APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00048 Monday, August 24, 2026

OWNER(S): DALRON CONSTRUCTION LIMITED, 130 Elm St, Sudbury, ON, Canada P3C 1T6

AGENT(S): DALRON CONSTRUCTION LIMITED, 130 Elm St, Sudbury, ON, Canada P3C 1T6

LOCATION: PIN(s) 736020563, Parts of Lots 197 & 198 and Part Block D, Plan M-1044, Parts 27, 29, 30, 38, 39 & 40, Plan 53R-22277, Part Lot 2, Concession 6, Township of McKim, 1489 Montrose Avenue, Sudbury

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SUMMARY

Zoning: The property is zoned R1-5 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot providing an approximate 804.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, August 19, 2026

No Comment Received

Building Services, August 19, 2026

Building Services has no objections to the proposed consent for lot creation. We acknowledge that a revision to the approved plan of subdivision is currently being pursued, of which this lot will form part.

For future construction, Owner to be aware that a building permit is required to be submitted to the satisfaction of the Chief Building Official.

Comments provided by A.Dittrich - Plans Examiner

Corridor Management, August 19, 2026

No Comment Received

Development Approvals, August 19, 2026

The purpose and effect of the application is to create a new lot providing a lot frontage of approximately 22.0m, a lot depth of approximately 37.0m and a lot area of approximately 859.0sq.m. The severed lot is proposed to be accessed from Montrose Avenue and will be serviced via municipal water and sewer.

The application is subject to concurrent consent applications PL-CON-2026-00049 and PL-CON-2026-00050. The subject lands are part of the Royal Oaks (Nickeldale) Plan of Subdivision 780-6/89023.

The lands proposed to be retained would have a lot frontage of approximately 14.0m and a lot area of approximately 0.6ha (6,000.0sq.m). The retained lands are currently vacant. The subject lands have access onto Montrose Avenue and municipal water and sewer are available to service the lands.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2 -2', Low Density Residential Two and 'R1-5', Low Density Residential One within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA). NDCA and Strategic and Environmental Planning have no concerns regarding the application.

Drainage staff outline that the subject property to be severed is within the Upper Junction Creek Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval.
Greater Sudbury Hydro outline that they will require a 3m Frontage Easement along Montrose Avenue, across the entire parcel (both severed and retained), registered on title to the subject property.

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 Greater Sudbury Official Plan. 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 owner/applicant convey and have registered on title to the subject property a 3.0m Frontage Easement along Montrose Avenue, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.

3. That the owner/applicant contribute $1,000.00 towards the City of Greater Sudbury's future stormwater management works downstream of the subject property.

Development Engineering, August 19, 2026

No Concerns

Drainage, August 19, 2026

The subject property to be severed is within the Upper Junction Creek Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Hydro One, August 19, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 19, 2026

No Comment Received

Sudbury Hydro, August 17, 2026

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

A three metre (3 m) Frontage Easement along Montrose Avenue, 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.

Strategic and Environmental Planning, August 14, 2026

SEP staff have no objections to the application.

The subject lands contain wildland fire hazard as per Section 6b of the City of Greater Sudbury Official Plan. The applicant is advised that wildland fire mitigation best practices can be found in provincial standards such as FireSmart.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Conservation Sudbury, August 8, 2026

No Concerns

Revenue Services, August 7, 2026

No Concerns

Ministry of Transportation, August 6, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide.

Site Plan, August 6, 2026

No Concerns

Meeting Minutes:

08/24/2026 This lot is being developed through Consent but is within the draft Royal Oaks/Nickledale plan of subdivision. The developer is required to do their own stormwater management and dedicate land for parkland through the subdivision process. The conditions requesting cost contribution for stormwater improvements and fee in lieu of parkland have therefore not been imposed. The submission included a registered plan of survey which was reviewed and accepted by the Consent Official.

