



Box 5000, Station 'A'
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(705) 673-2200 FAX

NOTICE OF DECISION (Provisional Consent)

Planning Act, R.S.O. 1990, c.P.13, Section 53, as amended.

Reference: Application for Consent No. PL-CON-2025-00096

Date of Decision Monday, April 27, 2026

If within twenty (20) days after this decision is sent, no appeal to the Ontario Land Tribunal is filed, the decision of the Consent Official to approve or refuse the application becomes final.

Twenty day "Period of Appeal" ends Monday, May 18, 2026 at 4:30 p.m. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

Last day for acquiring "consent" Thursday, April 27, 2028

Notice of changes to conditions of approval will only be provided to those who have made a written request to be notified of changes to the conditions.

Appeal Process: Only the applicant, the Minister, a specified person or any public body may, not later than twenty (20) days after sending of this notice, appeal the decision or any condition imposed or appeal both the decision and any condition to the Ontario Land Tribunal by filing a notice of appeal with the Clerk of the City of Greater Sudbury either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Greater Sudbury: Clerk's Services (City of) as the Approval Authority or by mail, Box 5000, Station 'A', 200 Brady Street, Sudbury, Ontario, P3A 5P3. The appeal fee can be paid online through e-file or by certified cheque or money order made payable to the MINISTER OF FINANCE, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerks@greatersudbury.ca.

Appeal Fee: Primary Consent Appeal \$400
Related Consent Appeal \$25

An appeal may not be filed by an applicant who is an unincorporated association or group, but may be filed in the name of an individual who is a member of the association or group.

Dated April 28, 2026.



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00096

Monday, April 27, 2026

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

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

LOCATION: PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1519 Montrose Avenue, Sudbury

SUMMARY

Zoning: The property is zoned R3-1.D38 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Sever and create one new semi-detached dwelling lot.

Comments concerning this application were submitted as follows:

Bell Canada, April 23, 2026

No Comment Received

Corridor Management, April 23, 2026

No Comment Received

Hydro One, April 23, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 23, 2026

No Comment Received

Strategic and Environmental Planning, April 22, 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.

Drainage, April 21, 2026

No Concerns

Development Approvals, April 20, 2026

The lands are subject to a draft plan of subdivision (file: 780-6/89023). The subject lands contain four semi detached dwellings (8 dwelling units). Eight Consent Applications have been submitted concurrently to subdivide the lands into eight residential lots each containing one residential dwelling unit of a semi-detached dwelling. The retained lands are intended to be consolidated with the remainder of the draft plan of subdivision to facilitate residential development through future lot additions.

The lands proposed to be severed would have a frontage of 9.9 m along Montrose Avenue and a lot area of 375 m². The lands would contain one unit of a semi-detached dwelling. The lands are serviced by a municipal water and sanitary connection.

The lands proposed to be retained would have a cumulative frontage of 12.9 m along Montrose Avenue and a lot area of 2,402 m². The lands are vacant of buildings and structures. A concept plan for the lands to be retained was not submitted as part of the application, therefore staff are unable to comment on the intended future lot additions/residential development at this time.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R3-1.D38' Medium Density with a maximum density of 38 units per ha within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury.

Both the severed and retained lands appear to meet the minimum lot frontage and area standards of the R3-1 Zone. It is noted that frontage for the lands to be retained was reviewed based on the cumulative frontage abutting Montrose Avenue. Maximum density, lot coverage, and building setbacks are being maintained for the severed lands.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

Building Services, April 17, 2026

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

1) We acknowledge building permit application BP-NEW-2025-01074 to construct a semi-detached dwelling. Party wall to be constructed as per submission drawings and to be inspected by Building Services.

Sudbury Hydro, April 16, 2026

No objection.

