APPLICATION FOR CONSENT

REVISED

SUBMISSION NO. PL-CON-2025-00050 Monday, September 28, 2026

OWNER(S): 235 CASWELL DRIVE HOLDING CORPORATION, 235 Caswell Dr, Sudbury, ON, Canada

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

TULLOCH, 131 Fielding Road, Lively, ON, Canada P3Y1L7

LOCATION: PIN(s) 735950543, Part Lot 6, Concession 1, Part Lot 7, Plan M-140, designated as Parts 1-9, Plan 53R-21148, Township of McKim, 235 Caswell Drive, Sudbury P3E 2P1

SUMMARY

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

Application: To sever and consolidate an approximate 3670.0 sq. m south portion with the abutting property municipally known as 1760-1788 Regent Street.

Comments concerning this application were submitted as follows:

Development Approvals, September 24, 2026

Revised

The purpose and effect of the application is to sever and consolidate an approximate 3670.0 sq. m south portion with abutting PINs 73595-0248 (LT), 73595-0280 (LT), 73595-0001 (LT), and 73595-0277 (LT), municipally known as 1760-1788 Regent Street, Sudbury.

Previously subject to consent files B0011/2020, B0025/2017, B0259/1989 and minor variance applications A0068/2021, A0024/2019, A0026/2019, A0025/2019, A0118/2009, A0056/2003 and A0164/1995. The subject lands are designated ‘Secondary Community Node’ in the City’s Official Plan and are zoned ‘C2’, General Commercial within Zoning By-law 2010-100Z.

The lands being conveyed contain required parking spaces utilized by 235 Caswell and 1696 Regent Street. The lands are subject to minor variance application A0025/2019 which permitted 262 parking spaces where 341 spaces are required across both properties. The lands are also subject to a site plan control agreement which effectively binds the parcels together. These lands are also subject to an easement (SD432962) for parking, stormwater and access. The original application was submitted in November of 2025.

Development Approvals recommended that the application be deferred to allow the applicant an opportunity to pre-consult on the intended use of the lands being conveyed, determine the impacts of site plan control and registered easement as a result of reduced parking, and apply for a minor variance application, if needed. The application was deferred by the Consent Official on December 8, 2025.

The applicant has advised that their lawyer intends to use the lot addition reference plan to remove the extent of the severed lands from the existing parking and access easement between the subject property and the lands to the west (1696 Regent Street).

Since the original application has been submitted, there have been changes to parking requirements in Zoning By-law 2010-100Z, notably parking requirement reductions. Due to these changes, Planning Staff are of the opinion that a minor variance application is no longer required to facilitate the lot addition.

The Provincial Planning Statement (PPS, 2024) generally permits minor boundary adjustments and easements for legal or technical reasons provided the creation of a new lot does not occur. The proposed lot line adjustment and easement would not result in the creation of a new lot thus meeting the intent of the PPS.

It is recommended that the application be granted.

Building Services, September 23, 2026

To sever and consolidate an approximate 3670.0 sq. m south portion with abutting PIN 73595-0248 (LT), municipally known as 1760-1788 Regent Street, Sudbury.

Building services has no concerns with this application.

Although the properties municipally known as 235 Caswell Drive and 1696 Regent Street are separate parcels, we acknowledge the existing Site Plan Control Agreement, which treats the parcels as a unified site for planning purposes. The lands proposed for severance include parking spaces assigned to both 235 Caswell Drive and 1696 Regent Street.

However, Applicant/Owner to be advised of the following:

RETAINED LANDS:

1) For the retained lands, a search of our records indicates several incomplete permits for the property. Please contact Building Services to discuss closing these projects.

BENEFITING LANDS:

Building permit and supplementary documents for future development will be required to be submitted to the satisfaction of the Chief Building Official.

2) For the benefiting lands, a search of our records indicates several incomplete permits for the property. Please contact Building Services to discuss closing these projects.

Site Plan, September 11, 2026

No Concerns

Site Plan, December 8, 2025

Site Plan Control Agreements are registered on both properties. An amendment to the site plan control

agreements may be required for any proposed change in use to the severed property.

A review of the parking requirements for 235 Caswell and 1696 Regent should be completed as the registered site plan required the parking area on the severed property for the combined uses on 235 Caswell and 1696 Regent.