The following decision was reached:

DECISION:

THAT the application by:
DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, Parts of Lots 197 & 198 and Part Block D, Plan M-1044, Parts 27, 29, 30, 38, 39 & 40, Plan 53R-22277, Part Lot 2, Concession 6, Township of McKim, 1489 Montrose Avenue, Sudbury

for consent to create a new lot providing a lot frontage of approximately 22.0m, a lot depth of approximately 37.0m and a lot area of approximately 859.0 sq. m, be approved, subject to the following:

1) That all outstanding municipal taxes be paid.

2) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Montrose Avenue, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.

3) 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-2026-00049 Monday, August 24, 2026

OWNER(S): DALRON CONSTRUCTION LIMITED, 130 Elm St, Sudbury, ON, Canada P3C 1T6

AGENT(S): DALRON CONSTRUCTION LIMITED, 130 Elm St, Sudbury, ON, Canada P3C 1T6

LOCATION: PIN(s) 736020563, Part Lots 175, 176 & 199, and Part Block D, Plan M-1044, Parts 4-10, 12, 14, 15, 17, and 48, Plan 53R-22277, Part Lot 2, Concession 6, Township of McKim, 1525 Montrose Avenue, Sudbury, 1527 Montrose Avenue, Sudbury

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SUMMARY

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

Application: To sever and create one new lot providing an approximate 739.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, August 19, 2026

No Comment Received

Building Services, August 19, 2026

Building Services has no objections to the proposed consent for lot creation. We acknowledge that a revision to the approved plan of subdivision is currently being pursued, of which this lot will form part.

For future construction, Owner to be aware that a building permit is required to be submitted to the satisfaction of the Chief Building Official.

Comments provided by A.Dittrich - Plans Examiner

Corridor Management, August 19, 2026

No Comment Received

Development Approvals, August 19, 2026

The purpose and effect of the application is to create a new lot providing a lot frontage of approximately 19.0 m, a lot depth of approximately 37.0 m and a lot area of approximately 739.0 sq. m. The severed lot is proposed to be accessed from Montrose Avenue and would be serviced via municipal water and sewer. The applicant has advised that the severed lot is proposed for a semi-detached dwelling.

The application is subject to concurrent consent applications PL-CON-2026-00048 and PL-CON-2026-00050.

The subject lands are part of the Royal Oaks (Nickeldale) Plan of Subdivision 780-6/89023.

The lands proposed to be retained would have a lot frontage of approximately 14.0m and a lot area of approximately 0.6ha (6,000.0 sq. m). The retained lands are currently vacant. The subject lands have access onto Montrose Avenue with municipal water and sewer available to service the lands.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2 -2', Low Density Residential Two and 'R1-5', Low Density Residential One within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA). NDCA and Strategic and Environmental Planning have no concerns regarding the application.

Drainage staff outline that the subject property to be severed is within the Upper Junction Creek Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval.
Greater Sudbury Hydro outline that they will require a 3.0m Frontage Easement along Montrose Avenue, across the entire parcel (both severed and retained), registered on title to the subject property.

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 Greater Sudbury Official Plan. 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 owner/applicant convey and have registered on title to the subject property a 3.0m Frontage Easement along Montrose Avenue, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.

3. That the owner/applicant contribute $1,000.00 towards the City of Greater Sudbury's future stormwater management works downstream of the subject property.

Development Engineering, August 19, 2026

No Concerns

Drainage, August 19, 2026

The subject property to be severed is within the Upper Junction Creek Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Hydro One, August 19, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 19, 2026

No Comment Received

Sudbury Hydro, August 17, 2026

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

A three metre (3 m) Frontage Easement along Montrose Avenue, 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.

Strategic and Environmental Planning, August 14, 2026

SEP staff have no objections to the application.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Conservation Sudbury, August 8, 2026

No Concerns

Revenue Services, August 7, 2026

No Concerns

Ministry of Transportation, August 6, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide.

