



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00070

Monday, December 8, 2025

OWNER(S): MYRIAM BALS, 3070 Martin Rd, Blezard Valley, ON, Canada

AGENT(S): DAMISONA, 2700 White St, Val Caron, ON, Canada

LOCATION: PIN(s) 735000602, Part Lot 10, Concession 6, Parts 1 & 3, Plan 53R-21029, save and except Parts 1 & 2, Plan 53R-22006, Township of Blezard, 3070 Martin Road, Blezard Valley P0M 1E0

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### SUMMARY

Zoning: The property is zoned RU(91) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and consolidate an approximate 18454.0 sq. m eastern portion with abutting PIN 73500-0009, municipally known as 3106 Martin Road.

Comments concerning this application were submitted as follows:

Bell Canada, December 3, 2025

No Comment Received

Building Services, December 3, 2025

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

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

For the retained lands (3070 Martin Road), Building Services acknowledges an associated Application for Zoning By-law Amendment (PL-RZN-2025-00017) that has been approved with conditions for the following zoning relief:

1) To permit a lot addition resulting in the retained parcel with a minimum lot area of 0.44 ha, where 2 ha is required

Corridor Management, December 3, 2025

No Comment Received

Development Approvals, December 3, 2025

The purpose and effect of the application is to convey +/- 1.8 ha of land from 3070 Martin Road to 3106 Martin Road.

The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'RU(91)', Rural Special in the City of Greater Sudbury Zoning By-law.

The lands are subject to Zoning By-law Amendment PL-RZN-2025-00017, which proposed to rezone the lands being conveyed to the 'RU' Zone to prevent a split zone as a result of the lot addition with 3106 Martin Road and amend the site specific provisions of the 'RU(91)' Zone to recognize deficient lot area of 3070 Martin Road as a result of the land conveyance. The application received conditional approval on September 22, 2025 and is not yet in effect.

The subject lands and land receiving the conveyance are capable of maintaining zone standards subject to the concurrent zoning by-law amendment application.

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

1. That PL-RZN-2025-00017 be in full force and effect to the satisfaction of the Director of Planning Services.

Hydro One, December 3, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, December 3, 2025

No Concerns

Conservation Sudbury, December 2, 2025

No Concerns

Development Engineering, December 1, 2025

No Concerns

Strategic and Environmental Planning, December 1, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Ministry of Transportation, November 25, 2025

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

Drainage, November 24, 2025

No Concerns

Site Plan, November 21, 2025

No Concerns

Revenue Services, November 20, 2025

No Concerns

Meeting Minutes:

12/08/2025 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:  
MYRIAM BALS

the owner(s) of PIN(s) 735000602, Part Lot 10, Concession 6, Parts 1 & 3, Plan 53R-21029, save and except Parts 1 & 2, Plan 53R-22006, Township of Blezard, 3070 Martin Road, Blezard Valley P0M 1E0

for consent to sever and consolidate an approximate 18454.0 sq. m eastern portion with abutting PIN 73500-0009 (LT), municipally known as 3106 Martin Road, be approved, with the stipulation that subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That the owner(s)/applicant(s) provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83 (CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 3) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 4) That the amending zoning by-law pertaining to File PL-RZN-2025-00017 be in full force and effect prior to the issuance of a Certificate to the satisfaction of the Director of Planning Services.

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

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



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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00073

Monday, December 8, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 Charlotte Avenue, Chelmsford P0M 1L0, 128 Charlotte Avenue, Chelmsford

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### 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 from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 778.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, December 3, 2025

No Comment Received

Corridor Management, December 3, 2025

No Comment Received

Hydro One, December 3, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, December 3, 2025

No Concerns

Building Services, December 1, 2025

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 the associated Minor Variance Application (PL-MV-2025-00158) to permit two existing driveways where only one driveway is permitted per lot, reduced lot frontage, landscaped open space & increased parking area within the front yard.