Bell Canada, December 3, 2025

No Comment Received

Building Services, December 3, 2025

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

Although the properties municipally known as 235 Caswell Drive and 1696 Regent Street are separate parcels, we acknowledge the existing Site Plan Control Agreement, which treats the parcels as a unified site for planning purposes. The lands proposed for severance include parking spaces assigned to both 235 Caswell Drive and 1696 Regent Street. We also note that the properties are subject to Minor Variance Application A0025/2019, which approved a total of 262 parking spaces where 341 spaces were required.

The proposed severance of lands from PIN 73595-0543 (235 Caswell Drive) to PIN 73595-0248 will further reduce the total parking serving the two properties. As a result, an additional minor variance will be required, and amendments to the existing Site Plan Control Agreement may also be necessary.

RETAINED LANDS:

1) For the retained lands, a search of our records indicates several incomplete permits for the property. Please contact Building Services to discuss closing these projects.

BENEFITING LANDS:

2) For the benefiting lands, a search of our records indicates several incomplete permits for the property. Please contact Building Services to discuss closing these projects.

Krista Deredin, Plans Examiner
on behalf of Carol Skanes, Manager of Plans Examination

Corridor Management, December 3, 2025

No Comment Received

Development Approvals, December 3, 2025

The purpose and effect of the application is to convey 3670 m2 of land from 235 Caswell Drive to 1760-1788 Regent Street.

The subject lands are designated ‘Secondary Community Node’ in the City’s Official Plan and are zoned ‘C2’, General Commercial in the City of Greater Sudbury Zoning By-law.

The lands being conveyed contain required parking spaces utilized by 235 Caswell and 1696 Regent Street. The lands are subject to minor variance application A0025/2019 which permitted 262 parking spaces where 341 spaces are required across both properties. The lands are also subject to a site plan control agreement

which effectively binds the parcels together. The lands are also subject to an easement (SD432962) for parking, stormwater, access. The land conveyance will further reduce number of parking spaces for the two sites requiring a minor variance application. Additionally, the land conveyance may require amendments to the site plan agreement and parking easement.

The applicant did not specify the intended use of the lands to be conveyed. The lands receiving the land conveyance are also subject to a site plan control agreement, which may be required to be amended as a result of the proposed development.

Given the above, staff is of the opinion that the lot conveyance is premature at this time. It is recommended that the application be deferred to allow the applicant an opportunity to pre-consult on the intended use of the lands being conveyed, determine the impacts to the site plan control and registered easement as a result of reduced parking, and apply for a minor variance application.

Hydro One, December 3, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), December 3, 2025

No Comment Received

Sudbury Hydro, December 3, 2025

No Objection.

Development Engineering, December 1, 2025

No Concerns

Strategic and Environmental Planning, December 1, 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.

Conservation Sudbury, November 26, 2025

No Concerns

Drainage, November 24, 2025

No Concerns

Ministry of Transportation, November 24, 2025

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

Revenue Services, November 20, 2025

No Concerns

Meeting Minutes:

12/08/2025 This Application is being deferred in order to allow the applicant the opportunity to address staff's comments and concerns.

09/28/2026 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:
235 CASWELL DRIVE HOLDING CORPORATION

the owner(s) of PIN(s) 735950543, Part Lot 6, Concession 1, Part Lot 7, Plan M-140, designated as Parts 1-9, Plan 53R-21148, Township of McKim, 235 Caswell Drive, Sudbury P3E 2P1

for consent to sever and consolidate an approximate 3670.0 sq. m south portion with abutting PINs 73595-0248 (LT), 73595-0280 (LT), 73595-0001 (LT), and 73595-0277 (LT), municipally known as 1760-1788 Regent Street, Sudbury, be approved, with the stipulation that subsection 5 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.

3) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.

4) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the *Planning Act*. The proposal is in conformity with the Official Plan and is consistent with the Provincial Planning Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.

Consent Official

APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00014 Monday, September 28, 2026

OWNER(S): PAUL MENARD, 2693 Main Street, Blezard Valley, ON, Canada

AGENT(S): PAUL MENARD, 2693 Main Street, Blezard Valley, ON, Canada

LOCATION: PIN(s) 733450151, Parcel 1722 SEC SWS, North half of East half of Lot 3, Concession 5, except LT203672 & LT213710, Township of Rayside, 21 Seguin Street, Blezard Valley P0M 1L0

SUMMARY

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

Application: To sever and create one new lot on the northeast portion of the subject property providing an approximate 0.41-hectare lot area.

