



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00006

Monday, April 13, 2026

OWNER(S): TRACY MCGOWAN, 1946 Fire Route 4, Capreol, ON, Canada
DONALD MCGOWAN, #12-#14 Bexhill Court, Toronto, ON, Canada

AGENT(S): BORTOLUSSI SURVEYING LTD, 144 Elm Street, Sudbury, ON, Canada

LOCATION: PIN(s) 735100128, Parcel 12812 SEC SES, Part Lot 5, Concession 6, Summer Resort
Location as in EP7008, Township of Capreol, 1946 Fire Road 4, Capreol P3P 0B7

SUMMARY

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

Application: Consolidate an approximate 422.0 sq. m portion of the subject property with abutting PIN 73510-0106, municipally known as 1962 Fire Road 4, and consolidate an approximate 58.0 sq. m portion of the subject property with abutting PINs 73510-0113, 73510-0119 and 73510-0088, municipally known as 1896, 1906 and 1916 Fire Road 4, Capreol.

Comments concerning this application were submitted as follows:

Development Engineering, April 14, 2026

No Concerns

Drainage, April 10, 2026

No Concerns

Strategic and Environmental Planning, April 10, 2026

Staff in SEP have reviewed the proposed consent and understand that it is to address an accessory structure built across a property line. As the structure is permitted to be within the 30.0 metres highwater mark setback, staff in SEP do not object to the consent.

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.

Bell Canada, April 9, 2026

No Comment Received

Corridor Management, April 9, 2026

No Comment Received

Development Approvals, April 9, 2026

The purpose and effect of the application is to convey 422 m² of land from 1946 Fire Road 4 to 1962 Fire Road 4 in order to fix a shed encroachment.

Additionally, the application proposes to convey 58 m² of land from 1946 Fire Road 4 to 1896, 1906, and 1916 Fire Road 4 in order to fix a sauna encroachment.

The subject lands are designated 'Rural' and 'Mining and Mineral Reserve' in the City's Official Plan, are zoned 'RS', Rural Shoreline in the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

Staff have reviewed the subject lands and the lands receiving the land conveyances against the 'RS' Zone standards. 1946 Fire Road 4 is considered to be a waterfront lot given it does not abut a public road. The minimum frontage required in the 'RS' Zone is 45 m and the minimum lot area required is 8,000 m². 1946 Fire Road 4 has an existing frontage of 35 m along Ella Lake and an area of +/- 2,330, which will be further reduced to approximately 27 m of frontage and 1,850 m² as a result of the land conveyance, requiring a minor variance.

Accessory buildings 2.5 m in height or less are permitted no closer than 0.6 m from the side lot line. The shed located on part 2 as identified on the concept plan would have a side yard setback of 0.22 m as a result of the land conveyance, also requiring a variance for 1962 Fire Road 4.

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

1. That a Minor Variance be obtained for lot area and frontage deficiencies resulting from the proposed lot conveyances for 1946 Fire Road 4.
2. That a Minor Variance be obtained for the shed with a proposed interior side yard setback of 0.22 m where 0.6 m is required for 1962 Fire Road 4.

Hydro One, April 9, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 9, 2026

No Comment Received

Building Services, April 7, 2026

Based on the information provided, Building Services has no concerns with this application. Owner/Applicant to be advised of the following comments.

- 1) A minor variance will be required for reduced frontage of 1946 Fire Road 4.
- 2) The shed located on the consolidated lands of 1962 Fire Road 4 is required to have an interior side yard setback of 0.6m or will require a minor variance for reduced side yard setback.

Conservation Sudbury, April 2, 2026

No Concerns

Ministry of Transportation, March 30, 2026

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

Sudbury Hydro, March 27, 2026

Please be advised that the following application falls outside of our service territory.

Revenue Services, March 26, 2026

No Concerns

Site Plan, March 26, 2026

No Concerns

Meeting Minutes:

