

PL-CON-2026-00036 BELROCK MASONIC TEMPLE CORPORATION

Ward: 1 PIN(s) 735890059, Parcel 42611 SEC SES, Part Block A, Plan M-99, Parts 1-4, Plan 53R-9544, together with easements over Parts 1-5, 53R-16418 as in LT876692 and LT876691, Part Lot 7, Concession 2, Township of McKim, 845 Regent Street, Sudbury, [By-law 2010-100Z, I(13)]

Grant an approximate 162.0 sq. m easement/right-of-way for drainage purposes in favour of abutting PINs 73589-0229 (LT) and 73589-0837 (LT), municipally known at 363 York Street.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0067/1974 (MAR 25/74), B0154/1979, B0056/1982 (MAY 10/82), B0207/1997 (FEB 9/97), B0093/2009 (SEP 24/09) AND MINOR VARIANCE APPLICATION A0070/1974 (JUL 22/74).

**PL-CON-2026-00039 ANDRE GAUVIN
NATALIE GAUVIN**

Ward: 6 PIN(s) 735043264, West Half of Lot 5, Concession 3, except LT8054, LT103229, LT116252, LT153430 and Parts 1-5, 8 and 9 on Plan 53R-21906, Township of Hanmer, 4888 Municipal Road 80 Road, , 4888 Municipal Road 80, Hanmer, [By-law 2010-100Z, RU]

To create a new lot on the northwest vacant portion of the subject property identified as Lot 2 on the plan submitted with the Application, providing a lot frontage of approximately 50.0m, a lot depth of approximately 405.0m and a lot area of approximately 2.025 hectares (20250.0 sq. m).

SUBJECT TO CONCURRENT CONSENT APPLICATION PL-CON-2026-00028, REZONING PL-RZN-2025-00028 AND OFFICIAL PLAN AMENDMENT PL-OPA-2025-00009. PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0058/2022 (OCT 11/22).

Written submissions regarding these applications must be received no later than Wednesday, June 24, 2026 for consideration.



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

Record #: PL-CON-2026-00028

APPLICATION SUMMARY

File Date: April 21, 2026
Application Type: Consent (Land Severance)
Address(es): 4888 Municipal Road 80, Hanmer P3P 1B9
Applicant(s): ANDRE GAUVIN
Owner(s): ANDRE GAUVIN AND NATALIE GAUVIN

PLANNING APPLICATION
PURPOSE OF TRANSACTION

Addition to Lot

Area	Area (Second Additional Lot if Applicable)
Depth	Depth (Second Additional Lot if Applicable)
Frontage	Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area
20250

Depth
405

Frontage
50

Creation of Lot(s) for Semi-Detached or Row Housing

Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?

Easement/Right-of-Way

Area

Area (Second Easement or Right-of-Way if Applicable)

Depth

Depth (Second Easement or Right-of-Way if Applicable)

Frontage

Frontage (Second Easement or Right-of-Way if Applicable)

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

June 2022

What is the number of dwelling units on the property?

0

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

0

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes

Provide details on how the property is designated in the Source Protection Plan

IPZ (part IV policies)

CONSENT

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

unknown

Are there any easements or restrictive covenants affecting the subject land?

No

Please indicate a description of each easement or covenant and its effect

Has the land ever had any previous severances?

Yes

Name of transferee

Andre Gauvin

Date of transfer

Oct 2025

Use of severed land

Vacant land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?
rural

Explain how the application conforms with the Official Plan
RU(S) allows for lots with a minimum frontage of 50m. See OPA-2025-0009

Explain how the application is consistent with the Provincial Policy Statements
Conforms with PPS 2024 Policy Sections 2.1, 2.2, 3.1, and 4.1

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
Supports Rural Community Sustainability, Conforms to existing lot sizes and frontages on Gravel Dr.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

PL-ZBA-2025-00028

Still pending (approved at council hearing)

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

PL-OPA-2025-0009

Still pending (approved at council hearing)

LAND RETAINED

Area	Depth	Frontage
222165	1590	105

Existing use of land

rural

Proposed use of land

rural

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - RETAINED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained year-round
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

LAND SEVERED

Existing use of land

Rural

Proposed use of land

Rural

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained year-round
- Water

Indicate the parking and docking facilities to be used via water

Estimate the distance of these facilities from the severed land and nearest public road by water

Planning Justification Brief

Application: Site-Specific Official Plan Amendment & Zoning By-law Amendment (RU → RU(S))

File: PL-SPART-2025-00046

Applicants: Andre Gauvin and Natalie Gauvin

Subject property: 4888 Municipal Road 80 (Gravel Drive), Hanmer (PIN 73504-3224)

Proposal: Consent to create two new rural residential lots (Lots 1 & 2), each 2 ha with 50 m frontage, retaining existing lot.