Development Engineering, December 1, 2025

No Concerns

Strategic and Environmental Planning, December 1, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Development Approvals, November 28, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 15 m along Charlotte Street and an area of +/- 778 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from Charlotte Street.

The applicant did not identify the lands to be retained on the concept plan. Its staff's understanding the intent is to have nine adjusted lots within an existing plan of subdivision and no retained lands.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The applicants have submitted a concurrent Minor Variance Application seeking permission to allow two driveways and relief from lot frontage requirements.

Staff have reviewed the proposed severed lands against the 'R2-2' standards, and with the exception of the above, are of the opinion that the standards are capable of being maintained as a result of the severance.

An evaluation of retained lands was not completed as no retained lands are being proposed.

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

1. That a Minor Variance Application be obtained for permission for two driveways and a frontage deficiency be in full force and effect.

Conservation Sudbury, November 26, 2025

No Concerns

Drainage, November 24, 2025

No Concerns

Ministry of Transportation, November 24, 2025

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

Site Plan, November 21, 2025

No Concerns

Revenue Services, November 20, 2025

No Concerns

Meeting Minutes:

12/08/2025 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:  
GREATER SUDBURY HOUSING CORPORATION

the owner of PIN 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 Charlotte Avenue, Chelmsford P0M 1L0, 128 Charlotte Avenue, Chelmsford

for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 15.0m, a lot depth of approximately 36.0m and a lot area of approximately 778.0 sq. m, be approved

- 1) That the minor variances pertaining to File PL-MV-2025-00158 be in full force and effect prior to the issuance of a Certificate.
- 2) 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.



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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00074

Monday, December 8, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 142 Gaudette Street, Chelmsford P0M 1L0, 146 Gaudette Street, Chelmsford

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### 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 from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 672.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, December 3, 2025

No Comment Received

Corridor Management, December 3, 2025

No Comment Received

Hydro One, December 3, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, December 3, 2025

No Concerns

Building Services, December 1, 2025

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 the associated Minor Variance Application (PL-MV-2025-00159) to permit two existing driveways where only one driveway is permitted per lot.

Development Engineering, December 1, 2025

No Concerns

Strategic and Environmental Planning, December 1, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Development Approvals, November 28, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 20 m along Gaudette Street and an area of +/- 672 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from Gaudette Street.

The applicant did not identify the lands to be retained on the concept plan. Its staff's understanding the intent is to have nine adjusted lots within an existing plan of subdivision and no retained lands.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The applicants have submitted a concurrent Minor Variance Application seeking permission to allow two driveways. Additionally, the lands are subject to Minor Variance Applications A0143/2022 which permit a lot frontage of 8.8 m per dwelling unit.

Staff have reviewed the proposed severed lands against the 'R2-2' standards, and with the exception of the above, are of the opinion that the standards are capable of being maintained as a result of the severance.

An evaluation of retained lands was not completed as no retained lands are being proposed.

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

1. That a Minor Variance Application be obtained for permission for two driveways be in full force and effect.

Conservation Sudbury, November 26, 2025

No Concerns

Drainage, November 24, 2025

No Concerns

Ministry of Transportation, November 24, 2025

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

Site Plan, November 21, 2025

No Concerns

Revenue Services, November 20, 2025

No Concerns

Meeting Minutes:

12/08/2025 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:  
GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 142 Gaudette Street, Chelmsford P0M 1L0, 146 Gaudette Street, Chelmsford

for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 20.0m, a lot depth of approximately 32.0m and a lot area of approximately 672.0 sq. m, be approved, subject to the following conditions:

- 1) That the minor variances pertaining to File PL-MV-2025-00159 be in full force and effect prior to the issuance of a Certificate.
- 2) 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.