Site Plan, August 6, 2026

No Concerns

Meeting Minutes:

08/24/2026 This lot is being developed through Consent but is within the draft Royal Oaks/Nickledale plan of subdivision. The developer is required to do their own stormwater management and dedicate land for parkland through the subdivision process. The conditions requesting cost contribution for stormwater improvements and fee in lieu of parkland have therefore not been imposed. The submission included a registered plan of survey which was reviewed and accepted by the Consent Official.

The following decision was reached:

DECISION:

THAT the application by:
DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, Part Lots 175, 176 & 199, and Part Block D, Plan M-1044, Parts 4-10, 12, 14, 15, 17, and 48, Plan 53R-22277, Part Lot 2, Concession 6, Township of McKim, 1525 Montrose Avenue, Sudbury, 1527 Montrose Avenue, Sudbury

for consent to create a new lot providing a lot frontage of approximately 19.0m, a lot depth of approximately 37.0m and a lot area of approximately 739.0 sq. m, be approved, subject to the following:

1) That all outstanding municipal taxes be paid.

2) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Montrose Avenue, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.

3) 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-2026-00050 Monday, August 24, 2026

OWNER(S): DALRON CONSTRUCTION LIMITED, 130 Elm St, Sudbury, ON, Canada P3C 1T6

AGENT(S): DALRON CONSTRUCTION LIMITED, 130 Elm St, Sudbury, ON, Canada P3C 1T6

LOCATION: PIN(s) 736020563, Part Lots 196-198, Plan M-1044, Parts 31, 32, 36 and 37, Plan 53R-22277, Part Lot 2, Concession 6, Township of McKim, 1481 Montrose Avenue, Sudbury, 1479 Montrose Avenue, Sudbury

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SUMMARY

Zoning: The property is zoned R1-5 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot providing an approximate 833.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, August 19, 2026

No Comment Received

Building Services, August 19, 2026

Building Services has no objections to the proposed consent for lot creation. We acknowledge that a revision to the approved plan of subdivision is currently being pursued, of which this lot will form part.

For future construction, Owner to be aware that a building permit is required to be submitted to the satisfaction of the Chief Building Official.

Comments provided by A.Dittrich - Plans Examiner

Corridor Management, August 19, 2026

No Comment Received

Development Approvals, August 19, 2026

The purpose and effect of the application is to create a new lot providing a lot frontage of approximately 21.0m, a lot depth of approximately 38.0m and a lot area of approximately 833.0sq. m. The severed lot is proposed to be accessed from Montrose Avenue and would be serviced via municipal water and sewer. The applicant has advised that the severed lot is proposed for a semi-detached dwelling.

The application is subject to concurrent consent applications PL-CON-2026-00048 and PL-CON-2026-00049.

The subject lands are part of the Royal Oaks (Nickeldale) Plan of Subdivision 780-6/89023.

The lands proposed to be retained would have a lot frontage of approximately 14.0m and a lot area of approximately 0.6ha (6,000.0sq. m). The retained lands are currently vacant. The subject lands have access onto Montrose Avenue with municipal water and sewer available to service the lands.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2 -2', Low Density Residential Two and 'R1-5', Low Density Residential One within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA). NDCA and Strategic and Environmental Planning have no concerns regarding the application.

Drainage staff outline that the subject property to be severed is within the Upper Junction Creek Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval.
Greater Sudbury Hydro outline that they will require a 3.0m Frontage Easement along Montrose Avenue, across the entire parcel (both severed and retained), registered on title to the subject property.

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 Greater Sudbury Official Plan. 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 owner/applicant convey and have registered on title to the subject property a 3.0m Frontage Easement along Montrose Avenue, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.

3. That the owner/applicant contribute $1,000.00 towards the City of Greater Sudbury's future stormwater management works downstream of the subject property.

Development Engineering, August 19, 2026

No Concerns

Drainage, August 19, 2026

The subject property to be severed is within the Upper Junction Creek Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Hydro One, August 19, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 19, 2026

No Comment Received

Sudbury Hydro, August 17, 2026

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

A three metre (3 m) Frontage Easement along Montrose Avenue, 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.

