



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00037

Monday, August 10, 2026

OWNER(S): 4B PROPERTIES INC., 4558 Elmview Drive Unit#5, Hanmer, ON, Canada P3P1P6

AGENT(S): NEWVIEW HOMES LTD., 1291 Cote Blvd, Hanmer, ON, Canada P3B 0B2

LOCATION: PIN(s) 735043250, SRO, Lot 108, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 4194 /4198 Bonaventure Drive, Hanmer P3P 0E2

SUMMARY

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

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

Comments concerning this application were submitted as follows:

Strategic and Environmental Planning, August 6, 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.

Building Services, August 5, 2026

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

1. Building Services to verify construction of the party wall meets the requirements of the Ontario Building Code.
2. A search of our records indicates there are Building Permits which have not been completed for 4194 / 4198 Bonaventure Drive. Owner shall contact Building Services to discuss outstanding items. Building permit BP-NEW-2026-00312

Development Approvals, August 5, 2026

The purpose and effect of the application is to divide the subject property along the party wall of a semi-detached dwelling. The lands proposed to be retained would have a lot frontage of approximately 10.5m and a lot area of approximately 325.5sq.m. The lands proposed to be severed would have a lot frontage of approximately 10.5m and a lot area of approximately 325.5sq.m.

The subject lands are accessed from Bonaventure Drive and are serviced by municipal water and sewer services. The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', Low Density Residential Two within the City of Greater Sudbury Zoning By-law and are regulated by Conservation Sudbury (NDCA). NDCA has no concerns with the application.

Staff have reviewed the proposed severed and retained lands against the 'R2-2' standards of Zoning By-law 2010-100Z and are of the opinion that both the proposed retained and severed lots are able to meet the minimum lot size requirements as a result of the proposed severance.

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

Development Engineering, August 5, 2026

No Concerns

Bell Canada, August 4, 2026

No Comment Received

Corridor Management, August 4, 2026

No Comment Received

Hydro One, August 4, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 4, 2026

No Comment Received

Revenue Services, July 28, 2026

No Concerns

Ministry of Transportation, July 27, 2026

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

Conservation Sudbury, July 23, 2026

No Concerns

Drainage, July 23, 2026

No Concerns

Site Plan, July 23, 2026

No Concerns

Sudbury Hydro, July 23, 2026

Fall outside of our service territory.

Meeting Minutes:

08/10/2026 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:

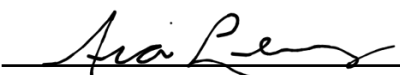
THAT the application by:
4B PROPERTIES INC.

the owner(s) of PIN(s) 735043250, SRO, Lot 108, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 4194 /4198 Bonaventure Drive, Hanmer P3P 0E2

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

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official. This Plan of Survey must illustrate the dimensions and setbacks of all existing buildings, structures and/or foundations to the surveyed boundary lines.
- 4) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00040

Monday, August 10, 2026

OWNER(S): DOMINION PARK DEVELOPMENTS CORP, 100 Radisson Avenue, Chelmsford, ON, Canada P0M1L0

AGENT(S): BELMAR BUILDERS INC., 942 MONTEE PRINCIPALE, CHELMSFORD, ON, Canada P0M1L0

LOCATION: PIN(s) 735043267, SRO, Lot 153, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 2085 /2089 Schreyer Street, Hanmer, Ontario P3P 0E3, 2089 Schreyer Street, Hanmer, Ontario P3P 0E3, 2085 Schreyer Street, Hanmer, Ontario

SUMMARY

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

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

Comments concerning this application were submitted as follows:

Strategic and Environmental Planning, August 6, 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.

Development Approvals, August 5, 2026

The purpose and effect of the application is to divide the subject property along the party wall of a proposed semi-detached dwelling. The lands proposed to be retained would have a lot frontage of approximately 10.34m and a lot area of approximately 456.27sq.m. The lands proposed to be severed would have a lot frontage of approximately 10.34m and a lot area of approximately 545.76sq.m.