Comments concerning this application were submitted as follows:

Bell Canada, September 24, 2026

No Comment Received

Corridor Management, September 24, 2026

No Comment Received

Development Approvals, September 24, 2026

Development Approvals comments have been uploaded as PDF document.

Hydro One, September 24, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 24, 2026

No Comment Received

Strategic and Environmental Planning, September 24, 2026

SEP staff have no objections to the application.

Advisory comments:

Both the lands to be severed and the lands to be retained 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 lands to be retained contains floodplain as per Schedule 6a of the City of Greater Sudbury Official Plan.

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.

Building Services, September 23, 2026

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

Applicant/Owner to be aware of the following information:

1) A search of our records indicates issued building permits with outstanding inspections:

a. B19-1143 – Demo Garage, Deck and Gazebo

b. B19-1641 – Garage

c. B21-0924 – Above Ground Pool

Please contact Building Services at 705-674-4455 ext. 4278 to close these projects.

2) The Owner is advised that sheds greater than 15 m² require a building permit?in accordance with?Article 1.3.1.1.?of Division?C of the Ontario Building Code. The Applicant/Owner is also advised that,?with the exception of?sheds, accessory?buildings?and structures greater than 10 m² (108 ft²) are subject to the Ontario Building Code and require a building permit.????

Accessory buildings and structures constructed after the applicable by-law came into effect are?required?to? comply with?the applicable building permit requirements.

Regardless of whether a building permit is?required, all accessory buildings and structures must?comply with? the applicable zoning by-law.??

Development Engineering, September 23, 2026

Municipal Sewer not available.

Municipal Water available at Montee Rouleau, not on Seguin Road. Owner to pay for the installation of Service from Main to Lot Line.

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[JC1.1], an agreement with the City must be entered into and the owner/applicant must advise future owners of these exceedances.

Sudbury Hydro, September 21, 2026

The following application falls outside our service territory.

Drainage, September 18, 2026

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.

Conservation Sudbury, September 14, 2026

No objection to lot creation.

Please note that retained lot is transected by a tributary of the Whitson River. The watercourse has an associated erosion and flood hazard. The regulated area extends 15m beyond these hazards. Any development within a regulated area requires permission of Conservation Sudbury and development is restricted. See map attached in pronto.

Ministry of Transportation, September 11, 2026

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

Revenue Services, September 11, 2026

No Concerns

Site Plan, September 11, 2026

No Concerns

Meeting Minutes:

09/28/2026 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:
PAUL MENARD

the owner(s) of PIN(s) 733450151, Parcel 1722 SEC SWS, North half of East half of Lot 3, Concession 5, except LT203672 & LT213710, Township of Rayside, 21 Seguin Street, Blezard Valley P0M 1L0

for consent to create a new lot on the northeast portion of the subject property providing a lot frontage of approximately 61.0m and a lot area of approximately 4059.0 sq. m (0.41 ha), 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. 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 Planning & 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.

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 amending By-laws applicable to Official Plan Amendment application 701-5/24-01 and Zoning By-law Amendment application 751-5/24-01 be in full force and effect prior to the issuance of a Certificate.

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-2026-00054 Monday, September 28, 2026

OWNER(S): SUDBURY APARTMENT RENTALS LIMITED, 219 O'Neil Drive East, Hanmer, ON, Canada

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

LOCATION: PIN(s) 021230026, Parcel 12399 SEC SES, Part Lot 4, Concession 5, Part Lot 9, Plan M164, Parts 1-2, Plan 53R-12683, Township of McKim, 377 Lasalle Boulevard, Sudbury P3A 1W7

SUMMARY

Zoning: The property is zoned R3-1(31) according to the City of Greater Sudbury Zoning By-law 2010100Z, as amended.

Application: Grant an approximate 114.5 sq. m easement/right-of-way in favour of 385 Lasalle Boulevard.

Comments concerning this application were submitted as follows:

Bell Canada, September 24, 2026

No Comment Received

Corridor Management, September 24, 2026

No Comment Received

Development Approvals, September 24, 2026

Development Approvals comments are uploaded as PDF document.

Hydro One, September 24, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 24, 2026

No Comment Received

Strategic and Environmental Planning, September 24, 2026

SEP staff have no objections to the application.

Advisory comments:

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.

Development Engineering, September 23, 2026

No Concerns

Sudbury Hydro, September 21, 2026

No objection.

