Received

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

No Comment Received

Strategic and Environmental Planning, September 4, 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, September 3, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 97 m along Hydro Road and an area of 2.1 ha from the subject lands, resulting in the creation of a new lot. The severed lands are vacant of buildings and structures. Adequate servicing and access will need to be demonstrated as part of the consent process. As an advisory comment, a 30 m setback from the rail line will apply to any development on the new lot.

The lands to be retained will have a frontage of 97 m along Hydro Road and a lot area of 2 ha. The lands to be retained contain a single detached dwelling and four accessory buildings. The lands are serviced by a private well and septic system and have an existing access from Hydro Road.

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 Official Plan Amendment 701-7-23-01, which established a site-specific exemption to the rural policies permitting the creation of two rural lots where 3 were already created from the parent parcel since June 14, 2006. The Official Plan Amendment was passed July 15, 2025, and is in effect.

Staff have reviewed the severed and retained lands against the 'RU' standards and are of the opinion that all other 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.

Building Services, September 2, 2025

No Concerns

Drainage, September 2, 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.

Ministry of Transportation, September 2, 2025

The subject property is located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, September 2, 2025

Please note Application PL-CON-2025-00047 falls outside of our service territory, therefore we have no concerns.

Site Plan, August 26, 2025

No Concerns

Conservation Sudbury, August 25, 2025

Conservation Sudbury has no objection to consent application CON-2025-00047 to create a new lot on the south vacant portion of the subject property.

Subject property contains man-made features such as ponds and canals, development must be directed outside of these and a permit from Conservation Sudbury may be required if future development is proposed within 30m of these.

Revenue Services, August 25, 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:
NICOLE DOYON

the owner(s) of PIN(s) 735081381, SRO, Part Lot 11, Concession 1, Parts 18 & 21, Plan 53R-19499, Township of Capreol, 3891 Hydro Road, Hanmer P3P 1R2

for consent to create a new lot on the south vacant portion of the subject property, identified as Sever 2 on the Plan submitted with the Application, providing a lot frontage of approximately 97.0m and a lot area of approximately 21487.0 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 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.
- 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 the owner/applicant contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 9) That the Certificate for this application be issued at the same time as the Certificate for Consent Application PL-CON-2025-00046.
- 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-2025-00051

Monday, September 8, 2025

OWNER(S): TIMESTONE CORPORATION, 1730 Regent St, Unit 5, Sudbury, ON, Canada
P3E 3Z7

AGENT(S): TIMESTONE CORPORATION, 1730 Regent St, Unit 5, Sudbury, ON, Canada
P3E 3Z7

LOCATION: PIN(s) 735760544, Lot 94 and Part Lot 95, Plan M-1003, being Parts 14, 15,
and 16, 53R-22079, Part Lot 10, Concession 3, Township of Neelon, 117
Carrington Drive, Sudbury, Ontario

SUMMARY

Zoning: The property is zoned R3(66) according to the City of Greater Sudbury Zoning By-law
2010-100Z, as amended.

Application: Consent to sever two semi-detached dwellings along the shared footings.

Comments concerning this application were submitted as follows:

Distribution and Collection Operations, September 8, 2025

No Concerns

Development Engineering, September 5, 2025

No Concerns

Bell Canada, September 4, 2025

No Comment Received

CN, September 4, 2025

No Comment Received

Corridor Management, September 4, 2025

No Comment Received

CP, September 4, 2025

No Comment Received

Hydro One, September 4, 2025

No Comment Received

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

No Comment Received

Strategic and Environmental Planning, September 4, 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.

Building Services, September 3, 2025

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

Building Services acknowledges an associated issued building permit application (BP-NEW-2024-01668) for the link semi-detached dwellings.

Krista Deredin
Plans Examiner

Development Approvals, September 3, 2025

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached dwelling to be located on the lands to be severed and one unit of a semi-detached dwelling to be located on the lands to be retained. The shared property line between the severed and retained lands would be located along the shared footings of the semi-detached dwelling.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R3(66)' Medium Density Residential Special within the City of Greater Sudbury Zoning By-law.

Both the severed and retained lands appear to meet the standards of the 'R3(66)' 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.

Drainage, September 2, 2025

No Concerns

Ministry of Transportation, September 2, 2025

The subject property is located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, September 2, 2025

No concern.

Site Plan, August 26, 2025

No Concerns

Revenue Services, August 25, 2025

No Concerns

Conservation Sudbury, August 22, 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:

TIMESTONE CORPORATION

the owner(s) of PIN(s) 735760544, Lot 94 and Part Lot 95, Plan M-1003, being Parts 14, 15, and 16, 53R-22079, Part Lot 10, Concession 3, Township of Neelon, 117 Carrington Drive, Sudbury, Ontario

for consent to sever two semi-detached dwellings along the shared footings, 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.



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00052

Monday, September 8, 2025

OWNER(S): TIMESTONE CORPORATION, 1730 Regent St, Unit 5, Sudbury, ON, Canada
P3E 3Z7

AGENT(S): TIMESTONE CORPORATION, 1730 Regent St, Unit 5, Sudbury, ON, Canada
P3E 3Z7

LOCATION: PIN(s) 735760545, Lot 96 and Part Lot 95, Plan M-1003, Parts 17, 18 and 19,
Plan 53R-22079, Part Lot 10, Concession 3, Township of Neelon, 129
Carrington Drive, Sudbury, Ontario P3B 0G5

SUMMARY

Zoning: The property is zoned R3(66) according to the City of Greater Sudbury Zoning By-law
2010-100Z, as amended.

Application: Consent to sever two semi-detached dwellings along the shared footings.

Comments concerning this application were submitted as follows:

Distribution and Collection Operations, September 8, 2025

No Concerns

Development Engineering, September 5, 2025

No Concerns

Bell Canada, September 4, 2025

No Comment Received

CN, September 4, 2025

No Comment Received

Corridor Management, September 4, 2025

No Comment Received

CP, September 4, 2025

No Comment Received

Hydro One, September 4, 2025

No Comment Received

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

No Comment Received

Strategic and Environmental Planning, September 4, 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.

Building Services, September 3, 2025

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

Building Services acknowledges an associated issued building permit application (BP-NEW-2024-01669) for the link semi-detached dwellings.

Krista Deredin
Plans Examiner

Development Approvals, September 3, 2025

The purpose and effect of the application is to create a residential lot, resulting in one unit of a semi-detached dwelling to be located on the lands to be severed and one unit of a semi-detached dwelling to be located on the lands to be retained. The shared property line between the severed and retained lands would be located along the shared footings of the semi-detached dwelling.

The subject lands are designated 'Living Area I' in the City's Official Plan and are zoned 'R3(66)' Medium Density Residential Special within the City of Greater Sudbury Zoning By-law.

Both the severed and retained lands appear to meet the standards of the 'R3(66)' 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.

Drainage, September 2, 2025

No Concerns

Ministry of Transportation, September 2, 2025

The subject property is located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, September 2, 2025

No concern.

Site Plan, August 26, 2025

No Concerns

Revenue Services, August 25, 2025

No Concerns

Conservation Sudbury, August 22, 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:
TIMESTONE CORPORATION

the owner(s) of PIN(s) 735760545, Lot 96 and Part Lot 95, Plan M-1003, Parts 17, 18 and 19, Plan 53R-22079, Part Lot 10, Concession 3, Township of Neelon, 129 Carrington Drive, Sudbury, Ontario P3B 0G5

for consent to sever two semi-detached dwellings along the shared footings, 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.



Consent Official