The subject lands are accessed from Schreyer Street and are serviced by municipal water and sewer services. The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', Low Density Residential Two within the City of Greater Sudbury Zoning By-law and are regulated by Conservation Sudbury (NDCA). NDCA has no concerns regarding the application.

Staff have reviewed the proposed severed and retained lands against the 'R2-2' standards of Zoning By-law 2010-100Z and are of the opinion that both the proposed retained and severed lots are able to meet the minimum lot size requirements as a result of the proposed severance.

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

Development Engineering, August 5, 2026

No Concerns

Bell Canada, August 4, 2026

No Comment Received

Building Services, August 4, 2026

Building Services has no objections to the proposed consent application for severance.

Building Services acknowledges an associated building permit for the semi-detached dwelling (BP-NEW-2025-01231) issued on October 17, 2025.

Corridor Management, August 4, 2026

No Comment Received

Hydro One, August 4, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 4, 2026

No Comment Received

Revenue Services, July 28, 2026

No Concerns

Ministry of Transportation, July 27, 2026

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

Strategic and Environmental Planning, July 24, 2026

SEP staff have no objections to the application.

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

The 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, July 23, 2026

No Concerns

Drainage, July 23, 2026

No Concerns

Site Plan, July 23, 2026

No Concerns

Sudbury Hydro, July 23, 2026

Fall outside of our service territory.

Meeting Minutes:

08/10/2026 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

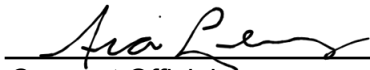
THAT the application by:
DOMINION PARK DEVELOPMENTS CORP

the owner(s) of PIN(s) 735043267, SRO, Lot 153, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 2085 /2089 Schreyer Street, Hanmer, Ontario P3P 0E3, 2089 Schreyer Street, Hanmer, Ontario P3P 0E3, 2085 Schreyer Street, Hanmer, Ontario

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

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official. This Plan of Survey must illustrate the dimensions and setbacks of all existing buildings, structures and/or foundations to the surveyed boundary lines.
- 4) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00042

Monday, August 10, 2026

OWNER(S): TYRA COUTU, 122 GOLDENWOOD CRT, GARSON, ON, Canada

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

LOCATION: PIN(s) 733540562, Parcel 25057 SEC SWS SRO, Lot 2, Plan M-1030, Part Lot 10, Concession 6, Township of Dowling, 57 Fraser Avenue, Onaping P0M 2R0

SUMMARY

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

Application: To sever and create one new lot on the south vacant portion of the subject property identified as Lot 1 on the plan submitted with the Application providing an approximate 1761.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Strategic and Environmental Planning, August 6, 2026

The proposed severance constitutes an urban lot within the settlement boundary. The proposed lot does not appear to contain any features of interest to staff in SEP. The applicant must be aware of the federal Migratory Bird Convention Act, 1994 if clearing the treed portion of the lot.

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

Development Approvals, August 5, 2026

The purpose and effect of the application is to create a new lot on the south vacant portion of the subject property identified as Lot 1 on the plan submitted with the Application providing a lot frontage of approximately 18.0m, a lot depth of approximately 82.0m and a lot area of approximately 1761.0sq. m.

The application is also subject to concurrent consent applications PL-CON-2026-00043 and PL-CON-2026-00044. The application was previously subject to consent applications B0119/2021, B0120/2021 and B0121/2021.

The lands proposed to be retained would have a lot frontage of approximately 130.0m and a lot area of approximately 0.81ha (8142.00sq.m). The lands proposed to be retained are vacant of any buildings/structures. The subject lands would appear to be accessed from Fraser Avenue. The area is serviced by municipal water and sewer.

The subject lands are predominantly designated 'Living Area I' with a small portion of the lands abutting Municipal Road 08 that is designated 'Rural' within the City of Greater Sudbury Official Plan and are zoned 'R2-2', Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Staff have reviewed the proposed severed and retained lands against the 'R2-2' standards of Zoning By-law 2010-100Z and are of the opinion that both the proposed retained and severed lots are able to meet the minimum lot size requirements as a result of the proposed severance.