04/13/2026 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:
TRACY MCGOWAN AND DONALD MCGOWAN

the owner(s) of PIN(s) 735100128, Parcel 12812 SEC SES, Part Lot 5, Concession 6, Summer Resort Location as in EP7008, Township of Capreol, 1946 Fire Road 4, Capreol P3P 0B7

for consent to consolidate an approximate 422.0 sq. m portion of the subject property with abutting PIN 73510-0106 (LT), municipally known as 1962 Fire Road 4, and consolidate an approximate 58.0 sq. m portion of the subject property with abutting PINs 73510-0113 (LT), 73510-0119 (LT) and 73510-0088 (LT), municipally known as 1896, 1906 and 1916 Fire Road 4, Capreol, 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/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 the owners/applicants apply for and receive final and binding approval for any minor variances that may be required, including but not limited to lot area and lot frontage deficiencies on the lands to be retained, from Committee of Adjustment and that the necessary approvals be in full force and effect prior to the issuance of a certificate and to the satisfaction of the Director of Planning Services.
- 5) That the owners/applicants apply for and receive final and binding approval for any minor variances that may be required, including but not limited to the shed on the lands to be severed and conveyed to 1962 Fire Road 4, from Committee of Adjustment and that the necessary approvals be in full force and effect prior to the issuance of a certificate and to the satisfaction of the Director of Planning Services.
- 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



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00009

Monday, April 13, 2026

OWNER(S): TIFFANY BOIVIN-BRAWLEY, 135 Linden Drive, Hanmer, ON, Canada
LISA BRAWLEY, 135 Linden Drive, Hanmer, Ontario, Canada P3P 1X4

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

LOCATION: PIN(s) 735081115, Parcel 633 SEC SES SRO, Part Lot 12, Concession 3, as in NP1319, except LT33105, LT59519, LT74608, LT110876, LT110877, LT118205, LT140815, LT176407, PL M-638, LT195266, Part 1-3, Plan 53R-4269 and Parts 1-9, Plan 53R-4812, Township of Capreol, 0 Carl Street, Hanmer, ON P3P1X5

SUMMARY

Zoning: The property is zoned FD, 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 7.9-hectares lot area.

Comments concerning this application were submitted as follows:

Development Engineering, April 14, 2026

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.

Drainage, April 10, 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.

Strategic and Environmental Planning, April 10, 2026

The subject lands are in an area of high and extreme wildland fire risk. Policies 2 and 3 of 10.8 Wildland Fire of the City's Official Plan state:

"2. Development may be permitted in areas with hazardous forest types for wildland fire where the risk is mitigated in accordance with provincial standards such as FireSmart.

3. Applicants may be required to undertake a site review to assess the level of wildland fire hazard and associated risk on and in the vicinity of proposed development lands."

The applicant is advised that future development may require the demonstration that wildland fire risk is

mitigated in accordance with provincial standards such as FireSmart.

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

Bell Canada, April 9, 2026

No Comment Received

Corridor Management, April 9, 2026

No Comment Received

Development Approvals, April 9, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 20 m along Carl Street and an area of +/- 7.90 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures.

The lands to be retained will have a frontage of +/- 36 m on Linden Drive and a lot area of 10.16 ha. The lands to be severed are vacant of buildings and structures.

The subject lands are designated 'Living Area I' and 'Rural' within the City of Greater Sudbury Official Plan and are zoned 'FD', Future Development and 'RU', Rural within the City's Zoning By-law.

Staff have reviewed the severed and retained lands against the 'FD' and 'RU' standards of the Zoning By-law and are of the opinion that the lot area standards are capable of being maintained as a result of the severance. Staff recognize the existing frontage deficiency along Linden Drive, which will not be further reduced as a result of the severance.

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

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.

Hydro One, April 9, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 9, 2026

No Comment Received

Source Water Protection, April 8, 2026

Parcel located within Chenier Well's WHPA-A, WHPA-B, and WHPA-C zones. Consent Application intended to eliminate split zoning to facilitate future development (unknown at this time). Previous SP related comments provided during SPART (PL-SPART-2025-00088). No significant drinking water threats identified at this time.

Building Services, April 7, 2026

No Concerns

Ministry of Transportation, March 30, 2026

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

Sudbury Hydro, March 27, 2026

Please be advised that the following application falls outside of our service territory.

Conservation Sudbury, March 26, 2026

No Concerns

Revenue Services, March 26, 2026

No Concerns

Site Plan, March 26, 2026

No Concerns

Meeting Minutes:

04/13/2026 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:

TIFFANY BOIVIN-BRAWLEY AND LISA BRAWLEY

the owner(s) of PIN(s) 735081115, Parcel 633 SEC SES SRO, Part Lot 12, Concession 3, as in NP1319, except LT33105, LT59519, LT74608, LT110876, LT110877, LT118205, LT140815, LT176407, PL M-638, LT195266, Part 1-3, Plan 53R-4269 and Parts 1-9, Plan 53R-4812, Township of Capreol, 0 Carl Street, Hanmer, ON P3P1X5

for consent to create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 20.0m and a lot area of approximately 79009.0 sq. m, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.
- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.

