APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00063 Monday, November 16, 2026

OWNER(S): BELROCK MANSION INC., 1049 Notre Daeme Ave, Unit 1, Sudbury, ON, Canada

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

LOCATION: PIN(s) 735840678, Lots 63-67 & Part Lots 68-69, Plan 4-SB, Lots 158-159 & Part Lot 160, Plan 25-SA, Lot 5, Concession 3, Township of Mckim, 251 John Street, Sudbury P3E 1P9

SUMMARY

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

Application: To sever and create one new lot on the southwest vacant portion of the subject property identified as Lot 1 on the plan submitted with the Application, providing an approximate lot area of 459.0 sq. m.

Comments concerning this application were submitted as follows:

Development Engineering, November 20, 2026

Municipal Sewer not available.

The existing municipal sanitary main does not extend to the frontage of the proposed properties along Ramsey Road and will need to be extended through an Off-site Servicing Agreement. The sanitary main extension must be initially accepted prior to severance of the properties.

A 4.5m wide municipal access easement in favour of the City is required for access from Ramsey Road to the water and sanitary mains located in the rear of the McNaughton Street Residence.

Lot Grading & Drainage Condition:
That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The developer’s consultant will need to revise the lot grading plana to direct storm water from the proposed buildings, away from the adjacent residential lots, and towards a municipal storm sewer or natural receiver, otherwise, the owner must obtain a private easement from the downstream property owners.

Development Approvals, November 13, 2026

Uploaded as PDF document.

Bell Canada, November 12, 2026

No Comment Received

Building Services, November 12, 2026

Based on the information provided, Building Services has no concerns?with?this application,? however, Building Services reserves further comments until the Building Permit Application and Plans Examination process.

For the applicants' information:?

1) A review of the submitted Site Plan indicates that the northeast corner of the lot is impacted by an existing feature. Through discussions with the Applicant, it was confirmed that this feature consists of an at grade rock feature that outlines an existing pathway. It is our understanding that the rock feature is anticipated to be removed. Should the feature remain in place, an encroachment agreement may be required.

2) Based on our interpretation of the Record of Site Condition (RSC) Regulation, an RSC may be required as a result of the proposed change in use of the property from a community use to a residential use. A Qualified Person should be retained to confirm whether an RSC is required and, if so, to complete the necessary assessments and filings.

3) There is an outstanding Building Code Order – Order to Remedy Unsafe Building associated with the subject property. Please contact Building Services to review and rectify this order.

4) A search?of?our records?indicates?that there are?issued?permits for:?

a) BP-NEW-2026-00929 - Masonry repairs to address emergency Order to Remedy (Full permit issued).

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

5) A building permit shall be required for the construction of the proposed buildings, to the satisfaction of the Chief Building Official.

Corridor Management, November 12, 2026

No Comment Received

Hydro One, November 12, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 12, 2026

No Comment Received

Strategic and Environmental Planning, November 10, 2026

Environmental Comments:
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.

Heritage Comments:
SEP staff have reviewed the Cultural Heritage Report by NPG Planning Solutions Inc, dated September 2026. Staff have no objections to the application, as the applicant has demonstrated that the lands to be severed do not contain heritage attributes and mitigation measures have been proposed to protect the retained lands, which do contain heritage attributes, through the construction phase of the two proposed residential dwelling lots.

Site Plan, November 9, 2026

No Concerns

Source Water Protection, November 9, 2026

Parcel located within the Ramsey Lake IPZ-2 and Ramsey Lake Issue Contributing Area. The proposed Consent application intended to sever a lot from the 251 John Street parcel in order to construct a 2-storey single detached dwelling does not pose any significant drinking water threats at this time.

Conservation Sudbury, November 3, 2026

No Concerns

Ministry of Transportation, November 3, 2026

I can confirm that the subject lands are not within the MTO’s permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, November 3, 2026

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

A three metre (3 m) Frontage Easement along Ramsey Road and John Street, across the entire parcel (both severed and retained lands) , registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc’s interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.

Drainage, November 2, 2026

1. The subject property to be severed is within the Ramsey Lake 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.
2. A drainage easement, satisfactory to the City, shall be granted over the retained lands where required to accommodate the conveyance of surface runoff and/or stormwater drainage from the proposed severed lots.

Revenue Services, October 30, 2026

No Concerns

Minutes:

11/16/2026 The Application has been deferred to allow the owner and applicant an opportunity address comments received from internal departments.

The following decision was reached:

DECISION:

THAT the application by:
BELROCK MANSION INC.

the owner(s) of PIN(s) 735840678, Lots 63-67 & Part Lots 68-69, Plan 4-SB, Lots 158-159 & Part Lot 160, Plan 25-SA, Lot 5, Concession 3, Township of Mckim, 251 John Street, Sudbury P3E 1P9

for consent to create a new lot on the southwest vacant portion of the subject property identified as Lot 1 on the plan submitted with the Application, providing a lot frontage of approximately 12.19m, a lot depth of approximately 30.48m and a lot area of approximately 459.9 sq. m, be deferred.