Drainage staff outline that the subject property to be severed is within the Onaping 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.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Greater Sudbury Official Plan. It is recommended that the application be granted subject to the following conditions:

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.
2. That the owner/applicant contribute \$1,000.00 towards the City of Greater Sudbury's future stormwater management works downstream of the subject property.

Development Engineering, August 5, 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.

Bell Canada, August 4, 2026

No Comment Received

Corridor Management, August 4, 2026

No Comment Received

Hydro One, August 4, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 4, 2026

No Comment Received

Building Services, July 28, 2026

Building Services has no objections to the proposed consent application for severance.

Comments provided by A.Dittrich, Plans Examiner

Revenue Services, July 28, 2026

No Concerns

Ministry of Transportation, July 27, 2026

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

Strategic and Environmental Planning, July 24, 2026

SEP staff have no objections to the application.

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

Conservation Sudbury, July 23, 2026

No Concerns

Drainage, July 23, 2026

The subject property to be severed is within the Onaping 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.

Site Plan, July 23, 2026

No Concerns

Sudbury Hydro, July 23, 2026

Fall outside of our service territory.

Meeting Minutes:

08/10/2026 This application is a resubmission of Consent Application B0119/2024. A Certificate was issued for B0119/2024 which was allowed to expire. All conditions imposed and cleared under B0119/2024, have been applied to this application.

The following decision was reached:

DECISION:

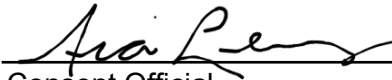
THAT the application by:
TYRA COUTU

the owner(s) of PIN(s) 733540562, Parcel 25057 SEC SWS SRO, Lot 2, Plan M-1030, Part Lot 10, Concession 6, Township of Dowling, 57 Fraser Avenue, Onaping P0M 2R0

for consent to create a new lot on the south vacant portion of the subject property identified as Lot 1 on the plan submitted with the Application providing a lot frontage of approximately 18.0m, a lot depth of approximately 82.0m and a lot area of approximately 1761.0 sq. m, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the Certificate for this application be issued at the same time as the Certificates for Consent Applications PL-CON-2026-00043 and PL-CON-2026-00044. here.
- 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-2026-00043

Monday, August 10, 2026

OWNER(S): TYRA COUTU, 122 GOLDENWOOD CRT, GARSON, ON, Canada

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

LOCATION: PIN(s) 733540562, Parcel 25057 SEC SWS SRO, Lot 2, Plan M-1030, Part Lot 10, Concession 6, Township of Dowling, 57 Fraser Avenue, Onaping P0M 2R0

SUMMARY

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

Application: To sever and create one new lot on the south vacant portion of the subject property identified as Lot 2 on the plan submitted with the Application providing an approximate 2627.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Strategic and Environmental Planning, August 6, 2026

The proposed severance constitutes an urban lot within the settlement boundary. The proposed lot does not appear to contain any features of interest to staff in SEP. The applicant must be aware of the federal Migratory Bird Convention Act, 1994 if clearing the treed portion of the lot.

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

Development Approvals, August 5, 2026

The purpose and effect of the application is to create a new lot on the south vacant portion of the subject property identified as Lot 2 on the plan submitted with the Application providing a lot frontage of approximately 18.0m, a lot depth of approximately 102.0m and a lot area of approximately 2627.0 sq. m.

The application is also subject to concurrent consent applications PL-CON-2026-00042 and PL-CON-2026-00044. The application was previously subject to consent applications B0119/2021, B0120/2021 and B0121/2021.

The lands proposed to be retained would have a lot frontage of approximately 130.0 m and a lot area of approximately 0.81ha (8142.00 sq. m). The lands proposed to be retained are vacant of any buildings/structures. The subject lands would appear to be accessed from Fraser Avenue. The area is serviced by municipal water and sewer.