Strategic and Environmental Planning, August 14, 2026

SEP staff have no objections to the application.

The subject lands contain wildland fire hazard as per Section 6b of the City of Greater Sudbury Official Plan. The applicant is advised that wildland fire mitigation best practices can be found in provincial standards such as FireSmart.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Conservation Sudbury, August 8, 2026

No Concerns

Revenue Services, August 7, 2026

No Concerns

Ministry of Transportation, August 6, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide.

Site Plan, August 6, 2026

No Concerns

Meeting Minutes:

08/24/2026 This lot is being developed through Consent but is within the draft Royal Oaks/Nickledale plan of subdivision. The developer is required to do their own stormwater management and dedicate land for parkland through the subdivision process. The conditions requesting cost contribution for stormwater improvements and fee in lieu of parkland have therefore not been imposed. The submission included a registered plan of survey which was reviewed and accepted by the Consent Official.

The following decision was reached:

DECISION:

THAT the application by:
DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, Part Lots 196-198, Plan M-1044, Parts 31, 32, 36 and 37, Plan 53R-22277, Part Lot 2, Concession 6, Township of McKim, 1481 Montrose Avenue, Sudbury, 1479 Montrose Avenue, Sudbury

for consent to create a new lot providing a lot frontage of approximately 21.0m, a lot depth of approximately 38.0m and a lot area of approximately 833.0 sq. m, be approved, subject to the following:

1) That all outstanding municipal taxes be paid.

2) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Montrose Avenue, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.

3) 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-2026-00052 Monday, August 24, 2026

OWNER(S): 2430808 ONTARIO LIMITED, 715 Lorne Ave, Sudbury, ON, Canada

AGENT(S): BARRY KINDRAT, 1107 Auger Avenue, Sudbury, ON, Canada

LOCATION: PIN(s) 733480807, Lot 17, Plan 53M-1446, Part Lot 2, Concession 2, subject to an easement over Parts 17 and 54 on Plan 53R-21918, Township of Balfour, 2952 /2954 Ruby Street, Chelmsford, Ontario P0M1L0

SUMMARY

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

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

Comments concerning this application were submitted as follows:

Bell Canada, August 19, 2026

No Comment Received

Building Services, August 19, 2026

Based on the information provided, we can advise that Building Services has the following comments:

1. Building Services can advise that we have no objections to this application. However, the Applicant should be aware that an inspection must be done to verify construction of the party wall meets the requirements of the Ontario Building Code.

2. A review of our records?indicates?that an associated building permit has been issued for the subject property (BP-NEW-2026-00459 – Semi-Detached Dwelling with Attached Garages and Attached Decks). The owner shall contact Building Services to schedule the required inspection(s).?

Corridor Management, August 19, 2026

No Comment Received

Development Approvals, August 19, 2026

The purpose and effect of the application is to divide the subject property along the party wall of a proposed semi-detached dwelling.

The lands proposed to be retained would have a lot frontage of approximately 9.6m and a lot area of

approximately 313.0sq.m. The lands proposed to be severed would have a lot frontage of approximately 9.6m and a lot area of approximately 313.0sq.m.

The subject lands are accessed from Ruby Street and are serviced by municipal water and sewer services. The subject lands are designated ‘Living Area I’ within the City of Greater Sudbury Official Plan, and are zoned ‘R2-2’, Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Staff have reviewed the proposed severed and retained lands against the ‘R2-2’ standards of Zoning By-law 2010-100Z and are of the opinion that both the proposed retained and severed lots are able to meet the minimum lot size requirements as a result of the proposed 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 Greater Sudbury Official Plan. It is recommended that the application be granted.

Development Engineering, August 19, 2026

No Concerns

Drainage, August 19, 2026

No Concerns

Hydro One, August 19, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 19, 2026

No Comment Received

Sudbury Hydro, August 17, 2026

The property falls outside of our service territory, therefore we have no concerns.