Ina Lee
Consent Official

File #: PL-CON-2026-00063
251 John Street, Sudbury
Development Approvals Comments

The purpose and effect of the application is to create a new lot (proposed severed lot 1) on the southwest vacant portion of the subject property, providing a lot frontage of approximately 12.19m, a lot depth of approximately 30.48m and a lot area of approximately 459.9m^2.

Note: This application is subject to concurrent application PL-CON-2026-00064.

The subject lands are designated and zoned 'Institutional' in the City of Greater Sudbury's Official Plan and Zoning By-Law 2010-100Z which permits uses that are also permitted on lands zoned 'R3-1', Medium Density Special (subject to holding provision H67 which requires that a parcel be located within the urban settlement area and be serviced by municipal water and wastewater with sufficient capacity).

The subject lands are also located within the Ramsey Lake Intake Protection Zone 2 (IPZ2) which forms part of the Ramsey Lake Issue Contributing Area. Source Water Protection Staff has confirmed that the proposed lot creation does not pose any significant water threats at this time.

As part of the consent applications, the applicant is requesting the lifting of the 'H67' Holding provision, only for the proposed severed lots be made a condition of consent. This would ensure that the proposed lots cannot be created until such time that the requirements for the lifting of the hold are satisfied.

The subject lands are developed with former residential dwelling (which later served as the Art Gallery of Sudbury), an attached stone garage, a detached stone building fronting on John Street, the remains of a stone foundation and four stone pillars which have been unassembled for restoration. The property also contains a bridge located just north of the Bell Mansion.

Portions of the subject property are designated under the Ontario Heritage Act (OHA). As part of the consent submission, a heritage impact assessment (HIA) was prepared speaking to the appropriateness of the lot creation in proximity to the heritage resource, being the Bell Mansion and associated viewscapes (By-law 2026-163). The HIA, prepared by a qualified heritage professional demonstrates that the lot creation can proceed in a manner that is consistent with the OHA, PPS Section 4.6 and OP Section 13.0 (2.3.3.9(i)).

Strategic and Environmental Planning Staff have reviewed the Cultural Heritage Report by NPG Planning Solutions Inc, dated September 2026. Staff have no objections to the application, as the applicant has demonstrated that the lands to be severed do not contain heritage attributes and mitigation measures have been proposed to protect the retained lands, which do contain heritage attributes, through the construction phase of the two proposed residential dwelling lots.

Development Engineering has provided the following:

1.The existing municipal sanitary main does not extend to the frontage of the proposed properties along Ramsey Road and will need to be extended through an Off-site Servicing Agreement. The sanitary main extension must be initially accepted prior to severance of the properties.

2. A 4.5m wide municipal access easement in favour of the City is required for access from Ramsey Road to the water and sanitary mains located in the rear of the McNaughton Street residences.

3.Lot Grading & Drainage Condition:

That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

4. The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Sudbury Hydro has commented that the following will be required as a condition of approval:

A 3.0 m) Frontage Easement along Ramsey Road and John Street, across the entire parcel (both severed and retained lands), registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Drainage Staff provided the following comments:

1. The subject property to be severed is within the Ramsey Lake 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.

2. A drainage easement, satisfactory to the City, shall be granted over the retained lands where required to accommodate the conveyance of surface runoff and/or stormwater drainage from the proposed severed lots.

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 Holding Provision H67 be lifted before proposed new lot 1 may be severed.

2.That the owner/applicant obtain Minor Variance approval for the proposed retained lands, as the proposed severances would result in an insufficient side yard setback of approximately 4.2m where 10.0m is required.

APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00064 Monday, November 16, 2026

OWNER(S): BELROCK MANSION INC., 1049 Notre Dame Ave, Unit 1, Sudbury, ON, Canada

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

LOCATION: PIN(s) 735840678, Lots 63-67 & Part Lots 68-69, Plan 4-SB, Lots 158-159 & Part Lot 160, Plan 25-SA, Lot 5, Concession 3, Township of Mckim, 251 John Street, Sudbury P3E 1P9

SUMMARY

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

Application: To sever and create one new lot on the southwest vacant portion of the subject property identified as Lot 2 on the plan submitted with the Application, providing an approximate lot area of 929.0 sq. m.

Comments concerning this application were submitted as follows:

Development Engineering, November 20, 2026

Municipal Sewer not available.

The existing municipal sanitary main does not extend to the frontage of the proposed properties along Ramsey Road and will need to be extended through an Off-site Servicing Agreement. The sanitary main extension must be initially accepted prior to severance of the properties.

A 4.5m wide municipal access easement in favour of the City is required for access from Ramsey Road to the water and sanitary mains located in the rear of the McNaughton Street Residence.

Lot Grading & Drainage Condition:
That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The developer’s consultant will need to revise the lot grading plana to direct storm water from the proposed buildings, away from the adjacent residential lots, and towards a municipal storm sewer or natural receiver, otherwise, the owner must obtain a private easement from the downstream property owners.

Development Approvals, November 13, 2026

Comments uploaded as PDF document.

Bell Canada, November 12, 2026

No Comment Received

Building Services, November 12, 2026

Based on the information provided, Building Services has no concerns?with?this application,? however, Building Services reserves further comments until the Building Permit Application and Plans Examination process.