The subject lands are predominantly designated 'Living Area I' with a small portion of the lands abutting Municipal Road 8, which is designated 'Rural' within the City of Greater Sudbury Official Plan and are zoned 'R2-2', Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Staff have reviewed the proposed severed and retained lands against the 'R2-2' standards of Zoning By-law 2010-100Z and are of the opinion that both the proposed retained and severed lots are able to meet the minimum lot size requirements as a result of the proposed severance.

Drainage staff outline that the subject property to be severed is within the Onaping 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.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Greater Sudbury Official Plan. It is recommended that the application be granted subject to the following conditions:

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.
2. That the owner/applicant contribute \$1,000.00 towards the City of Greater Sudbury's future stormwater management works downstream of the subject property.

Development Engineering, August 5, 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.

Bell Canada, August 4, 2026

No Comment Received

Corridor Management, August 4, 2026

No Comment Received

Hydro One, August 4, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 4, 2026

No Comment Received

Building Services, July 28, 2026

Building Services has no objections to the proposed consent application for severance.

Comments provided by A.Dittrich, Plans Examiner

Revenue Services, July 28, 2026

No Concerns

Ministry of Transportation, July 27, 2026

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

Strategic and Environmental Planning, July 24, 2026

SEP staff have no objections to the application.

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

Conservation Sudbury, July 23, 2026

No Concerns

Drainage, July 23, 2026

The subject property to be severed is within the Onaping 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.

Site Plan, July 23, 2026

No Concerns

Sudbury Hydro, July 23, 2026

Fall outside of our service territory.

Meeting Minutes:

08/10/2026 This application is a resubmission of Consent Application B0120/2024. A Certificate was issued for B0120/2024 which was allowed to expire. All conditions imposed and cleared under B0120/2024, have been applied to this application.

The following decision was reached:

DECISION:

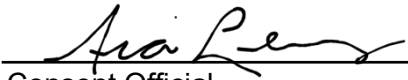
THAT the application by:
TYRA COUTU

the owner(s) of PIN(s) 733540562, Parcel 25057 SEC SWS SRO, Lot 2, Plan M-1030, Part Lot 10, Concession 6, Township of Dowling, 57 Fraser Avenue, Onaping P0M 2R0

for consent to create a new lot on the south vacant portion of the subject property identified as Lot 2 on the plan submitted with the Application providing a lot frontage of approximately 18.0m, a lot depth of approximately 102.0m and a lot area of approximately 2627.0 sq. m, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That the Certificate for this application be issued at the same time as the Certificates for Consent Applications PL-CON-2026-00042 and PL-CON-2026-00044.
- 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-2026-00044

Monday, August 10, 2026

OWNER(S): TYRA COUTU, 122 GOLDENWOOD CRT, GARSON, ON, Canada
AGENT(S): A.L. PERMITS, 460 Boyce St, Sudbury, ON, Canada P3E2G7
LOCATION: PIN(s) 733540562, Parcel 25057 SEC SWS SRO, Lot 2, Plan M-1030, Part Lot 10, Concession 6, Township of Dowling, 57 Fraser Avenue, Onaping P0M 2R0

SUMMARY

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

Application: To sever and create one new lot on the south vacant portion of the subject property identified as Lot 3 on the plan submitted with the Application providing an approximate 2209.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, August 6, 2026

No Comment Received

Corridor Management, August 6, 2026

No Comment Received

Hydro One, August 6, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 6, 2026

No Comment Received

Strategic and Environmental Planning, August 6, 2026

The proposed severance constitutes an urban lot within the settlement boundary. The proposed lot does not appear to contain any features of interest to staff in SEP. The applicant must be aware of the federal Migratory Bird Convention Act, 1994 if clearing the treed portion of the lot.

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

Development Approvals, August 5, 2026

The purpose and effect of the application is to create a new lot on the south vacant portion of the subject property identified as Lot 3 on the plan submitted with the Application providing a lot frontage of approximately 18.0m, a lot depth of approximately 122.0m and a lot area of approximately 2209.0 sq. m.

The application is also subject to concurrent consent applications PL-CON-2026-00042 and PL-CON-2026-00043. The application was previously subject to consent applications B0119/2021, B0120/2021 and B0121/2021.