- 4) That the owners/applicants provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 6) 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.
- 7) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00089

Monday, April 13, 2026

OWNER(S): EVAJON ENTERPRISES INC., 2675 Lake Shore Blvd. West, Toronto, ON, Canada

AGENT(S): EVAJON ENTERPRISES INC., 2675 Lake Shore Blvd. West, Toronto, ON, Canada

LOCATION: PIN(s) 734910012, Part Lot 12, Concession 6, Part 1-2, Plan 53R-14939, Township of Falconbridge, 2149 Skead Road, Sudbury P3L 1V4

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 west vacant portion of the subject property providing an approximate 2.23-hectare lot area.

Comments concerning this application were submitted as follows:

Development Engineering, April 17, 2026

Lot Grading & Drainage Condition:

That the owner/applicant provides a grading and drainage plan for the localized area of construction due to its proximity to the adjacent property, 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 to 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.

Development Engineering, April 17, 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.

Drainage, April 10, 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.

Strategic and Environmental Planning, April 10, 2026

The consent application has been reviewed by SEP. Staff note that the lands contain wetlands on two separate portions in addition to a watercourse. The proponent is showing a 30 metres buffer to the wetlands and is not proposing any development near the watercourse. As such, staff in SEP do not object to the proposed consent.

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.

Bell Canada, April 9, 2026

No Comment Received

Corridor Management, April 9, 2026

No Comment Received

Development Approvals, April 9, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 215 m along Skead Road and an area of +/- 2.23 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures. The lands will be required to establish an individual well and septic system and establish an entrance as part of the consent process.

The lands to be retained will have a frontage of +/- 298 m on Skead Road and a lot area of 2.43 ha. The lands proposed to be retained are vacant of buildings and structures. The lands will be required to establish an individual well and septic system and establish an entrance as part of the consent process.

The subject lands are designated 'Rural' and 'Aggregate Reserve' within the City of Greater Sudbury Official Plan, are zoned 'RU', Rural within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury. The lands are located in the Airport Height Restriction 1 (AHR1) overlay zone within the City's Zoning By-law.

The applicant has conducted an Aggregate Sample Analysis Report as well as an Aggregate Pit Feasibility Report that concludes the site contains low quality aggregate and that there is not enough aggregate to justify its economical extraction.

The applicant has also submitted a document titled 'Overlay of airport height restrictions which do not impact a 2 storey dwelling'. Based on this, it is staff's understanding that Section 4.5.1 is being met, however, compliance with the Zoning By-law will also need to be demonstrated through the Building Permit process.

Staff have reviewed the severed and retained lands against the 'RU' standards of the Zoning By-law and are of the opinion that the lot frontage and area standards are capable of being maintained as a result of the severance.

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

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.

Hydro One, April 9, 2026

No Comment Received

Building Services, April 8, 2026

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

Conservation Sudbury, April 8, 2026

No Concerns

Ministry of Transportation, March 30, 2026

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

Site Plan, March 27, 2026

No Concerns

Sudbury Hydro, March 27, 2026

Please be advised that the following application falls outside of our service territory.

Revenue Services, March 26, 2026

No Concerns

Meeting Minutes:

04/13/2026 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:
EVAJON ENTERPRISES INC.

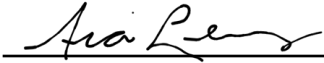
the owner(s) of PIN(s) 734910012, Part Lot 12, Concession 6, Part 1-2, Plan 53R-14939, Township of Falconbridge, 2149 Skead Road, Sudbury P3L 1V4

for consent to create a new lot on the west vacant portion of the subject property providing a lot frontage of

approximately 215.0m and a lot area of approximately 22300.0 sq. m, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.
- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.
- 4) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 6) That the owner/applicant provide the Consent Official with comments from the Sudbury & District Health Unit stating that both the part to be transferred and the part to be retained are capable of supporting a subsurface sewage disposal system.
- 7) The owner/applicant must prove to the satisfaction of the General Manager of Growth & Infrastructure Services that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into and the owner/applicant must advise future owners of these exceedances.
- 8) That the owner/applicant provides a grading and drainage plan for the localized area of construction due to its proximity to the adjacent property, 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 & Growth. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.
- 9) That the owner/applicant 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 Planning & Growth/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.
- 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 no Certificate be issued after two years from the day the Notice of Decision is sent.