For the applicants' information:?

1) Based on our interpretation of the Record of Site Condition (RSC) Regulation, an RSC may be required as a result of the proposed change in use of the property from a community use to a residential use. A Qualified Person should be retained to confirm whether an RSC is required and, if so, to complete the necessary assessments and filings.

2) There is an outstanding Building Code Order Order to Remedy Unsafe Building associated with the subject property. Please contact Building Services to review and rectify this order.

3) A search?of?our records?indicates?that there are?issued?permits for:?

a) BP-NEW-2026-00929 - Masonry repairs to address emergency Order to Remedy (Full permit issued).

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

4) A building permit shall be required for the construction of the proposed buildings, to the satisfaction of the Chief Building Official.

Corridor Management, November 12, 2026

No Comment Received

Hydro One, November 12, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 12, 2026

No Comment Received

Strategic and Environmental Planning, November 10, 2026

Environmental Comments:
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.

Heritage Comments:
SEP staff have reviewed the Cultural Heritage Report by NPG Planning Solutions Inc, dated September 2026. Staff have no objections to the application, as the applicant has demonstrated that the lands to be severed do not contain heritage attributes and mitigation measures have been proposed to protect the retained lands, which do contain heritage attributes, through the construction phase of the two proposed residential dwelling lots.

Site Plan, November 9, 2026

No Concerns

Source Water Protection, November 9, 2026

Parcel located within the Ramsey Lake IPZ-2 and Ramsey Lake Issue Contributing Area. The proposed Consent application intended to sever a lot from the 251 John Street parcel in order to construct a 2-storey single detached dwelling does not pose any significant drinking water threats at this time.

Conservation Sudbury, November 3, 2026

No Concerns

Ministry of Transportation, November 3, 2026

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

Sudbury Hydro, November 3, 2026

A three metre (3 m) Frontage Easement along Ramsey Road and John Street, across the entire parcel (both severed and retained lands) , registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.

Drainage, November 2, 2026

1. The subject property to be severed is within the Ramsey Lake 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.
2. A drainage easement, satisfactory to the City, shall be granted over the retained lands where required to accommodate the conveyance of surface runoff and/or stormwater drainage from the

proposed severed lots.

Revenue Services, October 30, 2026

No Concerns

Minutes:

11/16/2026 The Application has been deferred to allow the owner and applicant an opportunity address comments received from internal departments.

The following decision was reached:

DECISION:

THAT the application by:
BELROCK MANSION INC.

the owner(s) of PIN(s) 735840678, Lots 63-67 & Part Lots 68-69, Plan 4-SB, Lots 158-159 & Part Lot 160, Plan 25-SA, Lot 5, Concession 3, Township of Mckim, 251 John Street, Sudbury P3E 1P9

for consent to create a new lot on the southwest vacant portion of the subject property identified as Lot 2 on the plan submitted with the Application, providing a lot frontage of approximately 15.23m, a lot depth of approximately 30.48m and a lot area of approximately 929.3 sq. m, be deferred.

Consent Official

File #: PL-CON-2026-00064
251 John Street, Sudbury
Development Approvals Comments

The purpose and effect of the application is to create a new lot (proposed severed lot 2) on the southwest vacant portion of the subject property providing a lot frontage of approximately 15.23m, a lot depth of approximately 30.48m and a lot area of approximately 929.3m^2.

Note: This application is subject to concurrent application PL-CON-2026-00063.

The subject lands are designated and zoned 'Institutional' in the City of Greater Sudbury's Official Plan and Zoning By-Law 2010-100Z which permits uses that are also permitted on lands zoned 'R3-1', Medium Density Special (subject to holding provision H67 which requires that a parcel be located within the urban settlement area and be serviced by municipal water and wastewater with sufficient capacity).

The subject lands are also located within the Ramsey Lake Intake Protection Zone 2 (IPZ2) which forms part of the Ramsey Lake Issue Contributing Area. Source Water Protection Staff has confirmed that the proposed lot creation does not pose any significant water threats at this time.

As part of the consent applications, the applicant is requesting the lifting of the 'H67' Holding provision, only for the proposed severed lots be made a condition of consent. This would ensure that the proposed lots cannot be created until such time that the requirements for the lifting of the hold are satisfied.

The subject lands are developed with former residential dwelling (which later served as the Art Gallery of Sudbury), an attached stone garage, a detached stone building fronting on John Street, the remains of a stone foundation and four stone pillars which have been unassembled for restoration. The property also contains a bridge located just north of the Bell Mansion.

Portions of the subject property are designated under the Ontario Heritage Act (OHA). As part of the consent submission, a heritage impact assessment (HIA) was prepared speaking to the appropriateness of the lot creation in proximity to the heritage resource, being the Bell Mansion and associated viewscapes (By-law 2026-163). The HIA, prepared by a qualified heritage professional demonstrates that the lot creation can proceed in a manner that is consistent with the OHA, PPS Section 4.6 and OP Section 13.0 (2.3.3.9(i)).

Strategic and Environmental Planning Staff have reviewed the Cultural Heritage Report by NPG Planning Solutions Inc, dated September 2026. Staff have no objections to the application, as the applicant has demonstrated that the lands to be severed do not contain heritage attributes and mitigation measures have been proposed to protect the retained lands, which do contain heritage attributes, through the construction phase of the two proposed residential dwelling lots.