The lands proposed to be retained would have a lot frontage of approximately 130.0m and a lot area of approximately 0.81ha (8142.00sq.m). The lands proposed to be retained are vacant of any buildings/structures. The subject lands would appear to be accessed from Fraser Avenue. The area is serviced by municipal water and sewer.

The subject lands are predominantly designated 'Living Area I' with a small portion of the lands abutting Municipal Road 8 that is designated 'Rural' within the City of Greater Sudbury Official Plan and are zoned 'R2-2', Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Staff have reviewed the proposed severed and retained lands against the 'R2-2' standards of Zoning By-law 2010-100Z and are of the opinion that both the proposed retained and severed lots are able to meet the minimum lot size requirements as a result of the proposed severance.

Drainage staff outline that the subject property to be severed is within the Onaping 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.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Greater Sudbury Official Plan. It is recommended that the application be granted subject to the following conditions:

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.
2. That the owner/applicant contribute \$1,000.00 towards the City of Greater Sudbury's future stormwater management works downstream of the subject property.

Development Engineering, August 5, 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.

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.

Building Services, July 28, 2026

Building Services has no objections to the proposed consent application for severance.

Comments provided by A.Dittrich, Plans Examiner

Revenue Services, July 28, 2026

No Concerns

Ministry of Transportation, July 27, 2026

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

Strategic and Environmental Planning, July 24, 2026

SEP staff have no objections to the application.

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

Conservation Sudbury, July 23, 2026

No Concerns

Drainage, July 23, 2026

The subject property to be severed is within the Onaping 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.

Site Plan, July 23, 2026

No Concerns

Sudbury Hydro, July 23, 2026

Fall outside of our service territory.

Meeting Minutes:

08/10/2026 This application is a resubmission of Consent Application B0121/2024. A Certificate was issued for B0121/2024 which was allowed to expire. All conditions imposed and cleared under B0121/2024, have been applied to this application.

The following decision was reached:

DECISION:

THAT the application by:
TYRA COUTU

the owner(s) of PIN(s) 733540562, Parcel 25057 SEC SWS SRO, Lot 2, Plan M-1030, Part Lot 10, Concession 6, Township of Dowling, 57 Fraser Avenue, Onaping P0M 2R0

for consent to create a new lot on the south vacant portion of the subject property identified as Lot 3 on the plan submitted with the Application providing a lot frontage of approximately 18.0m, a lot depth of approximately 122.0m and a lot area of approximately 2209.0 sq. m, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.
- 2) That the Certificate for this application be issued at the same time as the Certificates for Consent Applications PL-CON-2026-00042 and PL-CON-2026-00043.
- 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-2026-00047

Monday, August 10, 2026

OWNER(S): TIMESTONE CORPORATION, 1730 Regent Street Unit #5, Sudbury, ON, Canada

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

LOCATION: PIN(s) 735760573, Lot 7, Plan 53M-1456, Part Lot 10, Concession 3, Township of Neelon, 143 /145 Westport Street, Sudbury

SUMMARY

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

Application: Consent to sever two semi-detached dwellings along the shared footings.

Comments concerning this application were submitted as follows:

Building Services, August 5, 2026

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

1. Building Services to verify construction of the party wall meets the requirements of the Ontario Building Code.
2. A review of our records indicates that an associated building permit has been issued for the subject property (BP-NEW-2025-01585 – Semi-Detached Dwelling). The owner shall contact Building Services to schedule the required inspection(s).

Development Approvals, August 5, 2026

The purpose and effect of the application is to sever two semi-detached dwellings along the shared footings.

The lands proposed to be retained would have a lot frontage of approximately 12.47m and a lot area of approximately 687.7sq.m. The lands proposed to be severed would have a lot frontage of approximately 12.47m and a lot area of approximately 684.3sq.m.

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

Staff have reviewed the proposed severed and retained lands against the 'R2-2' standards of Zoning By-law 2010-100Z and are of the opinion that both the proposed retained and severed lots are able to meet the minimum lot size requirements as a result of the proposed severance.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent

with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Greater Sudbury Official Plan. It is recommended that the application be granted.