Strategic and Environmental Planning, August 14, 2026

SEP staff have no objections to the application.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Conservation Sudbury, August 8, 2026

No Concerns

Revenue Services, August 7, 2026

No Concerns

Ministry of Transportation, August 6, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide.

Site Plan, August 6, 2026

No Concerns

Meeting Minutes:

08/24/2026 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:
2430808 ONTARIO LIMITED

the owner(s) of PIN(s) 733480807, Lot 17, Plan 53M-1446, Part Lot 2, Concession 2, subject to an easement over Parts 17 and 54 on Plan 53R-21918, Township of Balfour, 2952 /2954 Ruby Street, Chelmsford, Ontario P0M1L0

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

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-2026-00053 Monday, August 24, 2026

OWNER(S): DOMINION PARK DEVELOPMENT CORP, 100 RADISSON, CHELMSFORD, ON, Canada

AGENT(S): CR DESIGN, 2200 - 3609 Lakeshore Blvd West, Toronto, ON, Canada M8V1A4

LOCATION: PIN(s) 735043271, Parcel M1114-124-1 SEC SES SRO; Lot 127, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3034 /3038 Manon Street, Hanmer P3P0E3

SUMMARY

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

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

Comments concerning this application were submitted as follows:

Bell Canada, August 19, 2026

No Comment Received

Building Services, August 19, 2026

Based on the information provided, we can advise that Building Services has the following comments:

1. Building Services can advise that we have no objections to this application. However, the Applicant should be aware that an inspection must be done to verify construction of the party wall meets the requirements of the Ontario Building Code.

2. A review of our records?indicates?that an associated building permit has been issued for the subject property (BP-NEW-2025-01530 – Semi-Detached Dwelling with Attached Garages and Partial Finished Basements). The owner shall contact Building Services to schedule the required inspection(s).?

Corridor Management, August 19, 2026

No Comment Received

Development Approvals, August 19, 2026

The purpose and effect of the application is to divide the subject property along the party wall of a proposed semi-detached dwelling.

The lands proposed to be retained would have a lot frontage of approximately 11.53m and a lot area of approximately 396.76sq.m. The lands proposed to be severed would have a lot frontage of approximately

12.96 m and a lot area of approximately 400.9sq.m.

The subject lands are accessed from Manon Street and are serviced by municipal water and sewer services. The subject lands are designated ‘Living Area I’ within the City of Greater Sudbury Official Plan, and are zoned ‘R2-2’, Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Staff have reviewed the proposed severed and retained lands against the ‘R2-2’ standards of Zoning By-law 2010-100Z and are of the opinion that both the proposed retained and severed lots are able to meet the minimum lot size requirements as a result of the proposed 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 Greater Sudbury Official Plan. It is recommended that the application be granted.

Development Engineering, August 19, 2026

No Concerns

Drainage, August 19, 2026

No Concerns

Hydro One, August 19, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 19, 2026

No Comment Received

Sudbury Hydro, August 17, 2026

The property falls outside of our service territory, therefore we have no concerns.

Strategic and Environmental Planning, August 14, 2026

SEP staff have no objections to the application.

A portion of the lands to be severed contain wildland fire hazards as per Schedule 6b of the City of Greater Sudbury Official Plan. The applicant is advised that wildland fire mitigation best practices can be found in provincial standards such as FireSmart.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Conservation Sudbury, August 8, 2026

No Concerns

Revenue Services, August 7, 2026

No Concerns

Ministry of Transportation, August 6, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide.

Site Plan, August 6, 2026

No Concerns

Meeting Minutes:

08/24/2026 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:
DOMINION PARK DEVELOPMENT CORP

the owner(s) of PIN(s) 735043271, Parcel M1114-124-1 SEC SES SRO; Lot 127, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3034 /3038 Manon Street, Hanmer P3P0E3

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

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