Development Engineering has provided the following:

1.The existing municipal sanitary main does not extend to the frontage of the proposed properties along Ramsey Road and will need to be extended through an Off-site Servicing Agreement. The sanitary main extension must be initially accepted prior to severance of the properties.

2. A 4.5m wide municipal access easement in favour of the City is required for access from Ramsey Road to the water and sanitary mains located in the rear of the McNaughton Street residences.

3.Lot Grading & Drainage Condition:

That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

4. The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Sudbury Hydro has commented that the following will be required as a condition of approval:

A 3.0 m) Frontage Easement along Ramsey Road and John Street, across the entire parcel (both severed and retained lands), registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Drainage Staff provided the following comments:

1. The subject property to be severed is within the Ramsey Lake 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.

2. A drainage easement, satisfactory to the City, shall be granted over the retained lands where required to accommodate the conveyance of surface runoff and/or stormwater drainage from the proposed severed lots.

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 Holding Provision H67 be lifted before proposed new lot 1 may be severed.

2.That the owner/applicant obtain Minor Variance approval for the proposed retained lands, as the proposed severances would result in an insufficient side yard setback of approximately 4.2m where 10.0m is required.

APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00065 Monday, November 16, 2026

OWNER(S): KYLE OLSON, 4102 Long Lake Road, Sudbury, ON, Canada

TAJANA CENTIS, 4102 Long Lake Road, Sudbury, ON, Canada

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

LOCATION: PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503, except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road, Sudbury P3G 1K1

SUMMARY

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

Application: To consolidate, firstly, a southerly portion of the subject property being an approximate 4371.0 sq m lot area with abutting PIN 73476-0857, secondly, a southerly portion of the subject property being an approximate 3916.0 sq m lot area with abutting PIN 73476-0860, subject to an easement for access purposes, and thirdly, a southerly portion of the subject property being an approximate 3373.0 sq m lot area with abutting PIN 73476-0858, subject to an easement for access purposes.

Comments concerning this application were submitted as follows:

Drainage, November 16, 2026

The owners of the benefitting and resulting lots, are to provide a grading and drainage plan at the time of development of the property, during application of the dwelling's Building Permit, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Community Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot be created and the lot to be retained to the satisfaction of the General Manager of Community Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Development Approvals, November 13, 2026

Comments uploaded as PDF document.

Development Engineering, November 13, 2026

No Concerns

Bell Canada, November 12, 2026

No Comment Received

Building Services, November 12, 2026

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

For the Owner's information Building Services has the following comments,

Building Services acknowledges Building Permit application BP-NEW-2024-01648 for construction of a single family dwelling with attached garage, screened porch, covered entry and covered deck that has been submitted for the retained lands.

Corridor Management, November 12, 2026

No Comment Received

Hydro One, November 12, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 12, 2026

No Comment Received

Site Plan, November 9, 2026

No Concerns

Strategic and Environmental Planning, November 9, 2026

SEP staff have no objections to the application.

Advisory comments:
The subject lands 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 are subject to the City's Land Reclamation Program (regreening). Trees are vital components of healthy ecosystems that absorb carbon, produce oxygen, protect soil and water, regulate climate, and provide habitat for countless species. Tree retention is encouraged where possible.

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, November 6, 2026

No objection to lot additions as described in consent application CON-2026-00065. Parent parcel contains

features regulated by Conservation Sudbury under the Conservation Authorities Act, including a watercourse and associated erosion hazard, which partially extended onto lot 1. Future development along the western edge of lot 1 requires permission of Conservation Sudbury.

Ministry of Transportation, November 3, 2026

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

Sudbury Hydro, November 3, 2026

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

A three metre (3 m) Frontage Easement along Long Lake Road, 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.

Revenue Services, October 30, 2026

No Concerns

Meeting Minutes:

11/16/2026 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:
KYLE OLSON AND TAJANA CENTIS

the owner(s) of PIN(s) 734760174; 734760818, Firstly: Parcel 6538 SEC SES, Part Lot 5, Concession 4, as in LT37503, except LT61490 & LT6505 and Unit 12 & 16, Expropriation Plan D-52; Secondly: Parts 1-2, Plan 53R-20888, subject to an easement over Part 1, Plan 53R-20888, Part Lot 5, Concession 4, Township of Broder, 4102 Long Lake Road, Sudbury P3G 1K1

for consent to consolidate, firstly, a southerly portion of the subject property being an approximate 4371.0 sq m lot area with abutting PIN 73476-0857, secondly, a southerly portion of the subject property being an approximate 3916.0 sq m lot area with abutting PIN 73476-0860, subject to an easement for access purposes, and thirdly, a southerly portion of the subject property being an approximate 3373.0 sq m lot area with abutting PIN 73476-0858, subject to an easement for access purposes, be approved, with the stipulation that subsection 3 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(s)/applicant(s) 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 Long Lake Road, 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 owners/applicants 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 owners/applicants will be responsible for all costs associated with obtaining said Postponement.