1. Introduction

This Planning Justification Brief is submitted in support of applications for:

- A site-specific **Official Plan Amendment (OPA)**, and
- A **Zoning By-law Amendment (ZBA)**

to permit the **creation of two rural residential lots (Lot 1 and Lot 2)** fronting Gravel Drive in the community of Hanmer, City of Greater Sudbury. The proposed severance involves lands legally described as:

CON 3 PT LOT 5 AND RP 53R21906 PARTS 1 AND 4 TO 7, PCL 4780 SEC SES.

This brief evaluates the proposed development in light of the **2024 Provincial Policy Statement (PPS)**, the **City of Greater Sudbury Official Plan**, and **Zoning By-law 2010-100Z**, and demonstrates how the proposed severances are consistent with sound planning principles and local policy objectives.

2. Proposal Overview

The applicants propose to sever two new rural lots (Lot 1 and Lot 2), each with **approximately 50 m of frontage on Gravel Drive** and meeting or exceeding the minimum required lot area of **2 hectares (5 acres)**. The retained parcel will also continue to meet the minimum area and frontage requirements, with continued frontage on Municipal Road 80.

The subject lands are currently zoned **RU (Rural)** and designated **'Rural'** in the City's Official Plan. As per Section 5.2.2.2 of the OP, rural severances typically require 90 m of frontage and a maximum of three new lots from a parent parcel. A previous consent

(B0058/2022) was issued on these lands and forms part of the site history and rationale for the current application.

This application is for **lots 1 and 2 only**, in accordance with staff direction that a future application for lots 3 and 4 (pending revised floodplain mapping) would be premature at this time.

Why 50 m Frontage Instead of 90 m?

The request for **50 metre frontage** (rather than the standard 90 metres) is based on a combination of **site-specific physical, environmental, and planning factors**:

- **Efficient Use of Land:** The parent parcel is large enough to support appropriately sized (≥ 2 ha) rural residential lots, but the **depth of the lot exceeds its width**, and maintaining 90 m frontages would unnecessarily reduce the number of viable lots without increasing planning or environmental benefit.
- **Environmental Constraints:** A significant portion of the site is affected by **floodplain and wetland setbacks**. By reducing frontage to 50 m, the building envelopes can be better located to **avoid encroaching on sensitive features**, while still maintaining safe access, private servicing areas, and large setbacks from neighbouring uses.
- **Rural Character Compatibility:** The proposed frontages are **not out of character** with existing lot frontages along **Gravel Drive**, which include a mix of lot widths due to the varied nature of rural parcel creation in Hanmer. The proposed development maintains the appearance and function of low-density, rural residential use.
- **No Impact on Servicing or Road Capacity:** Gravel Drive is a **low-volume local road**, and the reduced frontage does not create any safety or access concerns. No new public infrastructure or servicing extensions are required.
- **Policy Flexibility:** The Official Plan allows for site-specific amendments where the intent of the policy is upheld. In this case, **all other standards (lot area, access, servicing, and environmental protection) are met or exceeded**, and the reduced frontage is a technical adjustment that enables appropriate use of the land.

This rationale is consistent with the **intent of both the Official Plan and PPS 2024**, which encourage flexibility and innovation in rural development where it meets long-term needs, protects the environment, and does not impose undue burden on public infrastructure.

3. Provincial Policy Statement (PPS) 2024

The proposed severance conforms with the **Provincial Policy Statement, 2024**, which came into effect on April 24, 2024, and integrates prior PPS and Growth Plan policies. The proposal supports a balanced approach to rural growth, infrastructure efficiency, and environmental protection.

3.1 Settlement and Rural Area Policies

- **Policy 2.1.5** supports development in **rural areas**, including the creation of rural housing lots where appropriate, and encourages a **diversified rural economy and residential base**.
- **Policy 2.1.8** allows for limited residential development in rural areas, provided it is appropriate for long-term servicing levels and rural character. The proposed two-lot severance conforms to this intent by utilizing **existing roads** and private services typical of the area.
- **Policy 2.1.9(a)** encourages development patterns that optimize land and infrastructure use and **minimize public expenditures** — which this application achieves through small-scale infill along an existing public road without any extension of services.