Conservation Sudbury, April 13, 2026

No Concerns

Site Plan, April 13, 2026

No Concerns

Development Engineering, April 9, 2026

No Concerns

Ministry of Transportation, April 9, 2026

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

Revenue Services, April 9, 2026

No Concerns

Meeting Minutes:

04/27/2026 The submission included a registered plan of survey which was reviewed and accepted by the Consent Official. 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:

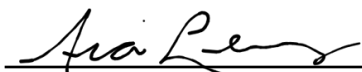
DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1519 Montrose Avenue, Sudbury

for consent to sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRs) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That 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-2025-00098

Monday, April 27, 2026

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

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

LOCATION: PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1517 Montrose Avenue, Sudbury

SUMMARY

Zoning: The property is zoned R3-1.D38 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Sever and create one new semi-detached dwelling lot.

Comments concerning this application were submitted as follows:

Bell Canada, April 23, 2026

No Comment Received

Corridor Management, April 23, 2026

No Comment Received

Hydro One, April 23, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 23, 2026

No Comment Received

Strategic and Environmental Planning, April 22, 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.

Drainage, April 21, 2026

No Concerns

Development Approvals, April 20, 2026

The lands are subject to a draft plan of subdivision (file: 780-6/89023). The subject lands contain four semi detached dwellings (8 dwelling units). Eight Consent Applications have been submitted concurrently to subdivide the lands into eight residential lots each containing one residential dwelling unit of a semi-detached dwelling. The retained lands are intended to be consolidated with the remainder of the draft plan of subdivision to facilitate residential development through future lot additions.

The lands proposed to be severed would have a frontage of 9.9 m along Montrose Avenue and a lot area of 385 m². The lands would contain one unit of a semi-detached dwelling. The lands are serviced by a municipal water and sanitary connection.

The lands proposed to be retained would have a cumulative frontage of 12.9 m along Montrose Avenue and a lot area of 2,402 m². The lands are vacant of buildings and structures. A concept plan for the lands to be retained was not submitted as part of the application, therefore staff are unable to comment on the intended future lot additions/residential development at this time.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R3-1.D38' Medium Density with a maximum density of 38 units per ha within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury.

Both the severed and retained lands appear to meet the minimum lot frontage and area standards of the R3-1 Zone. It is noted that frontage for the lands to be retained was reviewed based on the cumulative frontage abutting Montrose Avenue. Maximum density, lot coverage, and building setbacks are being maintained for the severed lands.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

Building Services, April 17, 2026

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

1) We acknowledge building permit application BP-NEW-2025-01074 to construct a semi-detached dwelling. Party wall to be constructed as per submission drawings and to be inspected by Building Services.

Sudbury Hydro, April 16, 2026

No objection.

Conservation Sudbury, April 13, 2026

No Concerns

Site Plan, April 13, 2026

No Concerns

Development Engineering, April 9, 2026

No Concerns

Ministry of Transportation, April 9, 2026

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

Revenue Services, April 9, 2026

No Concerns

Meeting Minutes:

04/27/2026 The submission included a registered plan of survey which was reviewed and accepted by the Consent Official. 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:

DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1517 Montrose Avenue, Sudbury

for consent to sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRs) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That 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-2026-00010

Monday, April 27, 2026

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

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

LOCATION: PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1503 Montrose Avenue, Sudbury

SUMMARY

Zoning: The property is zoned R3-1.D38 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Sever and create one new semi-detached dwelling lot.

Comments concerning this application were submitted as follows:

Bell Canada, April 23, 2026

No Comment Received

Corridor Management, April 23, 2026

No Comment Received

Hydro One, April 23, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 23, 2026

No Comment Received

Strategic and Environmental Planning, April 22, 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.

Drainage, April 21, 2026

No Concerns

Development Approvals, April 20, 2026

The lands are subject to a draft plan of subdivision (file: 780-6/89023). The subject lands contain four semi detached dwellings (8 dwelling units). Eight Consent Applications have been submitted concurrently to subdivide the lands into eight residential lots each containing one residential dwelling unit of a semi-detached dwelling. The retained lands are intended to be consolidated with the remainder of the draft plan of subdivision to facilitate residential development through future lot additions.