Development Engineering, August 5, 2026

No Concerns

Bell Canada, August 4, 2026

No Comment Received

Corridor Management, August 4, 2026

No Comment Received

Hydro One, August 4, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 4, 2026

No Comment Received

Revenue Services, July 28, 2026

No Concerns

Ministry of Transportation, July 27, 2026

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

Strategic and Environmental Planning, July 24, 2026

SEP staff have no objections to the application.

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

Conservation Sudbury, July 23, 2026

No Concerns

Drainage, July 23, 2026

No Concerns

Site Plan, July 23, 2026

No Concerns

Sudbury Hydro, July 23, 2026

No objection.

Meeting Minutes:

08/10/2026 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:
TIMESTONE CORPORATION

the owner(s) of PIN(s) 735760573, Lot 7, Plan 53M-1456, Part Lot 10, Concession 3, Township of Neelon, 143 /145 Westport Street, Sudbury

for consent to sever two semi-detached dwellings along the shared footings, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner/applicant provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official. This Plan of Survey must illustrate the dimensions and setbacks of all existing buildings, structures and/or foundations to the surveyed boundary lines.
- 4) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00008

Monday, August 10, 2026

OWNER(S): BYRON WAGNER, 2406 Dominion, Hanmer, ON, Canada

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

LOCATION: PIN(s) 735051019, Part Lot 10, Concession 2, Part 1, Plan 53R-7024 as in EP4465, except Part 10, Plan 53R-17480, Parts 1-2, Plan 53R-18427 and Part 1, Plan 53R-19727, Township of Hanmer, 2470 Dominion Drive, Val Therese P3N 1R3

SUMMARY

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

Application: Consolidate an east portion of the subject property with 2406 Dominion Drive.

Comments concerning this application were submitted as follows:

Development Approvals, August 6, 2026

The purpose and effect of the application is to consolidate an east portion of the subject property, approximately 49531.0sq.m (±5.0ha) in area with abutting PIN 73505-1024 (LT), municipally known as 2406 Dominion Drive.

This application was deferred from the meeting of April 13, 2026 to afford the owner/applicant the opportunity to address comments received from agencies and departments. The subject property was previously subject to consent applications B0396/1976, B0148/2006, B0149/2006, and B0068/2011. The property was also subject to minor variance applications A0177/1976 and A0111/2006.

The subject lands are designated 'Agriculture Reserve' in the City's Official Plan, are zoned 'A', Agricultural in the City of Greater Sudbury Zoning By-law, and have portions regulated by Conservation Sudbury (NDCA).

The proposed retained lands are developed with a dwelling and several accessory structures, including a detached garage and two barns. The proposed benefiting lands are developed with a dwelling and several accessory structures, including a barn. The lands proposed to be conveyed are vacant of buildings and structures. These proposed conveyed lands also appear to be cleared of vegetation except for a portion of land regulated by Conservation Sudbury (NDCA).

The applicant has advised in their cover letter that the intended use of these conveyed lands would be for a hobby farm/agricultural purposes. Based on aerial imagery, it would appear that these cleared lands could be actively farmed but has not been confirmed by the applicant. Given the information provided and through discussion with the applicant, it remains unclear to staff whether these conveyed lands, in part, are actively farmed and/or if there are future plans for the owner of the benefiting lands to use these lands for farmland. In general, staff have concerns with fragmenting agricultural lands, especially when these lands are actively being used for farmland. However, the proposed application would result in the enlargement of an existing

undersized agricultural designated property, which would allow for both retained and benefiting lands the ability for agricultural uses.

The applicant has provided that the proposed lot addition represents a minor boundary adjustment as no new lot is being created as a result, and the addition would improve the size and functionality of the benefiting lands, allowing for the property owner to carry out additional hobby farm/agricultural activities, while also maintaining the overall viability of the agricultural operation on the retained lands.