3.2 Housing Supply and Land Use Compatibility

- **Policy 2.2.1(b)** promotes a **range of housing options** in all areas, including rural contexts, to meet long-term needs. The creation of two new lots contributes to this objective by increasing rural residential choice.
- **Policy 2.2.3.1** encourages compact, efficient development that is **compatible with surrounding land uses**. This severance will preserve the rural character and spacing of lots in the Gravel Drive area.

3.3 Infrastructure and Servicing

- **Policy 3.1.1.2** requires that development be **sustained by existing or planned infrastructure**, including public roads and private wells/septic where municipal services are not available. The proposal complies by utilizing existing infrastructure without requiring expansion.
- **Policy 3.1.2.1** states that where municipal sewage and water services are not available, **individual on-site systems** may be used for infill development — private systems are customary in area.

3.4 Natural Hazards and Environmental Protection

- **Policy 4.1.1(b)** prohibits development and site alteration in areas that may pose a public safety risk, such as **floodplains or hazardous lands**. Wetlands and flood contours on site have been **delineated by qualified professionals**, and all proposed lots maintain appropriate setbacks from these features.
- **Policy 4.2.1.1** requires municipalities to prevent or restrict development in **hazardous forest types for wildland fire**, unless risk is mitigated per provincial guidelines. The applicants will demonstrate compliance with **FireSmart** principles in future building permit stages.

Summary

The proposed development:

- Conforms with **PPS 2024 Policy Sections 2.1, 2.2, 3.1, and 4.1**;
- Promotes **responsible rural lot creation** and housing supply;
- Utilizes **existing infrastructure and services**;
- **Avoids or mitigates environmental and hazard risks**; and
- Is fully aligned with the City's rural growth objectives and long-term planning framework.

4. City of Greater Sudbury Official Plan

4.1 Designation and Lot Creation Policy

The property is designated '**Rural**', and Section **5.2.2.2** governs new lot creation in these areas. This section requires:

- Minimum lot size of **2 hectares** (met)
- Minimum **frontage of 90 metres** (relief requested)
- No more than **three severed lots plus a retained** from the parent parcel as of **June 14, 2006**

The current proposal:

- Complies with minimum lot **area** requirements

- Requires relief from the **90 m frontage** standard, proposing **50 m** frontages on Gravel Drive
- Would result in the **second and third severed lots** (including B0058/2022), consistent with the policy limit

Although the application does not comply with the frontage standard, it remains **generally consistent with the intent** of the Rural designation, provided it can be demonstrated that:

- Development will not compromise the rural character or servicing capacity
- There are no environmental or technical constraints (to be confirmed through required studies)
- It meets PPS and OP intent for sustainable rural development

This report serves as the required “planning report” under Section **5.2.2.3**, demonstrating need, policy alignment, and justification for the reduced frontage.

4.2 Environmental Policies

The subject lands contain wetland and floodplain features along the northern boundary, associated with **Tributary VIII to the Whitson River**, and include heavily forested areas identified as **high risk for wildland fire**.

To address these requirements:

- The full extent of all wetlands has been delineated by an **OWES-certified professional**, and
- The **field-verified flood contour** has been established by a **qualified engineering consultant**, confirming regulatory flood elevation at 292.46 m CGVD28.
- **Implementation: A Wildland Fire Mitigation Plan** will be submitted demonstrating compliance. FireSmart principles will be applied at time of development.

The proposed **building envelopes for Lots 1 and 2** have been planned to comply with:

- A minimum **12 m setback from the wetland boundary**, and
- A minimum **5 m setback from the flood contour**, as required by Conservation Sudbury.

These delineations and setbacks ensure no development will occur within regulated hazard areas, and that all proposed lots will include a **minimum 0.2 ha buildable envelope**, free from environmental constraints.

5. Zoning By-law 2010-100Z

The subject lands are zoned **RU (Rural)**. The proposal requires:

- A **Zoning By-law Amendment** to rezone Lots 1 and 2 from RU to **RU(S)** to permit **minimum frontages of 50 m**, where 90 m is normally required.

All other zoning provisions (lot area, use, setbacks) are expected to be met, but the final concept plan with **building envelopes and setbacks** has been updated in accordance with Conservation Sudbury and Planning Services requirements.

7. Zoning By-law 2010-100Z

The subject lands are zoned **RU (Rural)**. The proposal requires:

- A **Zoning By-law Amendment** to rezone Lots 1 and 2 from RU to **RU(S)** to permit minimum frontages of **50 m**, where **90 m** is normally required.