5) That the amending zoning by-law pertaining to PL-RZN-2026-00044 be in full force and effect prior to the issuance of a Certificate.

6) 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

File #: PL-CON-2026-00065
4102 Long Lake Road, Sudbury
Development Approvals Comments

The purpose and effect of the application is to:

1.Consolidate a southerly portion of the subject property, being an approximate 4,371.0m^2 lot area with abutting PIN 73476-0857,

2.Consolidate a southerly portion of the subject property being an approximate 3,916.0m^2 lot area with abutting PIN 73476-0860, subject to an easement for access purposes, and

3.Consolidate a southerly portion of the subject property being an approximate 3,373.0m^2 lot area with abutting PIN 73476-0858, subject to an easement for access purposes.

Note: Subject property was previously subject to consent applications PL-CON-2026-00016 and PL-CON-2026-00017.

The subject lands are also subject to concurrent application PL-RZN-2026-00044, which has the purpose of rectifying split-zoning resulting from the proposed lot additions.

The purpose of these concurrent applications is to facilitate three lot additions for low density residential development (single detached dwellings). The subject lands and properties proposed to benefit from the lot additions are currently vacant. No new lots are being proposed through this consent application.

The Consent applications would also facilitate the creation of a right-of-way easement over Severed Lots 2 and 3, which would benefit all subject lands.

The lands are designated 'Rural' in the City's Official Plan and are split-zoned 'RU', Rural and 'R1-2', Low Density Residential One in the City's Zoning By-law. The portions of the subject property proposed to be severed are designated 'Rural' and zoned 'RU'. The benefitting properties are all designated 'Living Area II' and zoned 'R1-2'.The subject lands do not benefit from municipal services (sewer and water) and would require private individual well and septic.

The proposed benefiting lands would have frontages ranging between 57.8m and 68.4m and lot areas ranging between 6,178.5m^2 and 6,651.8m^2, all of which exceed the 'R1-2' zone requirements of 36.0m and 1,300m^2 for lot frontage and areas, respectively.

Conservation Sudbury does not object to the proposed lot additions but notes that the parent parcel contains features regulated by Conservation Sudbury under the Conservation Authorities Act, including a watercourse and associated erosion hazard, which partially extends onto lot 1. Future development along the western edge of lot 1 would require permission(s) of Conservation Sudbury.

Sudbury Hydro notes that a 3.0m Frontage Easement along Long Lake Road, across the entire parcel (both severed and retained lands), registered on title to the subject property, will be required as a condition of consent.

Strategic and Environmental Planning notes that the lands are subject to the City's Land Reclamation Program (regreening) and that tree retention is encouraged where possible.

Drainage Staff notes that a lot grading plan is required to confirm proposed drainage patterns and determine the location and extent of any drainage easements.

Staff are of the opinion that the proposed lot additions and 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. provided the following condition be met:

1. That a lot grading plan be provided to confirm proposed drainage patterns and determine location and extent of any drainage easements.

2. That the owner/applicant obtain approval for concurrent rezoning application PL-RZN-2026-00044, which has the purpose of rectifying split-zoning resulting from the proposed lot additions.

APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00068 Monday, November 16, 2026

OWNER(S): GERALD SCOTT INGRAHAM, 162 Island Road, Whitefish, ON, Canada

JOAN SHARON BOCY, 162 Island Road, Whitefish, ON, Canada

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

LOCATION: PIN(s) 733960371, Part Lot 1, Concession 6, Parts 3 and 5, Plan 53R-9599, save and except Parts 1 and 2, Plan 53R-21726, Township of Louise, 0 Island Road, Whitefish P0M3E0

SUMMARY

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

Application: To sever and create one new lot on the south vacant portion of the subject property providing an approximate 20664.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Approvals, November 16, 2026

The purpose and effect of the application is to create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 164.0m2 , a lot depth of approximately 176.0m and a lot area of 20,664.0m2.

Note: The subject property was previously subject to zoning by-law amendment application PL-RZN-2025-00041 and received conditional approval to rezone the proposed severed lands to permit the use of a seasonal dwelling and related accessory uses on a lot that is not a legal existing waterfront lot.

The subject lands are currently designated ‘Rural’ within the City of Greater Sudbury Official Plan and are zoned ‘RU’, Rural within the City of Greater Sudbury Zoning By-law.
The lands proposed to be severed appear to be vacant. The severed lands are proposed to be accessed from Island Road, by way of an easement over the retained lands. The subject lands do not have access to municipal services and would be serviced by private septic and well.

Building Services noted that existing structures have not been clearly identified. The owner/applicant is to be aware that accessory structures are not permitted without a principal use. All existing structures are to maintain compliance with Zoning By-Law 2010-100Z requirements.

Conservation Sudbury notes no objection provided that all development is located outside of the erosion limit hazard as shown on the associated “Erosion Hazard Plan” provided. Strategic and Environmental Planning also does not have any objections provided that the building area remains outside of the 30.0m highwater mark.
Drainage Staff notes that the subject lands are within the within the Lower Vermilion Watershed, where stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is

required as a condition of approval.

Development Engineering provided that the owners/applicant must prove to the satisfaction of the General Manager of Growth & Infrastructure Services that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into and the owner/applicant must advise future owners of these exceedances.