Building Services, September 19, 2026

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

Drainage, September 18, 2026

No Concerns

Conservation Sudbury, September 11, 2026

No Concerns

Ministry of Transportation, September 11, 2026

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

Revenue Services, September 11, 2026

No Concerns

Site Plan, September 11, 2026

No Concerns

Meeting Minutes:

09/28/2026 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:
SUDBURY APARTMENT RENTALS LIMITED

the owner(s) of PIN(s) 021230026, Parcel 12399 SEC SES, Part Lot 4, Concession 5, Part Lot 9, Plan M-164, Parts 1-2, Plan 53R-12683, Township of McKim, 377 Lasalle Boulevard, Sudbury P3A 1W7

for consent to grant an easement/right-of-way providing an approximate 3.48m lot frontage, 33.0m lot depth and 114.5 sq. m lot area for access purposes in favour of abutting PIN 02123-0027 (LT), municipally known at 385 Lasalle Boulevard, be approved, subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.

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-2026-00055 Monday, September 28, 2026

OWNER(S): 2380363 ONTARIO LTD, 219 O'Neil Drive East, Hanmer, ON, Canada

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

LOCATION: PIN(s) 021230027, Parcel 12507 SEC SES, Part Lot 4, Concession 5, Part Lot 8, Plan M-164, except Part 25, Plan SR-2888 and Part 1, Plan D439, Township of McKim, 385 Lasalle Boulevard, Sudbury P3A 1W7

SUMMARY

Zoning: The property is zoned H51C2(120) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Grant an approximate 84.0 sq. m easement/right-of-way in favour of 377 Lasalle Boulevard.

Comments concerning this application were submitted as follows:

Bell Canada, September 24, 2026

No Comment Received

Corridor Management, September 24, 2026

No Comment Received

Development Approvals, September 24, 2026

Development Approvals comments have been uploaded as PDF document.

Hydro One, September 24, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 24, 2026

No Comment Received

Strategic and Environmental Planning, September 24, 2026

SEP staff have no objections to the application.

Advisory comments:

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.

Development Engineering, September 23, 2026

No Concerns

Sudbury Hydro, September 21, 2026

No objection.

Building Services, September 19, 2026

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

Owner/Applicant to be advised of the following comments.

We acknowledge an associated Minor Variance Application (PL-MV-2026-00044).

A demolition permit will be required for all existing buildings and structures.

For the proposed two-storey multiple dwelling containing eight dwelling units, a building permit application and all required supporting documentation shall be submitted to the satisfaction of the Chief Building Official.

Drainage, September 18, 2026

No Concerns

Conservation Sudbury, September 11, 2026

No Concerns

Ministry of Transportation, September 11, 2026

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

Revenue Services, September 11, 2026

No Concerns

Site Plan, September 11, 2026

No Concerns

Meeting Minutes:

09/28/2026 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:
2380363 ONTARIO LTD

the owner(s) of PIN(s) 021230027, Parcel 12507 SEC SES, Part Lot 4, Concession 5, Part Lot 8, Plan M-164, except Part 25, Plan SR-2888 and Part 1, Plan D439, Township of McKim, 385 Lasalle Boulevard, Sudbury P3A 1W7

for consent to grant an easement/right-of-way providing an approximate 2.52m lot frontage, 33.0m lot depth and 84.0 sq. m lot area for access purposes in favour of abutting PIN 02123-0026 (LT), municipally known at 377 Lasalle Boulevard, be approved, subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.

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-2026-00057 Monday, September 28, 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 130, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3058 /3062 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, September 24, 2026

No Comment Received

Corridor Management, September 24, 2026

No Comment Received

Development Approvals, September 24, 2026

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

Previously subject to minor variance application PL-MV-2026-00016.

The lands proposed to be retained would have a lot frontage of approximately 12.42m and a lot area of approximately 396.5sq.m. The lands proposed to be severed would have a lot frontage of approximately 11.51 m and a lot area of approximately 371.0 sq.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, are zoned ‘R2 -2’, Low Density Residential Two within the City of Greater Sudbury Zoning By-law, is partially located within a flood plain area and is regulated by Conservation Sudbury. NDCA has no objections to the consent application. As an advisory comment, NDCA advises that the rear yard contains an erosion hazard regulated by Conservation Sudbury. Any future development, including place of fill, in rear yard requires permission from their agency.

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.

Hydro One, September 24, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 24, 2026

No Comment Received

Strategic and Environmental Planning, September 24, 2026

SEP staff have no objections to the application.

Advisory comments:
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.