- **Additional Zoning Relief – Side Yard Setback**

In addition to reduced frontage, the applicants are requesting **relief from the minimum interior side yard setback** requirement in the RU zone, specifically to allow a **3 metre setback**, where the by-law currently requires **10 metres** under Zoning By-law 2010-100Z. This relaxation is warranted due to:

- Lot shape and **environmental constraints**, which limit the available developable area.
- **Maintained compatibility** with rural character, given the large overall lot size (≥ 2 ha) and generous separation from neighbouring properties.
- **No negative impact** on privacy, light, access, or drainage, as the reduced setback remains consistent with minor variance decisions in similar rural contexts.

The **reduced side yard setback** is a **site-specific technical relief**, facilitating the placement of dwellings within constrained building envelopes while ensuring compliance with all other zoning and environmental requirements.

All other zoning provisions (lot area, use, setbacks) are expected to be met, but the final **concept plan** with building envelopes and setbacks have been updated in accordance with Conservation Sudbury and Planning Services requirements.

6. Need and Public Interest

This proposal responds to modest rural housing demand in Hanmer while ensuring conformity with long-term growth management policies. The area is serviced by existing road infrastructure (Gravel Drive), and no municipal servicing extensions are required.

As referenced in previous Consent B0058/2022, the parent parcel has an established planning history for lot creation. This current application represents the final two lots allowable under policy limits, demonstrating orderly and limited rural growth.

7. Conclusion

This Planning Justification Brief demonstrates that the proposed severance of Lots 1 and 2:

- Is **consistent with the PPS 2024**, promoting rural development that is compatible and sustainable
- Is **generally in conformity** with the Greater Sudbury Official Plan, subject to OPA and ZBA
- Requires only modest relief from frontage standards, while maintaining area and environmental compliance
- Addresses all technical and agency requirements as outlined in the July 2025 pre-consultation report