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, provided the following condition be met:

1.That the owner/applicant obtain final approval for rezoning file PL-RZN-2025-00041 before the proposed lands may be severed.

Development Engineering, November 13, 2026

Municipal Sewer not available.

Municipal Water not available.

Potable Water Condition:
The owners/applicants must prove to the satisfaction of the General Manager of Growth & Infrastructure Services that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into and the owner/applicant must advise future owners of these exceedances.

Bell Canada, November 12, 2026

No Comment Received

Corridor Management, November 12, 2026

No Comment Received

Hydro One, November 12, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 12, 2026

No Comment Received

Site Plan, November 9, 2026

No Concerns

Strategic and Environmental Planning, November 9, 2026

SEP staff have reviewed the application and are of the understanding that a building area outside of the 30 m

highwater mark exists, therefore staff have no objections to the application.

Advisory comments:
The subject lands 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 Fisheries Act, 1985; Migratory Bird Convention Act, 1994; and, Species At Risk Act, 2002 is their sole responsibility.

Sudbury Hydro, November 9, 2026

No concerns - not in our service area

Conservation Sudbury, November 6, 2026

No objection to lot creation detailed in consent application CON-2026-00068. All development must be located outside of the erosion hazard limit shown on "Erosion Hazard Plan" by Tulloch dated March 2026. A permit from Conservation Sudbury at the building permit stage may be required.

Building Services, November 4, 2026

Owner/Applicant to be advised of the following comments.

1) A building permit to the satisfaction of the Chief Building Official is required to be issued prior to commencement of any future construction on the property.

2) Existing structures have not been clearly identified. Owner/applicant to be aware that accessory structures are not permitted without a principle use. All existing structures are to maintain compliance with Zoning By-Law 2010-100Z requirements.

Ministry of Transportation, November 3, 2026

I can confirm that the subject lands are not within the MTO’s permit control area (PCA); therefore, we have no comments to provide at this time.

Drainage, November 2, 2026

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

Revenue Services, October 30, 2026

No Concerns

Meeting Minutes:

11/16/2026 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:
GERALD SCOTT INGRAHAM AND JOAN SHARON BOCY

the owner(s) of PIN(s) 733960371, Part Lot 1, Concession 6, Parts 3 and 5, Plan 53R-9599, save and except Parts 1 and 2, Plan 53R-21726, Township of Louise, 0 Island Road, Whitefish P0M3E0

for consent to create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 164.0m, a lot depth of approximately 176.0m and a lot area of approximately 20664.0 sq. m, be approved, subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.

3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.

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

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

6) That the owner(s)/applicant(s) 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(s)/applicant(s) 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 owners/applicants 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 zoning by-law pertaining to File PL-RZN-2025-00041 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-2026-00069 Monday, November 16, 2026

OWNER(S): TODD MAZZUCA, 81 Young Street, Capreol, ON, Canada

MARGARET MAZZUCA, 81 Young Street, Capreol, ON, Canada

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

LOCATION: PIN(s) 735071699; 735071209, Parcel 33974 SEC SES, Part Block B, Plan M-633, Part 1, Plan SR-1977, Parts 7, 9, 16-18, Plan 53R-21966, Part Lot 10, Concession 6, Township of Capreol, 68 Hemlock Street, Capreol P0M1H0, 35 Coulson Street, Capreol P0M 1H0

SUMMARY

Zoning: The property is zoned H77R3(115), R3.D35 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the southwest vacant portion of the subject property providing an approximate 1467.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Building Services, November 16, 2026

Building Services acknowledges the issuance of an associated building permit (BP-NEW-2025-00429) for a proposed 4-unit residential building on the lands identified as "Severed Lot 1" on the submitted drawing. The Applicant/Owner is advised that the proposed severance will result in changes to the classification of the property lines applicable to the subject building.

Development Approvals, November 16, 2026

Comments uploaded as PDF document.

Development Engineering, November 13, 2026

That the owners/applicants construct new concrete barrier curb along Hemlock Street and Park Street, including relocation of any City infrastructure and widening of Park Street to meet the City's minimum standard road width, to the satisfaction of the General Manager of Growth and Infrastructure.

There is a Hold (H77) on the property related to insufficient fire flow on Park Street. The Owner should be advised that the Hold must be lifted prior to any building permit.

Lot Grading & Drainage Condition:
That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will

also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Bell Canada, November 12, 2026

No Comment Received

Corridor Management, November 12, 2026

No Comment Received

Hydro One, November 12, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 12, 2026

No Comment Received

Site Plan, November 9, 2026

No Concerns

Strategic and Environmental Planning, November 9, 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.