Development Engineering, September 23, 2026

No Concerns

Building Services, September 21, 2026

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

Owner/Applicant to be advised of the following comments.
1) We acknowledge an associated building permit application (BP-NEW-2026-00396 – issued) to construct a semi-detached dwelling. Party wall to be constructed as per submission drawings and to be inspected by Building Services.

Sudbury Hydro, September 21, 2026

The following application falls outside our service territory.

Drainage, September 18, 2026

No Concerns

Conservation Sudbury, September 14, 2026

No objection to consent application "CON-2026-00057" to divide subject property along the party line. Please note that rear yard contains an erosion hazard regulated by Conservation Sudbury. Any future development, including place of fill, in rear yard requires permission of Conservation Sudbury.

Ministry of Transportation, September 11, 2026

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

Revenue Services, September 11, 2026

No Concerns

Site Plan, September 11, 2026

No Concerns

Meeting Minutes:

09/28/2026 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 130, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3058 /3062 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.

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-2026-00058 Monday, September 28, 2026

OWNER(S): BRIAN GATES, 858 DELAWARE AVENUE, SUDBURY, ON, Canada

MICHAEL J FULCHER, 858 Delaware Ave, Sudbury, ON, Canada

AGENT(S): A.L. PERMITS, 460 Boyce St, Sudbury, ON, Canada P3E2G7

LOCATION: PIN(s) 735820155; 735820145, Parcels 35600 and 26305 SEC SES, Lot 127, Plan M-131, Part Lot 3, Concession 3, Township of McKim, 891 / 893 Howey Drive, Sudbury, Ontario P3B 1H3

SUMMARY

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

Application: To consolidate a southern portion of the subject property being an approximate 2771.0 sq. m lot area with abutting PIN 73582-0159, municipally known as 887 Howey Drive.

Comments concerning this application were submitted as follows:

Bell Canada, September 24, 2026

No Comment Received

Building Services, September 24, 2026

To consolidate a southern portion of the subject property being an approximate 2771.0 sq. m lot area with abutting PIN 73582-0159, municipally known as 887 Howey Drive.

Building Services has no objection to the proposed consent application.

However. owner to be advised of the following:

Lands Proposed to be Consolidated with 887 Howey Drive
1) For the lands proposed to be consolidated with 887 Howey Drive, Building Services has identified the following outstanding building permit matters. The Applicant/Owner is advised to contact Building Services to review the status of these permits and determine any actions required:

a. B23-0513 – 893 Howey Dr. (demo SFD and detached garage - issued – outstanding inspection)
b. We acknowledge the shed located outside of the property boundary on the lands consolidating with the property municipally known as 893 Howey Drive. As per the site plan provided, the site plan is to be demolished. Should the shed exceed 15m2, a demolition permit will be required.
c. BP-DEM-2024-00046 – 887 Howey Dr. (demo SFD – Open, not issued)

Retained Lands (891 Howey Drive)

2) For the retained lands municipally known as 891 Howey Drive, Building Services has identified the following outstanding associated building permits.

Please contact Building Services to address any actions and outstanding inspections that may be required in relation to each permit:

a. B23-0242 (interior alteration, main floor – issued – outstanding inspection)
b. BP-NEW-2023-00571 (rear addition with deck - issued – outstanding inspection).
c. B23-0384 (conditionally issued – SU in basement, weeping tile, sump pit, exterior alteration and siding - conditionally issued - outstanding inspection).

The Applicant/Owner is requested to contact Building Services to review the status of these permits and determine any outstanding requirements necessary for permit closure.

Comments provided by A.Dittrich, Plans Examiner

Corridor Management, September 24, 2026

No Comment Received

Development Approvals, September 24, 2026

The purpose and effect of the application is to consolidate a southern portion of the subject property being an approximate 2771.0 sq.m lot area with abutting PIN 73582-0159, known municipally as 887 Howey Drive.

The severed lands are developed with a single dwelling unit and two detached accessory buildings (garage and shed). Demolition permits have been issued for all three buildings located on the severed lot. Previously subject to consent application B0060/2024 and minor variance application A0081/2024.

The application proposes to retain approximately 465.0sq.m of land with approximately 12.19m of lot frontage on Howey Drive. The ‘R2-2’, Low Density Residential Two zone requires a minimum lot area of 465.0 sq. m and a minimum lot frontage of 15.0m. The retained lands contain a single dwelling unit. No changes are currently proposed to the use of lands. The property is serviced via municipal water and sanitary sewer. The land is being accessed from an existing entrance from Howey Drive.