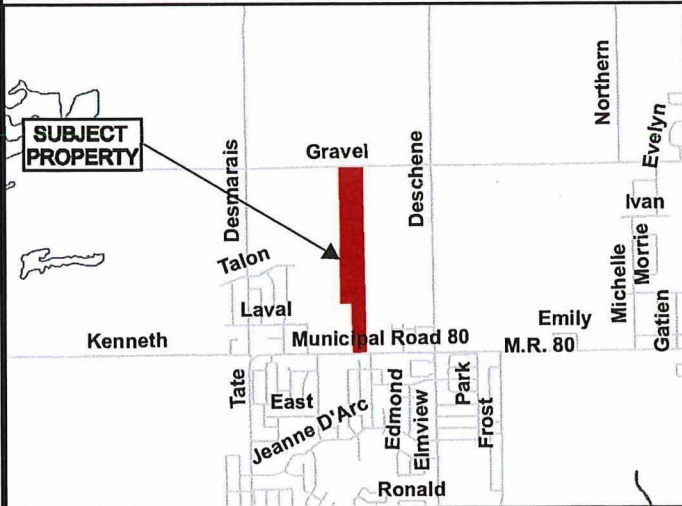
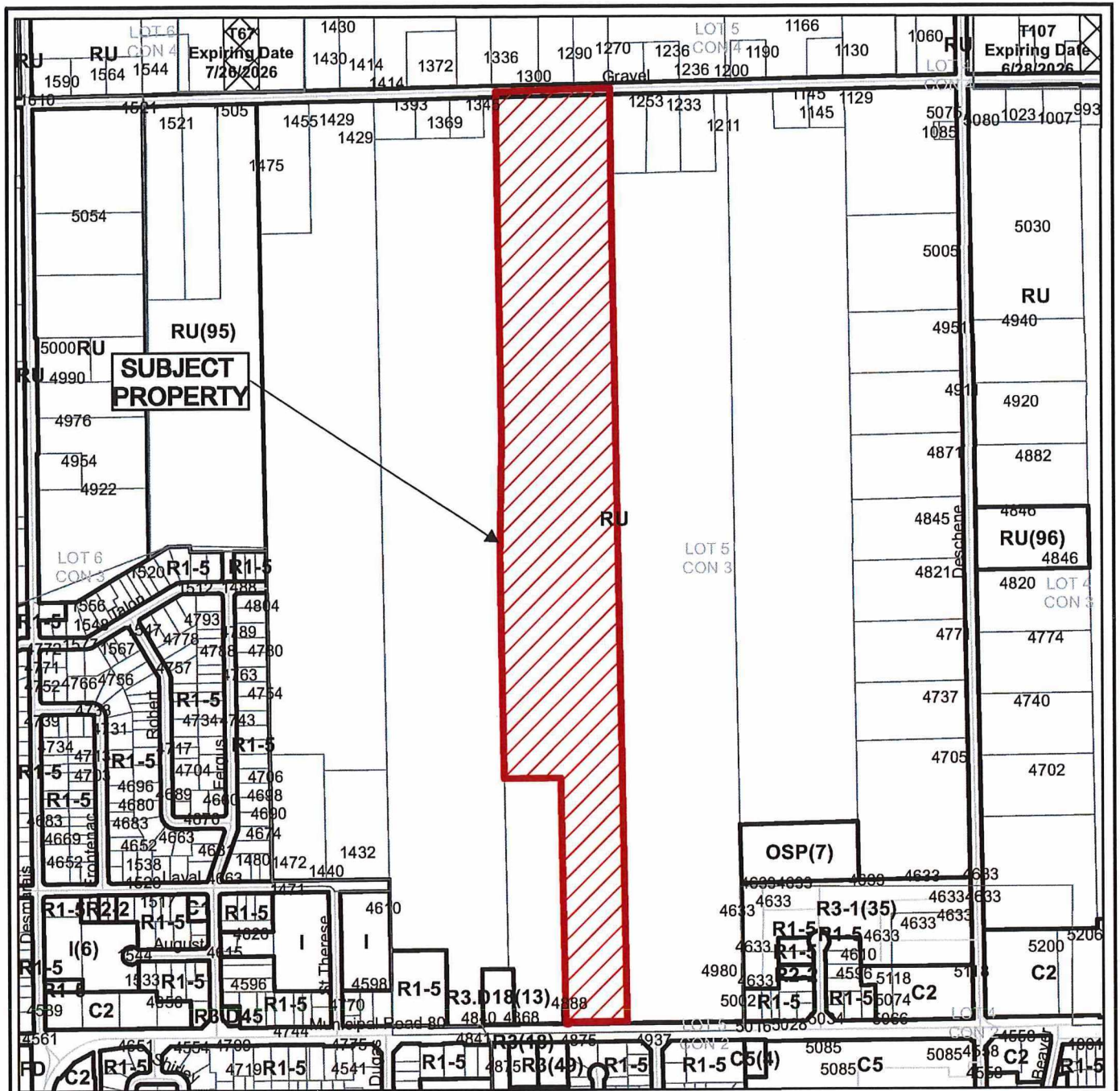
While this application proposes **two new lots** within the currently permitted severance limits under Section 5.2.2.2 of the Official Plan, the owners reserve the option to explore **additional lot creation (e.g., Lots 3 and 4)** in the future. Any such proposal would be subject to:

- **Updated floodplain mapping and environmental review,**
- A new pre-consultation process, and


- Submission of a comprehensive planning rationale and applicable technical studies to support a site-specific amendment to rural lot creation policies.

Subject to the above, the current application represents good planning, is in the public interest, and supports the City's vision for sustainable rural development.

The request for 50 m frontages (rather than the typical 90 m) is a site-specific response to the parcel's shape, environmental features, and development constraints. It allows for responsible lot creation while preserving the rural character and meeting all other policy and zoning criteria.



Application for Consent



Subject Property being PIN 73504-3264,
 West Half of Lot 5, Concession 3, except LT8054,
 LT103229, LT116252, LT153430 and
 Parts 1-5, 8 and 9 on Plan 53R-21906,
 Township of Hanmer,
 4888 Municipal Road 80, Hanmer,
 City of Greater Sudbury