The lands proposed to be severed would have a frontage of 11.75 m along Montrose Avenue and a lot area of 493 m². The lands would contain one unit of a semi-detached dwelling. The lands are serviced by a municipal water and sanitary connection.

The lands proposed to be retained would have a cumulative frontage of 12.9 m along Montrose Avenue and a lot area of 2,402 m². The lands are vacant of buildings and structures. A concept plan for the lands to be retained was not submitted as part of the application, therefore staff are unable to comment on the intended future lot additions/residential development at this time.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R3-1.D38' Medium Density with a maximum density of 38 units per ha within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury.

Both the severed and retained lands appear to meet the minimum lot frontage and area standards of the R3-1 Zone. It is noted that frontage for the lands to be retained was reviewed based on the cumulative frontage abutting Montrose Avenue. Maximum density, lot coverage, and building setbacks are being maintained for the severed lands.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

Building Services, April 17, 2026

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

1) We acknowledge building permit application BP-NEW-2025-01100 to construct a semi-detached dwelling. Party wall to be constructed as per submission drawings and to be inspected by Building Services.

Sudbury Hydro, April 16, 2026

No objection.

Conservation Sudbury, April 13, 2026

No Concerns

Site Plan, April 13, 2026

No Concerns

Development Engineering, April 9, 2026

No Concerns

Ministry of Transportation, April 9, 2026

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

Revenue Services, April 9, 2026

No Concerns

Meeting Minutes:

04/27/2026 The submission included a registered plan of survey which was reviewed and accepted by the Consent Official. 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:

DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1503 Montrose Avenue, Sudbury

for consent to sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRs) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That 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-2026-00011

Monday, April 27, 2026

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

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

LOCATION: PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1501 Montrose Avenue, Sudbury, ON

SUMMARY

Zoning: The property is zoned R3-1.D38 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Sever and create one new semi-detached dwelling lot.

Comments concerning this application were submitted as follows:

Bell Canada, April 23, 2026

No Comment Received

Corridor Management, April 23, 2026

No Comment Received

Hydro One, April 23, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 23, 2026

No Comment Received

Development Engineering, April 22, 2026

No Concerns

Strategic and Environmental Planning, April 22, 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.

Drainage, April 21, 2026

No Concerns

Development Approvals, April 20, 2026

The lands are subject to a draft plan of subdivision (file: 780-6/89023). The subject lands contain four semi detached dwellings (8 dwelling units). Eight Consent Applications have been submitted concurrently to subdivide the lands into eight residential lots each containing one residential dwelling unit of a semi-detached dwelling. The retained lands are intended to be consolidated with the remainder of the draft plan of subdivision to facilitate residential development through future lot additions.

The lands proposed to be severed would have a frontage of 11.6 m along Montrose Avenue and a lot area of 500 m². The lands would contain one unit of a semi-detached dwelling. The lands are serviced by a municipal water and sanitary connection.

The lands proposed to be retained would have a cumulative frontage of 12.9 m along Montrose Avenue and a lot area of 2,402 m². The lands are vacant of buildings and structures. A concept plan for the lands to be retained was not submitted as part of the application, therefore staff are unable to comment on the intended future lot additions/residential development at this time.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R3-1.D38' Medium Density with a maximum density of 38 units per ha within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury.

Both the severed and retained lands appear to meet the minimum lot frontage and area standards of the R3-1 Zone. It is noted that frontage for the lands to be retained was reviewed based on the cumulative frontage abutting Montrose Avenue. Maximum density, lot coverage, and building setbacks are being maintained for the severed lands.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

Building Services, April 17, 2026

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

1) We acknowledge building permit application BP-NEW-2025-01100 to construct a semi-detached dwelling. Party wall to be constructed as per submission drawings and to be inspected by Building Services.