The benefiting lands, municipally known as 887 Howey Drive, are developed with a single dwelling unit and a detached garage. The applicant has confirmed that the existing single detached dwelling is proposed to be demolished with the intention of building a single detached dwelling with three (3) additional dwelling units. The existing detached garage is proposed to remain on the property as an accessory structure to the residential use. The lands are serviced via municipal water and sanitary sewer and are being accessed from Howey Drive.

With the addition of land, the benefitting lands would have a lot area of approximately 0.6ha (6017.0 sq.m) with a lot frontage of approximately 12.19m on Howey Drive. The subject lands are designated ‘Living Area I’ within the City of Greater Sudbury Official Plan, are zoned ‘R2-2’, Low Density Residential Two within the City of Greater Sudbury Zoning By-law and are located within the Ramsey Lake Protection Intake Zone 3. Source Water Protection Staff advise that there is no significant drinking water threat identified at this time.

The retained and benefitting lands meet/exceed the minimum lot area of the ‘R2-2’, Low Density Residential Two zone. Staff note that although the retained and benefitting lands do not meet the minimum lot frontage requirements of the Zoning By-law, the frontage for both lots are legally existing and are not proposed to change as part of this consent application for lot line adjustment. Therefore, staff are of the opinion that a minor variance application would not be required to address the existing frontage.

Greater Sudbury Hydro outline that they will require a 3.0m Frontage Easement along Howey Drive, across the entire parcel (both severed and retained), registered on title to the subject property.

The Provincial Planning Statement (PPS, 2024) generally permits minor boundary adjustments and easements for legal or technical reasons provided the creation of a new lot does not occur. The proposed lot line adjustment and easement would not result in the creation of a new lot thus meeting the intent of the PPS.

It is recommended that the application be granted, subject to the following condition:

1. That the owner/applicant convey and have registered on title to the subject property a 3.0m Frontage Easement along Howey Drive, 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.

Hydro One, September 24, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 24, 2026

No Comment Received

Strategic and Environmental Planning, September 24, 2026

SEP staff have no objections to the application.

Advisory comment:
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.

Development Engineering, September 23, 2026

No Concerns

Building Services, September 22, 2026

To consolidate a southern portion of the subject property being an approximate 2771.0 sq. m lot area with abutting PIN 73582-0159, municipally known as 887 Howey Drive.

Building Services has no objection to the proposed consent application.

However, the Applicant/Owner should be aware that the following aspects of the proposed severance do not appear to comply with the requirements of Zoning By-law 2010-100Z and may require zoning relief:

1) The retained and benefiting lands do not comply with the Zoning By-law requirements for minimum lot frontage and the retained lands do not comply with minimum lot area

A minimum lot frontage of 15.0 m is required, whereas the existing frontage of both lots is 12.2 m.

A minimum lot area of 465.0 m² is required, whereas 464.5 m² is proposed.

Accordingly, a minor variance is required.

2) Building Services was unable to verify compliance with the following provisions of Zoning By-law 2010-100Z for the retained lands, as the information required to assess these requirements was not provided on the submitted site plan:
a. Lot coverage
b. Front and side yard setback
c. Landscaping requirements
d. Driveway width located at the road
e. Required parking space

Owner to also be advised of the following:
Lands Proposed to be Consolidated with 887 Howey Drive
3) For the lands proposed to be consolidated with 887 Howey Drive, Building Services has identified the following outstanding building permit matters. The Applicant/Owner is advised to contact Building Services to review the status of these permits and determine any actions required:

a. B23-0513 – 893 Howey Dr. (demo SFD and detached garage - issued – outstanding inspection)
b. We acknowledge the shed located outside of the property boundary on the lands consolidating with the property municipally known as 893 Howey Drive. As per the site plan provided, the site plan is to be demolished. Should the shed exceed 15m2, a demolition permit will be required.
c. BP-DEM-2024-00046 – 887 Howey Dr. (demo SFD – Open, not issued)

Retained Lands (891 Howey Drive)
4) For the retained lands municipally known as 891 Howey Drive, Building Services has identified the following outstanding associated building permits.

Please contact Building Services to address any actions and outstanding inspections that may be required in relation to each permit:

a. B23-0242 (interior alteration, main floor – issued – outstanding inspection)
b. BP-NEW-2023-00571 (rear addition with deck - issued – outstanding inspection).
c. B23-0384 (conditionally issued – SU in basement, weeping tile, sump pit, exterior alteration and siding - conditionally issued - outstanding inspection).