Conservation Sudbury, November 3, 2026

No Concerns

Ministry of Transportation, November 3, 2026

I can confirm that the subject lands are not within the MTO’s permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, November 3, 2026

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

A three metre (3 m) Frontage Easement along Park 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

Drainage, November 2, 2026

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

Revenue Services, October 30, 2026

No Concerns

Meeting Minutes:

11/16/2026 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:
TODD MAZZUCA AND MARGARET MAZZUCA

the owner(s) of PIN(s) 735071699; 735071209, Parcel 33974 SEC SES, Part Block B, Plan M-633, Part 1, Plan SR-1977, Parts 7, 9, 16-18, Plan 53R-21966, Part Lot 10, Concession 6, Township of Capreol, 68 Hemlock Street, Capreol P0M1H0, 35 Coulson Street, Capreol P0M 1H0

for consent to create a new lot on the southwest vacant portion of the subject property providing a lot frontage of approximately 48.0m, a lot depth of approximately 30.0m and a lot area of approximately 1467.0 sq. m, be approved, subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.

3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.

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

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

6) That the owner(s)/applicant(s) provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Planning and Growth. The owner(s)/applicant(s) will also be responsible for the construction of any drainage outlet that may be required, prior to the issuance of a Certificate and to the satisfaction of the General Manager of Planning and Growth. The owner(s)/applicant(s) shall be responsible for the legal costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.

7) That the owner(s)/applicant(s) provide such easements as may be required for drainage purposes on the lot to be created and the lot to be retained, to the satisfaction of the General Manager of Growth & Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner (s)/applicant(s).

8) That the owners/applicants construct new concrete barrier curb along Hemlock Street and Park Avenue, including relocation of any City infrastructure and widening of Park Avenue to meet the City's minimum standard road width, to the satisfaction of the General Manager of Planning & Growth.

9) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Park 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 owners/applicants 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 owners/applicants will be responsible for all costs associated with obtaining said Postponement.

10) That the owners/applicants contribute $1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.

11) That the Certificate for this application be issued at the same time as the Certificate for Consent ApplicationPL-CON-2026-00070.

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

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

Consent Official

File #: PL-CON-2026-00069
68 Hemlock Street, Capreol
Development Approvals Comments

The purpose and effect of the application is to create a new lot (proposed severed lot 1) on the southwest vacant portion of the subject property, providing a lot frontage of approximately 48.0m, a lot depth of approximately 30.0m and a lot area of approximately 1,467.0m^2.

The lands proposed to be severed are currently vacant of any buildings or structures. The subject lands are proposed to be accessed from Hemlock Street and are proposed to be serviced via municipal water and sewer.

The proposed retained lands would have a lot area of ±5,259.6m^2 and ±76.2m of frontage on Coulson Street.

The subject lands were previously subject to an Official Plan Amendment Application (PL-OPA-2025-00018) to redesignate the subject lands from 'Parks and Open Space' to 'Living Area 1', and a rezoning application (PL-RZN-2025-00047) to rezone the lands from 'R1-5', Low Density Residential One to 'H77 R3(115)', Medium Density Residential Special with Holding Symbol to permit medium density residential development in the form of row dwellings with site specific provisions. The Official Plan & Zoning By-law Amendments (By-law 2026-71Z & OPA #158) were both passed by City Council on April 14, 2026 and are now in effect.

The subject lands are now designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'H77R3(115)', Medium Density Special, with Holding Provision within the City of Greater Sudbury Zoning By-law.

The H77 Holding Provision shall only be removed if water services are available or will be made available to the satisfaction of the General Manager of Community Infrastructure.

Development Engineering provided the following:

That the owner/applicant construct new concrete barrier curb along Hemlock Street and Park Street, including relocation of any City infrastructure and widening of Park Street to meet the City's minimum standard road width, to the satisfaction of the General Manager of Growth and Infrastructure.

The Owner should be advised that the Hold must be lifted prior to any building permit.

Lot Grading & Drainage Condition:

That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line. Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Building Services Staff provided the following:

Building Services acknowledges the issuance of an associated building permit (BP-NEW-2025-00429) for a proposed 4-unit residential building on the lands identified as "Severed Lot 1" on the submitted drawing. The Applicant/Owner is advised that the proposed severance will result in changes to the classification of the property lines applicable to the subject building.

Sudbury Hydro has commented that the following will be required, as a condition of consent:

A 3.0m Frontage Easement along Park 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.

Drainage Staff also provided that the following would be required as a condition of consent:

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

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.

APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00070 Monday, November 16, 2026

OWNER(S): TODD MAZZUCA, 81 Young Street, Capreol, ON, Canada

MARGARET MAZZUCA, 81 Young Street, Capreol, ON, Canada

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

LOCATION: PIN(s) 735071699; 735071209, Parcel 33974 SEC SES, Part Block B, Plan M-633, Part 1, Plan SR-1977, Parts 7, 9, 16-18, Plan 53R-21966, Part Lot 10, Concession 6, Township of Capreol, 68 Hemlock Street, Capreol P0M1H0, 35 Coulson Street Unknown, Capreol P0M 1H0

SUMMARY

Zoning: The property is zoned H77R3(115), R3.D35 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the west vacant portion of the subject property providing an approximate 2286.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Building Services, November 16, 2026

Building Services acknowledges the issuance of an associated building permit (BP-NEW-2025-00429) for a proposed 4-unit residential building on the lands identified as "Severed Lot 1" on the submitted drawing. The Applicant/Owner is advised that the proposed severance will result in changes to the classification of the property lines applicable to the subject building.

Development Approvals, November 16, 2026

Comments uploaded as PDF.