The PPS and Official Plan permit lot adjustments in prime agricultural areas for legal or technical reasons. Legal or technical reasons is defined in the PPS as “severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.”

Staff is of the opinion that in this case, the applicant has demonstrated that the proposal meets the PPS definition of legal or technical, in the context of lot adjustments in prime agricultural areas.

Staff are of the opinion that the proposed application to consolidate an east portion of the subject property, in favour of 2406 Dominion Drive, 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.

Building Services, August 5, 2026

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

Development Approvals, April 10, 2026

The purpose and effect of the application is to convey land from the subject lands to 2406 Dominion Drive. Staff are unclear on the size of land proposed to be conveyed as the cover letter references 4.1 ha and the concept plan references 5 ha.

The subject lands contain a single detached dwelling, accessory buildings, and two barns. The lands are serviced by an individual well and septic system and have existing access from Dominion Drive.

The lands proposed to be conveyed are vacant of buildings and structures. The applicant has advised the intended use is for agricultural activities.

The lands receiving the land conveyance contain a single detached dwelling, accessory buildings, and a barn.

The subject lands are designated ‘Agriculture Reserve’ in the City’s Official Plan, are zoned ‘A’, Agricultural in the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The PPS and Official Plan permit lot adjustments in prime agricultural areas for legal or technical reasons. Legal or technical reasons is defined in the PPS as “severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.” While a new lot is not being created, the applicant has not demonstrated how the proposal meets the definition of legal or technical.

The lands being conveyed appear to be actively used for farmland. Staff have concerns with fragmenting the subject lands.

It is recommended that the application be deferred to allow the applicant an opportunity to clarify the size of land being conveyed and demonstrate compliance with the PPS and Official Plan.

Drainage, April 10, 2026

No Concerns

Strategic and Environmental Planning, April 10, 2026

Staff in SEP have reviewed the proposed consolidation of 5.0 ha of land to the subject parcel. The portion proposed to be consolidated appears to contain wetland, active farmland, and is bisected by Dominion Drive Municipal Drain A. The applicant is advised that site has a high likelihood of habitat for bird species protected by the federal Species at Risk Act and the Migratory Birds Convention Act, specifically the barn swallow (*Hirundo rustica*), bobolink (*Dolichonyx oryzivorus*), and eastern meadowlark (*Sturnella magna*). Should development occur on the existing parcel or proposed consolidation, including site preparation works or tree removal, the applicant should consult a professional to ensure they are in compliance with provincial and federal legislation.

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

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

No Concerns

Building Services, April 7, 2026

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

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 This application has been deferred to allow the owner the opportunity to address the comments received from agencies and departments.

08/10/2026 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:

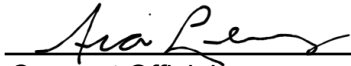
THAT the application by:
BYRON WAGNER

the owner(s) of PIN(s) 735051019, Part Lot 10, Concession 2 , Part 1, Plan 53R-7024 as in EP4465, except Part 10, Plan 53R-17480, Parts 1-2, Plan 53R-18427 and Part 1, Plan 53R-19727, Township of Hanmer, 2470 Dominion Drive, Val Therese P3N 1R3

for consent to consolidate an east portion of the subject property approximately 49531.0 sq. m in area with abutting PIN 73505-1024 (LT), municipally known as 2406 Dominion Drive, be deferred.

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

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



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00035

Monday, August 10, 2026

OWNER(S): TODD MAZZUCA, 17A Young Street, Capreol, ON, Canada P0M1H0
MARGARET MAZZUCA, 17A Young Street, Capreol, Ontario, Canada P0M 1H0

AGENT(S): TODD MAZZUCA, 17A Young Street, Capreol, ON, Canada P0M1H0

LOCATION: PIN(s) 735070316; 735070333, Parcels 6443 and 4385 SEC SES, Part Lot 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 30 Crescent Avenue, Capreol P0M 1H0, 18 Crescent Avenue, Capreol P0M 1H0

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 portion of the subject property municipally known as 18 and 30 Crescent Avenue providing an approximate 1331.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, August 11, 2026

That prior to the issuance of a Certificate, the owners/applicants contact the City of Greater Sudbury and obtain new addressing for the lot being created and the retained lot to the satisfaction of the Director of Planning Services. All costs associated with the addressing change shall be borne by the owners/applicants.