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



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00097

Monday, April 13, 2026

OWNER(S): JAMES MCDOWELL, 1704 Bancroft Drive, Sudbury, ON, Canada

AGENT(S): JAMES MCDOWELL, 1704 Bancroft Drive, Sudbury, ON, Canada

LOCATION: PIN(s) 734781037, SRO, Part Lot 4, Concession 5, Part Lot 10, Plan M-589, being Parts 3 & 4, Plan 53R-16282, Township of Broder, 3133 Algonquin Road, Sudbury P3E 4X5

SUMMARY

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

Application: To sever and create one new lot on the western vacant portion of the subject property providing an approximate 1510 sq. m lot area.

Comments concerning this application were submitted as follows:

Drainage, April 10, 2026

The applicant shall submit a survey plan, prepared by an Ontario Land Surveyor, to the satisfaction of the City, identifying the drainage features adjacent to and on the subject land, including but not limited to the storm infrastructure on Algonquin Road, ditches, swales, and any watercourses. Where drainage infrastructure or conveyance features are identified that outlet onto the subject land, the applicant shall grant the City any necessary drainage easements, at no cost to the City, in a location and width satisfactory to the City, for future access and maintenance purposes.

The subject property to be severed is within the Algonquin Road 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.

Strategic and Environmental Planning, April 10, 2026

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.

Bell Canada, April 9, 2026

No Comment Received

Corridor Management, April 9, 2026

No Comment Received

Development Approvals, April 9, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 15.8 m along Algonquin Road and an area of +/- 1,510 m² from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures. The lands will be required to establish a municipal water and sanitary connection and establish an entrance as part of the consent process.

The lands to be retained will have a frontage of +/- 15.5 m on Algonquin Road and a lot area of 1,510 m². The lands proposed to be retained contain a single detached dwelling and are otherwise vacant of buildings and structures. The lands are serviced by a municipal water and sanitary connection and have existing access from Algonquin Road.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'R1-5', Low Density Residential One within the City's Zoning By-law.

Staff have reviewed the severed and retained lands against the 'R1-5' standards of the Zoning By-law and are of the opinion that the lot frontage and area standards are capable of being maintained as a result of the severance.

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

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.

Hydro One, April 9, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 9, 2026

No Comment Received

Development Engineering, April 8, 2026

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 to 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, April 7, 2026

Building Services has no objections to the proposed minor variances.

Owner to be aware that a building permit is required to be submitted for any new construction to the satisfaction of the Chief Building Official.

Comments provided by A.Dittrich, Plans Examiner

Ministry of Transportation, March 30, 2026

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

Site Plan, March 27, 2026

No Concerns

Sudbury Hydro, March 27, 2026

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

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

Conservation Sudbury, March 26, 2026

No Concerns

Revenue Services, March 26, 2026

No Concerns

Meeting Minutes:

04/13/2026 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:
JAMES MCDOWELL

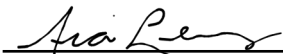
the owner(s) of PIN(s) 734781037, SRO, Part Lot 4, Concession 5, Part Lot 10, Plan M-589, being Parts 3 & 4, Plan 53R-16282, Township of Broder, 3133 Algonquin Road, Sudbury P3E 4X5

for consent to create a new lot on the western vacant portion of the subject property providing a lot frontage of approximately 15.8m, a lot depth of approximately 61m and a lot area of approximately 1510 sq. m, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.
- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.
- 4) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 6) That the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & Infrastructure. The 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 costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.
- 7) That the owner/applicant 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/applicant
- 8) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0 m) Frontage Easement along Algonquin 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 owner/applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property in favour of Greater Sudbury Hydro Inc.'s interest with respect to any and all existing Charge/Mortgage/Lien and/or encumbrance registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.

- 9) That the owner/applicant submit a plan of survey prepared by an Ontario Land Surveyor identifying the drainage features adjacent to and on the lands to be severed and retained, including but not limited to the storm infrastructure on Algonquin Road, ditches, swales, and any watercourses to the satisfaction of the General Manager of Community Infrastructure. Where drainage infrastructure or conveyance features are identified that outlet onto the lands to be severed and retained, the applicant shall grant the City any necessary drainage easements in a location and width satisfactory to the City for future access and maintenance purposes. The owner/applicant shall be responsible for all legal and survey costs associated with this condition.
- 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 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