  
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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00075

Monday, December 8, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 158 Gaudette Street, Chelmsford P0M 1L0, 162 Gaudette Street, Chelmsford

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### 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 from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 617.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, December 3, 2025

No Comment Received

Corridor Management, December 3, 2025

No Comment Received

Hydro One, December 3, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, December 3, 2025

No Concerns

Building Services, December 1, 2025

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 the associated Minor Variance Application (PL-MV-2025-00160) to permit two existing driveways where only one driveway is permitted per lot.

Development Engineering, December 1, 2025

No Concerns

Strategic and Environmental Planning, December 1, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Development Approvals, November 28, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 18.56 m along Gaudette Street and an area of +/- 617 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from Gaudette Street.

The applicant did not identify the lands to be retained on the concept plan. Its staff's understanding the intent is to have nine adjusted lots within an existing plan of subdivision and no retained lands.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The applicants have submitted a concurrent Minor Variance Application seeking permission to allow two driveways.

Staff have reviewed the proposed severed lands against the 'R2-2' standards, and with the exception of the above, are of the opinion that the standards are capable of being maintained as a result of the severance.

An evaluation of retained lands was not completed as no retained lands are being proposed.

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

1. That a Minor Variance Application be obtained for permission for two driveways be in full force and effect.

Conservation Sudbury, November 26, 2025

No Concerns

Drainage, November 24, 2025

No Concerns

Ministry of Transportation, November 24, 2025

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

Site Plan, November 21, 2025

No Concerns

Revenue Services, November 20, 2025

No Concerns

Meeting Minutes:

12/08/2025 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:  
GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 158 Gaudette Street, Chelmsford P0M 1L0, 162 Gaudette Street, Chelmsford

for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 33.0m and a lot area of approximately 617.0 sq. m, be approved, subject to the following:

- 1) That the minor variances pertaining to File PL-MV-2025-00160 be in full force and effect prior to the issuance of a Certificate.
- 2) 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.



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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00076

Monday, December 8, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 166 Gaudette Street, Chelmsford P0M 1L0, 170 Gaudette Street, Chelmsford

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### 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 from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 613.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, December 3, 2025

No Comment Received

Corridor Management, December 3, 2025

No Comment Received

Hydro One, December 3, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, December 3, 2025

No Concerns

Building Services, December 1, 2025

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 the associated Minor Variance Application (PL-MV-2025-00161) to permit two existing driveways where only one driveway is permitted per lot.

Development Engineering, December 1, 2025

No Concerns

Strategic and Environmental Planning, December 1, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Development Approvals, November 28, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 18.52 m along Gaudette Street and an area of +/- 613 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from Gaudette Street.

The applicant did not identify the lands to be retained on the concept plan. Its staff's understanding the intent is to have nine adjusted lots within an existing plan of subdivision and no retained lands.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The applicants have submitted a concurrent Minor Variance Application seeking permission to allow two driveways.

Staff have reviewed the proposed severed lands against the 'R2-2' standards, and with the exception of the above, are of the opinion that the standards are capable of being maintained as a result of the severance.

An evaluation of retained lands was not completed as no retained lands are being proposed. It is recommended that the application be granted subject to the following condition:

1. That a Minor Variance Application be obtained for permission for two driveways be in full force and effect.

Conservation Sudbury, November 26, 2025

No Concerns

Ministry of Transportation, November 25, 2025

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

Drainage, November 24, 2025

No Concerns

Site Plan, November 21, 2025

No Concerns

Revenue Services, November 20, 2025

No Concerns

Meeting Minutes:

12/08/2025 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:

GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 166 Gaudette Street, Chelmsford P0M 1L0, 170 Gaudette Street, Chelmsford

for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 32.0m and a lot area of approximately 613.0 sq. m, subject to the following conditions:

- 1) That the minor variances pertaining to File PL-MV-2025-00161 be in full force and effect prior to the issuance of a Certificate.
- 2) 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.

A handwritten signature in black ink, appearing to read "Aia Lewis", written in a cursive style.