The Applicant/Owner is requested to contact Building Services to review the status of these permits and determine any outstanding requirements necessary for permit closure.

Comments provided by A.Dittrich, Plans Examiner

Source Water Protection, September 22, 2026

Application for Consent to sever existing naturally merged property into two distinct lots with the back lot to be consolidated with 887 Howey Drive. Parcels located in Ramsey Lake IPZ "3". No significant drinking water threat identified at this time.

Sudbury Hydro, September 21, 2026

A three metre (3 m) Frontage Easement along Howey Drive, across the entire parcel (both severed and retained lands) , registered on title to the subject property. The wner/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.

Drainage, September 18, 2026

No Concerns

Conservation Sudbury, September 11, 2026

No Concerns

Ministry of Transportation, September 11, 2026

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

Revenue Services, September 11, 2026

No Concerns

Site Plan, September 11, 2026

No Concerns

Meeting Minutes:

09/28/2026 An email of opposition was received from area resident Suzy Franklyn of 160 Somerset Street advising that the proposed development did not represent proper planning use, would have profoundly devastating effect on abutting properties and mentions City own lands. No Planning rationale was provided to support the statements and the City owned lands are not the subject of the Application.

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:
BRIAN GATES AND MICHAEL J FULCHER

the owner(s) of PIN(s) 735820155; 735820145, Parcels 35600 and 26305 SEC SES, Lot 127, Plan M-131, Part Lot 3, Concession 3, Township of McKim, 891 / 893 Howey Drive, Sudbury, Ontario P3B 1H3

for consent to consolidate a southern portion of the subject property being an approximate 2771.0 sq. m lot area with abutting PIN 73582-0159, municipally known as 887 Howey Drive, be approved, with the stipulation that subsection 5 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That the owners/applicants provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.

3) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.

4) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Howey Drive, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owners/applicants will be responsible for all legal and survey costs associated with the conveyance. The owners/applicants are also responsible for obtaining/providing a Postponement to be registered on title to the subject property in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and/or encumbrance registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.

5) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the *Planning Act*. The proposal is in conformity with the Official Plan and is consistent with the Provincial Planning Statement. Public comment has been received and considered and had no effect on the Consent Official's decision as the application represents good planning.

Consent Official

APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00046 Monday, September 28, 2026

OWNER(S): GAETAN LAVALLEE, 88 Highway 144, Dowling, ON, Canada

AGENT(S): GAETAN LAVALLEE, 88 Highway 144, Dowling, ON, Canada

LOCATION: PIN(s) 733520817, Parcel 29805 SEC SWS, Part Lot 2, Concession 4, Parts 1-5, Plan 53R-13851, Township of Dowling, 88 Highway 144, Dowling P0M 1L0

SUMMARY

Zoning: The property is zoned RU, R1-1.D1 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Grant an approximate 1812.0 sq. m easement/right-of-way in favour of 78 Highway 144

Comments concerning this application were submitted as follows:

Development Engineering, August 24, 2026

The owner(s)/applicant(s) transfer to the City a block of property as per GSSD – 500.020, at the East end of Ronald Street for the construction of a cul-de-sac, free of mortgages, charges, trust deeds, and other encumbrances securing financing. The owner(s)/applicant(s) shall be responsible for all survey costs, and the City shall be responsible for all legal costs associated with the transfer.

Development Approvals, August 21, 2026

The purpose and effect of the application is to grant an approximate 1,812.0sq. m easement/right-of-way for access purposes in favour of abutting PIN 73352-0014 (LT), municipally known as 149 Riverside Drive. The property was previously subject to consent application B0317/1991 (SEP 16/91) and minor variance application A0235/1991 (SEP 16/91).

The property municipally known as 88 Highway 144 has a lot frontage of approximately 81m and a lot area of approximately 4.31ha (43,095sq.m). The subject property contains a house and detached accessory buildings, including a detached garage. The property is serviced via private services (well and septic) and is accessed from Highway 144, a Provincial Road.