Development Engineering, November 13, 2026

That the owners/applicants construct new concrete barrier curb along Hemlock Street and Park Street, including relocation of any City infrastructure and widening of Park Street to meet the City's minimum standard road width, to the satisfaction of the General Manager of Growth and Infrastructure.

There is a Hold (H77) on the property related to insufficient fire flow on Park Street. The Owner should be advised that the Hold must be lifted prior to any building permit.

Lot Grading & Drainage Condition:
That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting

properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Bell Canada, November 12, 2026

No Comment Received

Corridor Management, November 12, 2026

No Comment Received

Hydro One, November 12, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 12, 2026

No Comment Received

Site Plan, November 9, 2026

No Concerns

Strategic and Environmental Planning, November 9, 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.

Conservation Sudbury, November 3, 2026

No Concerns

Ministry of Transportation, November 3, 2026

I can confirm that the subject lands are not within the MTO’s permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, November 3, 2026

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

A three metre (3 m) Frontage Easement along Park 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.

Drainage, November 2, 2026

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

Revenue Services, October 30, 2026

No Concerns

Meeting Minutes:
Minutes:

11/16/2026 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:
TODD MAZZUCA AND MARGARET MAZZUCA

the owner(s) of PIN(s) 735071699; 735071209, Parcel 33974 SEC SES, Part Block B, Plan M-633, Part 1, Plan SR-1977, Parts 7, 9, 16-18, Plan 53R-21966, Part Lot 10, Concession 6, Township of Capreol, 68 Hemlock Street, Capreol P0M1H0, 35 Coulson Street Unknown, Capreol P0M 1H0

for consent to create a new lot on the west vacant portion of the subject property providing a lot frontage of approximately 76.0m, a lot depth of approximately 30.0m and a lot area of approximately 2286.0 sq. m, be approved, subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.

3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.

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

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

6) That the owner(s)/applicant(s) provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Planning and Growth. The owner(s)/applicant(s) will also be responsible for the construction of any drainage outlet that may be required, prior to the issuance of a Certificate and to the satisfaction of the General Manager of Planning and Growth. The owner(s)/applicant(s) shall be responsible for the legal costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.

7) That the owner(s)/applicant(s) provide such easements as may be required for drainage purposes on the lot to be created and the lot to be retained, to the satisfaction of the General Manager of Growth & Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner (s)/applicant(s).

8) That the owners/applicants construct new concrete barrier curb along Hemlock Street and Park Avenue, including relocation of any City infrastructure and widening of Park Avenue to meet the City's minimum standard road width, to the satisfaction of the General Manager of Planning & Growth.

9) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Park 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 owners/applicants 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 owners/applicants will be responsible for all costs associated with obtaining said Postponement.

10) 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.

11) That the Certificate for this application be issued at the same time as the Certificate for Consent ApplicationPL-CON-2026-00069.

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

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

Consent Official

File #: PL-CON-2026-00070
68 Hemlock Street, Capreol
Development Approvals Comments

The purpose and effect of the application is to create a new lot (proposed severed lot 2) on the west vacant portion of the subject property providing a lot frontage of approximately 76.0m, a lot depth of approximately 30.0m and a lot area of approximately 2,286.0m^2.

The lands proposed to be severed are currently vacant of any buildings or structures. The subject lands are proposed to be accessed from Park Avenue and are proposed to be serviced via municipal water and sewer.

The proposed retained lands would have a lot area of ±5,259.6m^2 and ±76.2m of frontage on Coulson Street.

The subject lands were previously subject to an Official Plan Amendment Application (PL-OPA-2025-00018) to redesignate the subject lands from 'Parks and Open Space' to 'Living Area 1', and a rezoning application (PL-RZN-2025-00047) to rezone the lands from 'R1-5', Low Density Residential One to 'H77 R3(115)', Medium Density Residential Special with Holding Symbol to permit medium density residential development in the form of row dwellings with the site-specific provisions. The Official Plan & Zoning By-law Amendments (By-law 2026-71Z & OPA #158) were both passed by City Council on April 14, 2026 and are now in effect.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'H77R3(115)', Medium Density Special, with Holding Provision within the City of Greater Sudbury Zoning By-law.

Building Services Staff provided the following:

Building Services acknowledges the issuance of an associated building permit (BP-NEW-2025-00429) for a proposed 4-unit residential building on the lands identified as "Severed Lot 1" on the submitted drawing. The Applicant/Owner is advised that the proposed severance will result in changes to the classification of the property lines applicable to the subject building.

Sudbury Hydro has commented that the following will be required as a condition of consent:

A 3.0m Frontage Easement along Park 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.

Drainage Staff also provided that the following would be required as a condition of consent:

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

Development Engineering Staff provided the following:

That the owners/applicants construct new concrete barrier curb along Hemlock Street and Park Street, including relocation of any City infrastructure and widening of Park Street to meet the City's minimum standard road width, to the satisfaction of the General Manager of Growth and Infrastructure.

There is a Hold (H77) on the property related to insufficient fire flow on Park Street. The Owner should be advised that the Hold must be lifted prior to any building permit.

Lot Grading & Drainage Condition:

That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line. Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

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.