Strategic and Environmental Planning, August 6, 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.

Building Services, August 5, 2026

Building Services has reviewed the application. Building Services has no concerns with this application.

Development Approvals, August 5, 2026

The purpose and effect of the application is to create a new lot on the western portion of the subject property municipally known as 18 and 30 Crescent Avenue, providing a lot frontage of approximately 68.0m, a lot depth of approximately 20.0m and a lot area of approximately 1331.0sq. m.

The application is currently subject to consent application B0026/2024. The application was previously subject to consent applications B0025/2024, B0029/2024 and minor variance application A0050/2024. Consent applications B0027/2024 and B0028/2024 were cancelled and replaced by this consent application, PL-

CON-2026-00035.

The lands proposed to be severed contain an existing house, detached garage and a shed. The applicant has confirmed that a second shed will be moved onto the proposed severed lands, as it is currently located to the north of the property. The subject lands are accessed by existing driveways onto Crescent Avenue and are serviced by municipal water and sewer.

The lands proposed to be retained would have a lot frontage of approximately 26.0m, a lot depth of approximately 26.0m and a lot area of approximately 741sq. m. The lands proposed to be retained contain an existing multiple dwelling with four residential dwelling units. The subject lands are accessed from an existing driveway on Crescent Avenue and are serviced by municipal water and sewer.

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

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Greater Sudbury Official Plan. It is recommended that the application be granted subject to the following conditions:

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.
2. That the owner/applicant contribute \$1,000.00 towards the City of Greater Sudbury's future stormwater management works downstream of the subject property.

Bell Canada, August 4, 2026

No Comment Received

Canada Post, August 4, 2026

No Comment Received

CN, August 4, 2026

No Comment Received

Corridor Management, August 4, 2026

No Comment Received

Hydro One, August 4, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), August 4, 2026

No Comment Received

Revenue Services, July 28, 2026

No Concerns

Ministry of Transportation, July 27, 2026

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

Site Plan, July 24, 2026

No Concerns

Conservation Sudbury, July 23, 2026

No Concerns

Drainage, July 23, 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.

Sudbury Hydro, July 23, 2026

No objection.

Meeting Minutes:

08/10/2026 This application is a resubmission of both Consent Applications B0027/2024 and B0028/2024. The applicant opted to cancel B0027/2024 and B0028/2024 rather than demolish the existing detached garage located on 18 Crescent Avenue. Conditions that were previously imposed and cleared under Consent Applications B0027/2024 and B0028/2024, have not been imposed.

The following decision was reached:

DECISION:

THAT the application by:

TODD MAZZUCA AND MARGARET MAZZUCA

the owner(s) of PIN(s) 735070316; 735070333, Parcels 6443 and 4385 SEC SES, Part Lot 10, Concession 6, as in LT37173, except LT143003, Township of Capreol, 30 Crescent Avenue, Capreol P0M 1H0, 18 Crescent Avenue, Capreol P0M 1H0

for consent to create a new lot on the western portion of the subject property municipally known as 18 and 30 Crescent Avenue, providing a lot frontage of approximately 68.0m, a lot depth of approximately 20.0m and a lot area of approximately 1331.0 sq. m, be approved, subject to the following:

- 1) That all outstanding municipal taxes be paid.

- 2) That prior to the issuance of a Certificate, the owners/applicants contact the City of Greater Sudbury and obtain new addressing for the lot being created and the retained lot to the satisfaction of the Director of Planning Services. All costs associated with the addressing change shall be born by the owners/applicants.
- 3) That the owners/applicants submit an upper floor plan and section of the attic to verify building height in storeys to the satisfaction of the Chief Building Official, or a variance to the Zoning By-law be obtained for the deficient interior side yard setback.
- 4) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



Consent Official