Sudbury Hydro, April 16, 2026

No objection.

Conservation Sudbury, April 13, 2026

No Concerns

Site Plan, April 13, 2026

No Concerns

Ministry of Transportation, April 9, 2026

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

Revenue Services, April 9, 2026

No Concerns

Meeting Minutes:

04/27/2026 The submission included a registered plan of survey which was reviewed and accepted by the Consent Official. 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:

DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1501 Montrose Avenue, Sudbury, ON

for consent to sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That 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-2026-00012

Monday, April 27, 2026

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

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

LOCATION: PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1495 Montrose Avenue, Sudbury

SUMMARY

Zoning: The property is zoned R3-1.D38 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Sever and create one new semi-detached dwelling lot.

Comments concerning this application were submitted as follows:

Bell Canada, April 23, 2026

No Comment Received

Corridor Management, April 23, 2026

No Comment Received

Hydro One, April 23, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 23, 2026

No Comment Received

Development Engineering, April 22, 2026

No Concerns

Strategic and Environmental Planning, April 22, 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.

Drainage, April 21, 2026

No Concerns

Development Approvals, April 20, 2026

The lands are subject to a draft plan of subdivision (file: 780-6/89023). The subject lands contain four semi detached dwellings (8 dwelling units). Eight Consent Applications have been submitted concurrently to subdivide the lands into eight residential lots each containing one residential dwelling unit of a semi-detached dwelling. The retained lands are intended to be consolidated with the remainder of the draft plan of subdivision to facilitate residential development through future lot additions.

The lands proposed to be severed would have a frontage of 11.5 m along Montrose Avenue and a lot area of 469 m². The lands would contain one unit of a semi-detached dwelling. The lands are serviced by a municipal water and sanitary connection.

The lands proposed to be retained would have a cumulative frontage of 12.9 m along Montrose Avenue and a lot area of 2,402 m². The lands are vacant of buildings and structures. A concept plan for the lands to be retained was not submitted as part of the application, therefore staff are unable to comment on the intended future lot additions/residential development at this time.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R3-1.D38' Medium Density with a maximum density of 38 units per ha within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury.

Both the severed and retained lands appear to meet the minimum lot frontage and area standards of the R3-1 Zone. It is noted that frontage for the lands to be retained was reviewed based on the cumulative frontage abutting Montrose Avenue. Maximum density, lot coverage, and building setbacks are being maintained for the severed lands.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

Building Services, April 17, 2026

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

1) We acknowledge building permit application BP-NEW-2025-01102 to construct a semi-detached dwelling. Party wall to be constructed as per submission drawings and to be inspected by Building Services.

Sudbury Hydro, April 16, 2026

No objection.

Conservation Sudbury, April 13, 2026

No Concerns

Site Plan, April 13, 2026

No Concerns

Ministry of Transportation, April 9, 2026

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

Revenue Services, April 9, 2026

No Concerns

Meeting Minutes:

04/27/2026 The submission included a registered plan of survey which was reviewed and accepted by the Consent Official. 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:

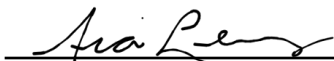
DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1495 Montrose Avenue, Sudbury

for consent to sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRs) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That 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-2026-00013

Monday, April 27, 2026

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

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

LOCATION: PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1493 Montrose Avenue, Sudbury, ON

SUMMARY

Zoning: The property is zoned R3-1.D38 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Sever and create one new semi-detached dwelling lot.

Comments concerning this application were submitted as follows:

Bell Canada, April 23, 2026

No Comment Received

Corridor Management, April 23, 2026

No Comment Received

Hydro One, April 23, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 23, 2026

No Comment Received

Development Engineering, April 22, 2026

No Concerns

Strategic and Environmental Planning, April 22, 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.