The lands are designated ‘Rural Area’ and ‘Living Area I’ within the City of Greater Sudbury Official Plan, and are zoned ‘RU’, Rural and ‘R1-1.D1’, Low Density Residential One within the City of Greater Sudbury Zoning By-law.
The property municipally known as 149 Riverside Drive has an area of approximately 24.48 hectares (244,800 sq.m). The lands have frontage on Riverside Drive East and Highway 144 and does not have access to municipal services.
The subject property municipally known as 149 Riverside Drive is designated ‘Rural Area’ and ‘Living Area I’ within the City of Greater Sudbury Official Plan, is zoned ‘RU’, Rural and ‘R1-1.D1’, Low Density Residential One within the City of Greater Sudbury Zoning By-law, a small portion of the property is located within a flood

plain area and is regulated by Conservation Sudbury (NDCA). NDCA has no concerns regarding the application.

The purpose of the proposed consent application is to establish an easement/right-of-way over the lands municipally known as 88 Highway 144, measuring approximately 1,812.0sq.m in size in favour of the abutting eastern parcel, being 149 Riverside Drive. The intent of the easement is to legalize access over an existing driveway located on 88 Highway 144.

The Provincial Planning Statement (PPS, 2024) generally permits severances for easements for legal or technical reasons, if they do not result in the creation of a new lot. Additionally, Section 6.2.3 of the Official Plan permits lot adjustments, which includes easements for legal and technical reasons. The proposed easement/right-of-way for access purposes subject to this consent application will not create a new lot and is not proposing to the change the existing use of the subject lands.

Staff are of the opinion that the proposed lot easement 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.

Bell Canada, August 19, 2026

No Comment Received

Corridor Management, August 19, 2026

No Comment Received

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

Strategic and Environmental Planning, August 19, 2026

SEP staff have no objections to the application for a proposed access easement. The proposed access appears to exist and is located south of the wetlands.

The following comments are for advisory purposes:
The subject lands contain wildland fire hazard 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 subject lands contain wetlands as per Schedule 5 of the City of Greater Sudbury Official 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. Development and site alteration are

not permitted on lands adjacent to a sensitive 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.

The subject lands contain potential habitat for bobolink and eastern meadowlark. Development and site alteration are not permitted in habitat of endangered species and threatened species except in accordance with provincial and federal requirements. Development and site alteration are not permitted on lands adjacent to habitat of endangered species and threatened species unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural feature or their ecological functions.

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.

Sudbury Hydro, August 17, 2026

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

Building Services, August 12, 2026

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

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 Application has been deferred in order to correct the newspaper ads and the Notice of Consent Application. The Notice of Consent Application that was circulated for the August 24, 2026 decision date incorrectly identified the benefitting lot as 149 Riverside Drive. The correct address of the benefitting lot is 78 Highway 144.

09/28/2026 An email outlining concerns relating to flooding was received by area residents, Jeffrey Lang and Monica Reda of 40 Beaudry Crescent. The concerns did not relate to the establishment of an easement. Their inquiry was redirected to 311 in order to create a new CRM to have their concerns addressed.

A letter was received from the benefitting landowner, Yvon Picard of 78 Highway 144. The letter objected to the easement and advised that there was a matter before the Courts and that the easement was not the result of a negotiated agreement. The letter did not provide any Planning rationale as to why the Application should be denied.

An email requesting additional information and concerns regarding trespassing was received from area resident, Richard Lakanen. Staff communicated with the resident explaining the intent of the Application and the inquiry was redirected to Development Engineering to address concerns regarding drainage. The email did not provide any Planning rationale as to why the Application should be denied.

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:
GAETAN LAVALLEE

the owner(s) of PIN(s) 733520817, Parcel 29805 SEC SWS, Part Lot 2, Concession 4, Parts 1-5, Plan 53R-13851, Township of Dowling, 88 Highway 144, Dowling P0M 1L0

for consent to grant an approximate 1812.0 sq. m easement/right-of-way for access purposes in favour of abutting PIN 73352-0014 (LT), municipally known at 78 Highway 144,
be approved, subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.

3) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.

4) The owner/applicant transfer to the City a block of property as per GSSD – 500.020, at the East end of Ronald Street for the construction of a cul-de-sac, free of mortgages, charges, trust deeds, and other encumbrances securing financing. The owner/applicant shall be responsible for all survey costs, and the City shall be responsible for all legal costs associated with the transfer.

5) That no Certificate be issued after two years from the day the Notice of Decision is sent.

Consideration was given to Section 51(24) of the *Planning Act*. The proposal is in conformity with the Official Plan and is consistent with the Provincial Planning Statement. Public comment has been received and considered and had no effect on the Consent Official's decision as the application represents good planning.

Consent Official