NTS
 Sketch 1

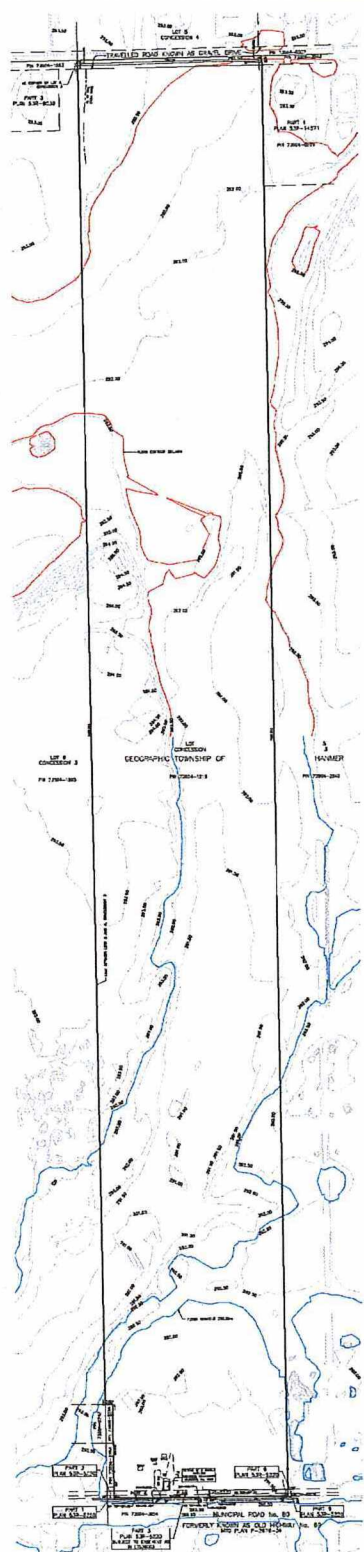
PL-CON-2026-00028
 PL-CON-2026-00039
 Date: 2026 06 10

SKETCH SHOWING TOPOGRAPHIC INFORMATION OF
 4800 OLD HIGHWAY No. 83, VAL THURGOOD
 CITY OF GREATER SUDBURY
 TULLOCH GEOMATICS INC
 2022

SCALE 1:5000

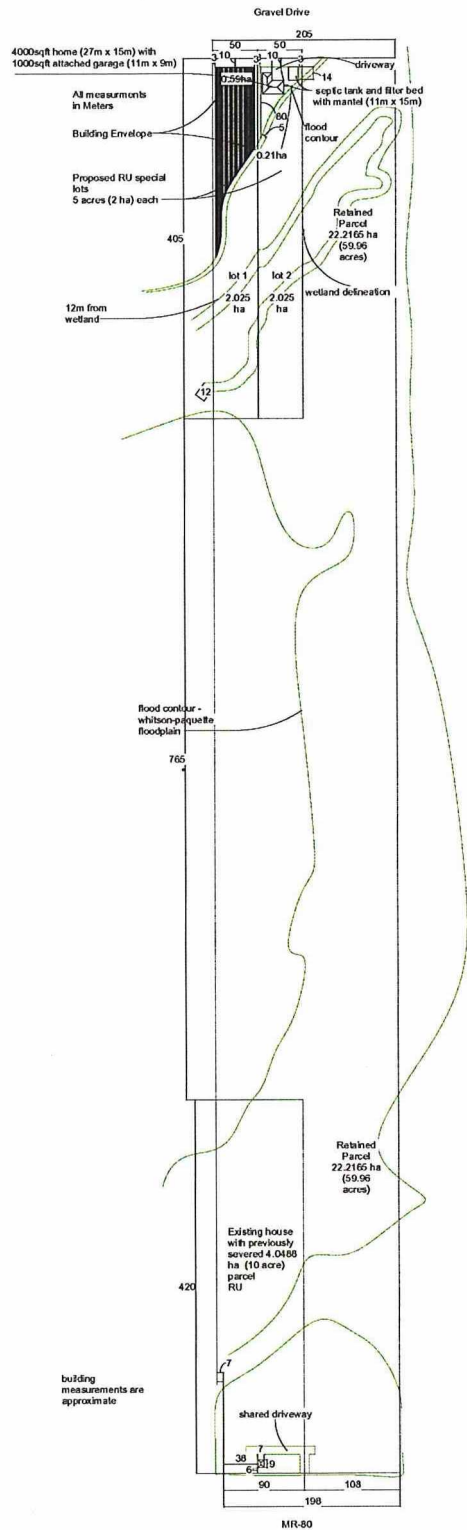
NOTES:
 1. THIS SKETCH IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A FINAL DESIGN.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE SKETCH IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 4. THE SKETCH IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 5. THE SKETCH IS NOT TO BE USED FOR ANY OTHER PURPOSE.