Drainage, April 21, 2026

No Concerns

Development Approvals, April 20, 2026

The lands are subject to a draft plan of subdivision (file: 780-6/89023). The subject lands contain four semi detached dwellings (8 dwelling units). Eight Consent Applications have been submitted concurrently to subdivide the lands into eight residential lots each containing one residential dwelling unit of a semi-detached dwelling. The retained lands are intended to be consolidated with the remainder of the draft plan of subdivision to facilitate residential development through future lot additions.

The lands proposed to be severed would have a frontage of 11.4 m along Montrose Avenue and a lot area of 454 m². The lands would contain one unit of a semi-detached dwelling. The lands are serviced by a municipal water and sanitary connection.

The lands proposed to be retained would have a cumulative frontage of 12.9 m along Montrose Avenue and a lot area of 2,402 m². The lands are vacant of buildings and structures. A concept plan for the lands to be retained was not submitted as part of the application, therefore staff are unable to comment on the intended future lot additions/residential development at this time.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R3-1.D38' Medium Density with a maximum density of 38 units per ha within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury.

Both the severed and retained lands appear to meet the minimum lot frontage and area standards of the R3-1 Zone. It is noted that frontage for the lands to be retained was reviewed based on the cumulative frontage abutting Montrose Avenue. Maximum density, lot coverage, and building setbacks are being maintained for the severed lands.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

Building Services, April 17, 2026

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

1) We acknowledge building permit application BP-NEW-2025-01102 to construct a semi-detached dwelling. Party wall to be constructed as per submission drawings and to be inspected by Building Services.

Sudbury Hydro, April 16, 2026

No objection.

Conservation Sudbury, April 13, 2026

No Concerns

Site Plan, April 13, 2026

No Concerns

Ministry of Transportation, April 9, 2026

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

Revenue Services, April 9, 2026

No Concerns

Meeting Minutes:

04/27/2026 The submission included a registered plan of survey which was reviewed and accepted by the Consent Official. 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:

DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1493 Montrose Avenue, Sudbury, ON

for consent to sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRs) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That 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-2026-00022

Monday, April 27, 2026

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

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

LOCATION: PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1509 Montrose Avenue, Sudbury

SUMMARY

Zoning: The property is zoned R3-1.D38 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Sever and create one new semi-detached dwelling lot.

Comments concerning this application were submitted as follows:

Bell Canada, April 23, 2026

No Comment Received

Corridor Management, April 23, 2026

No Comment Received

Hydro One, April 23, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 23, 2026

No Comment Received

Strategic and Environmental Planning, April 22, 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.

Drainage, April 21, 2026

No Concerns

Development Approvals, April 20, 2026

The lands are subject to a draft plan of subdivision (file: 780-6/89023). The subject lands contain four semi detached dwellings (8 dwelling units). Eight Consent Applications have been submitted concurrently to subdivide the lands into eight residential lots each containing one residential dwelling unit of a semi-detached dwelling. The retained lands are intended to be consolidated with the remainder of the draft plan of subdivision to facilitate residential development through future lot additions.

The lands proposed to be severed would have a frontage of 10 m along Montrose Avenue and a lot area of 397 m². The lands would contain one unit of a semi-detached dwelling. The lands are serviced by a municipal water and sanitary connection.

The lands proposed to be retained would have a cumulative frontage of 12.9 m along Montrose Avenue and a lot area of 2,402 m². The lands are vacant of buildings and structures. A concept plan for the lands to be retained was not submitted as part of the application, therefore staff are unable to comment on the intended future lot additions/residential development at this time.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R3-1.D38' Medium Density with a maximum density of 38 units per ha within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury.

Both the severed and retained lands appear to meet the minimum lot frontage and area standards of the R3-1 Zone. It is noted that frontage for the lands to be retained was reviewed based on the cumulative frontage abutting Montrose Avenue. Maximum density, lot coverage, and building setbacks are being maintained for the severed lands.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

Building Services, April 17, 2026

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

1) We acknowledge building permit application BP-NEW-2025-01075 to construct a semi-detached dwelling. Party wall to be constructed as per submission drawings and to be inspected by Building Services.