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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00077

Monday, December 8, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 174 Gaudette Street, Chelmsford P0M 1L0, 178 Gaudette Street, Chelmsford

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### 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 from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 580.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, December 3, 2025

No Comment Received

Corridor Management, December 3, 2025

No Comment Received

Hydro One, December 3, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, December 3, 2025

No Concerns

Building Services, December 1, 2025

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 the associated Minor Variance Application (PL-MV-2025-00162) to permit two existing driveways where only one driveway is permitted per lot.

Development Engineering, December 1, 2025

No Concerns

Strategic and Environmental Planning, December 1, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Development Approvals, November 28, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 18 m along Gaudette Street and an area of +/- 580 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from Gaudette Street.

The applicant did not identify the lands to be retained on the concept plan. Its staff's understanding the intent is to have nine adjusted lots within an existing plan of subdivision and no retained lands.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The applicants have submitted a concurrent Minor Variance Application seeking permission to allow two driveways.

Staff have reviewed the proposed severed lands against the 'R2-2' standards, and with the exception of the above, are of the opinion that the standards are capable of being maintained as a result of the severance.

An evaluation of retained lands was not completed as no retained lands are being proposed.

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

1. That a Minor Variance Application be obtained for permission for two driveways be in full force and effect.

Conservation Sudbury, November 26, 2025

No Concerns

Drainage, November 24, 2025

No Concerns

Ministry of Transportation, November 24, 2025

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

Site Plan, November 21, 2025

No Concerns

Revenue Services, November 20, 2025

No Concerns

Meeting Minutes:

12/08/2025 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:


GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 174 Gaudette Street, Chelmsford P0M 1L0, 178 Gaudette Street, Chelmsford

for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 31.0m and a lot area of approximately 580.0 sq. m, subject to the following conditions:

- 1) That the minor variances pertaining to File PL-MV-2025-00162 be in full force and effect prior to the issuance of a Certificate.
- 2) 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.

  
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Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00078

Monday, December 8, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 182 Gaudette Street, Chelmsford P0M 1L0, 186 Gaudette Street, Chelmsford

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### 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 from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 581.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, December 3, 2025

No Comment Received

Corridor Management, December 3, 2025

No Comment Received

Hydro One, December 3, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, December 3, 2025

No Concerns

Building Services, December 1, 2025

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 the associated Minor Variance Application (PL-MV-2025-00163) to permit two existing driveways where only one driveway is permitted per lot.

Development Engineering, December 1, 2025

No Concerns

Strategic and Environmental Planning, December 1, 2025

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Development Approvals, November 28, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 17 m along Gaudette Street and an area of +/- 581 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from Gaudette Street.

The applicant did not identify the lands to be retained on the concept plan. Its staff's understanding the intent is to have nine adjusted lots within an existing plan of subdivision and no retained lands.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The applicants have submitted a concurrent Minor Variance Application seeking permission to allow two driveways and a lot frontage deficiency.

Staff have reviewed the proposed severed lands against the 'R2-2' standards, and with the exception of the above, are of the opinion that the standards are capable of being maintained as a result of the severance.

An evaluation of retained lands was not completed as no retained lands are being proposed.

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

1. That a Minor Variance Application be obtained for permission for two driveways and lot frontage deficiency be in full force and effect.

Conservation Sudbury, November 26, 2025

No Concerns

Drainage, November 24, 2025

No Concerns

Ministry of Transportation, November 24, 2025

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

Site Plan, November 21, 2025

No Concerns

Revenue Services, November 20, 2025

No Concerns

Meeting Minutes:

12/08/2025 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:  
GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 182 Gaudette Street, Chelmsford P0M 1L0, 186 Gaudette Street, Chelmsford

for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 31.0m and a lot area of approximately 581.0 sq. m, subject to the following conditions:

- 1) That the minor variances pertaining to File PL-MV-2025-00163 be in full force and effect prior to the issuance of a Certificate.
- 2) 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.

  
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Consent Official