LEGEND:
 1. PROPOSED LOT LINES
 2. EXISTING LOT LINES
 3. PROPOSED DRIVEWAY
 4. EXISTING DRIVEWAY
 5. PROPOSED BUILDING ENVELOPE
 6. EXISTING BUILDING ENVELOPE
 7. PROPOSED FLOOD CONTOUR
 8. EXISTING FLOOD CONTOUR
 9. PROPOSED WETLAND DEFINITION
 10. EXISTING WETLAND DEFINITION



DRAFT

TULLOCH GEOMATICS INC
 1000 SHEPPARD AV. E. SUITE 100
 SCARBOROUGH, ONTARIO M1B 4Y7
 TEL: 416-291-1111
 FAX: 416-291-1112
 WWW.TULLOCHGEOMATICS.COM



PL-CON-2026-000286
 PL-CON-2026-00039
 sketch 2



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

Record #: PL-CON-2026-00029

APPLICATION SUMMARY

File Date: April 29, 2026

Application Type: Consent (Land Severance)

Address(es): 2957 /2959 Ruby Street, Chelmsford P0M 1L0

Applicant(s): BARRY KINDRAT

Owner(s): 2430808 ONTARIO LTD

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area
375.95

Depth
36.90

Frontage
10.19

Creation of Lot(s) for Semi-Detached or Row Housing

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

Nov 2006

What is the number of dwelling units on the property?

2

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

1

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

Provide details on how the property is designated in the Source Protection Plan

CONSENT

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

NA

Are there any easements or restrictive covenants affecting the subject land?

No

Please indicate a description of each easement or covenant and its effect

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?
Living Area 1

Explain how the application conforms with the Official Plan
No conflict, remaining residential

Explain how the application is consistent with the Provincial Policy Statements
No conflict, remaining residential

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario
No conflict, remaining residential

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
375.6	36.86	10.19

Existing use of land

Residential

Proposed use of land

Residential

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - RETAINED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained year-round
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

LAND SEVERED

Existing use of land

Residential

Proposed use of land

Residential

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained year-round
- Water

Indicate the parking and docking facilities to be used via water

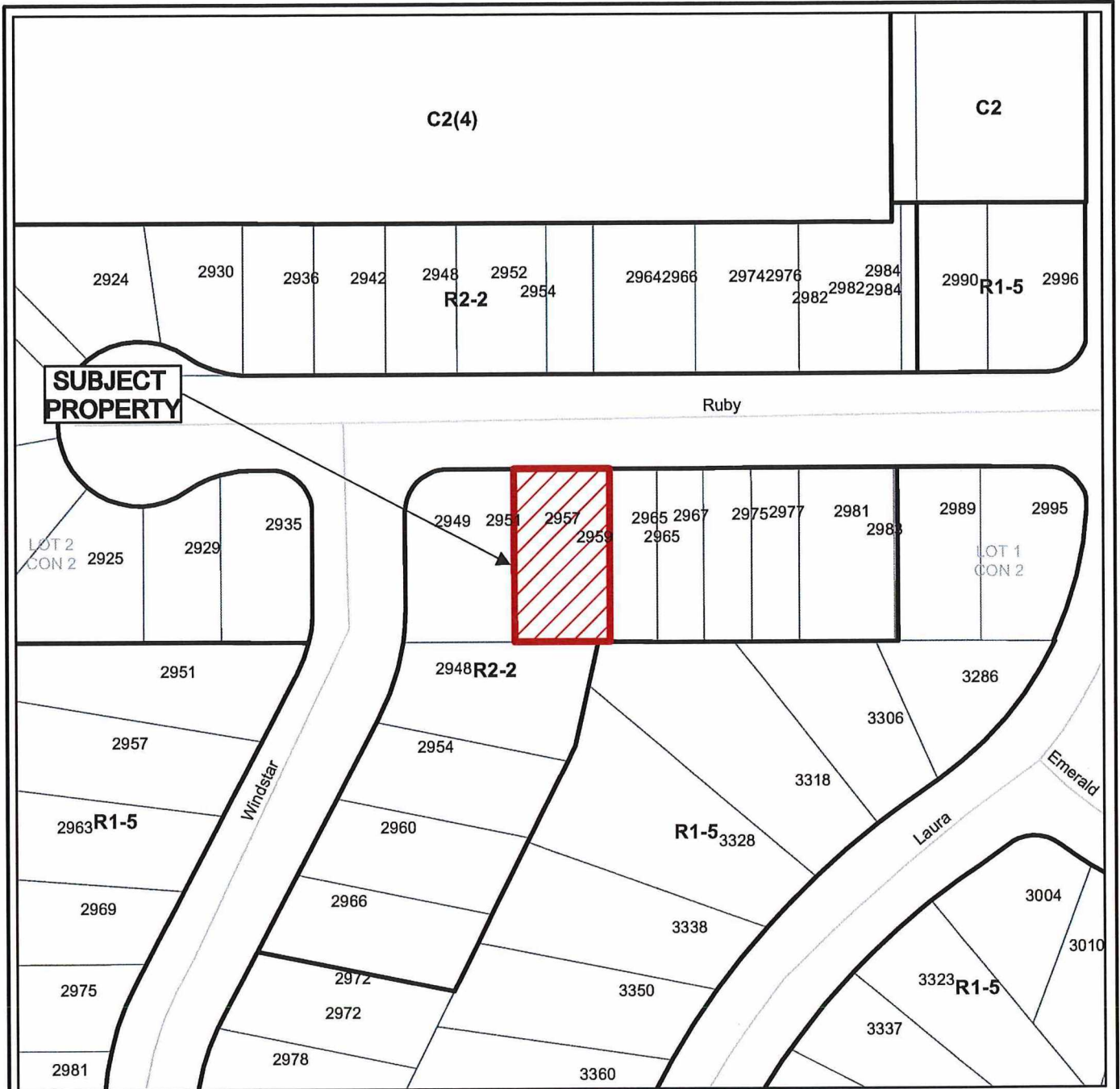
Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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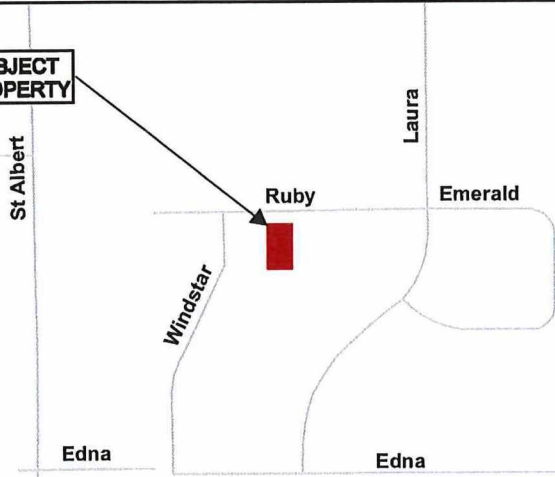
EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Semi	Severed Land	No	89.7	179.4	2	7.29	12.3	8.4	6	18.72	2.9	0
Semi	Retained Land	No	89.7	179.4	2	7.29	12.3	8.4	6	18.72	0	2.9