Sudbury Hydro, April 17, 2026

No objection.

Conservation Sudbury, April 13, 2026

No Concerns

Site Plan, April 13, 2026

No Concerns

Development Engineering, April 9, 2026

No Concerns

Ministry of Transportation, April 9, 2026

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

Revenue Services, April 9, 2026

No Concerns

Meeting Minutes:

04/27/2026 The submission included a registered plan of survey which was reviewed and accepted by the Consent Official. 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:


DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1509 Montrose Avenue, Sudbury

for consent to sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRs) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That 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-2026-00023

Monday, April 27, 2026

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

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

LOCATION: PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1511 Montrose Avenue, Sudbury

SUMMARY

Zoning: The property is zoned R3-1.D38 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Sever and create one new semi-detached dwelling lot.

Comments concerning this application were submitted as follows:

Bell Canada, April 23, 2026

No Comment Received

Corridor Management, April 23, 2026

No Comment Received

Hydro One, April 23, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 23, 2026

No Comment Received

Strategic and Environmental Planning, April 22, 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.

Drainage, April 21, 2026

No Concerns

Development Approvals, April 20, 2026

The lands are subject to a draft plan of subdivision (file: 780-6/89023). The subject lands contain four semi detached dwellings (8 dwelling units). Eight Consent Applications have been submitted concurrently to subdivide the lands into eight residential lots each containing one residential dwelling unit of a semi-detached dwelling. The retained lands are intended to be consolidated with the remainder of the draft plan of subdivision to facilitate residential development through future lot additions.

The lands proposed to be severed would have a frontage of 10 m along Montrose Avenue and a lot area of 395 m². The lands would contain one unit of a semi-detached dwelling. The lands are serviced by a municipal water and sanitary connection.

The lands proposed to be retained would have a cumulative frontage of 12.9 m along Montrose Avenue and a lot area of 2,402 m². The lands are vacant of buildings and structures. A concept plan for the lands to be retained was not submitted as part of the application, therefore staff are unable to comment on the intended future lot additions/residential development at this time.

The subject lands are designated 'Living Area I' in the City's Official Plan, are zoned 'R3-1.D38' Medium Density with a maximum density of 38 units per ha within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury.

Both the severed and retained lands appear to meet the minimum lot frontage and area standards of the R3-1 Zone. It is noted that frontage for the lands to be retained was reviewed based on the cumulative frontage abutting Montrose Avenue. Maximum density, lot coverage, and building setbacks are being maintained for the severed lands.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted.

Building Services, April 17, 2026

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

1) We acknowledge building permit application BP-NEW-2025-01075 to construct a semi-detached dwelling. Party wall to be constructed as per submission drawings and to be inspected by Building Services.

Sudbury Hydro, April 16, 2026

No objection.

Conservation Sudbury, April 13, 2026

No Concerns

Site Plan, April 13, 2026

No Concerns

Development Engineering, April 9, 2026

No Concerns

Ministry of Transportation, April 9, 2026

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

Revenue Services, April 9, 2026

No Concerns

Meeting Minutes:

04/27/2026 The submission included a registered plan of survey which was reviewed and accepted by the Consent Official. 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:

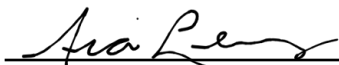
DALRON CONSTRUCTION LIMITED

the owner(s) of PIN(s) 736020563, 736020538 and 736020539, Block D, Plan M-1044, Block 6, Plan 53M-1424, and Block 5, Plan 53M-1424, Part Lot 2, Concession 6, Township of McKim, 1511 Montrose Avenue, Sudbury

for consent to sever and create one new semi-detached dwelling lot for a proposed semi-detached dwelling unit, be approved, subject to the following:

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