SUBJECT PROPERTY

SUBJECT PROPERTY



Application for Consent

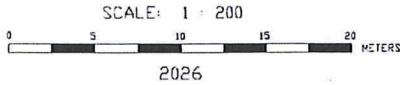


Subject Property being PIN 73348-0818,
 Lot 28, Plan 53M-1446,
 Part Lot 2, Concession 2,
 Township of Balfour,
 2957 and 2959 Ruby Street, Chelmsford,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2026-00029
 Date: 2026 05 06

PLAN OF SURVEY OF
LOT 28
REGISTERED PLAN 53M-1446
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



POINT ID	NORTHING	EASTING
IB 'A'	5157004.702	485183.656
IB 'B'	5157041.620	485235.994

ALL COORDINATES ARE IN METERS, ARE RELATED TO UTM ZONE 17 (81° WEST NAD83) CSRS AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF URBAN AREA AT A 95% CONFIDENCE LEVEL.

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE:

BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE CENTRAL MERIDIAN THROUGH 81° WEST LONGITUDE OF THE UTM ZONE 17, AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS, NAD83-CSRS (2011)

DISTANCES SHOWN HEREON ARE ADJUSTED HORIZONTAL GROUND DISTANCES. GROUND DISTANCES CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999371

PLAN 53R-

RECEIVED AND DEPOSITED

DATE REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY LRO No 53

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE A BORTOLUSSI
 ONTARIO LAND SURVEYOR

SCHEDULE

PART	LOT	CON/PLAN	PARCEL/PIN/INST.	AREA (sq. m)
1				30547
2				284134
3	LOT 28	REGISTERED PLAN 53M-1446	ALL OF PIN 73348-0818	51137
4				33593
5				284102
6				61143

PARTS 1 TO 6 - SUBJECT TO EASEMENTS AS IN LT713143, LT733290
 PARTS 1 & 4 - SUBJECT TO EASEMENTS AS IN SD487995, SD487997, SD487999
 PARTS 3 & 6 - SUBJECT TO EASEMENT AS IN SD486523

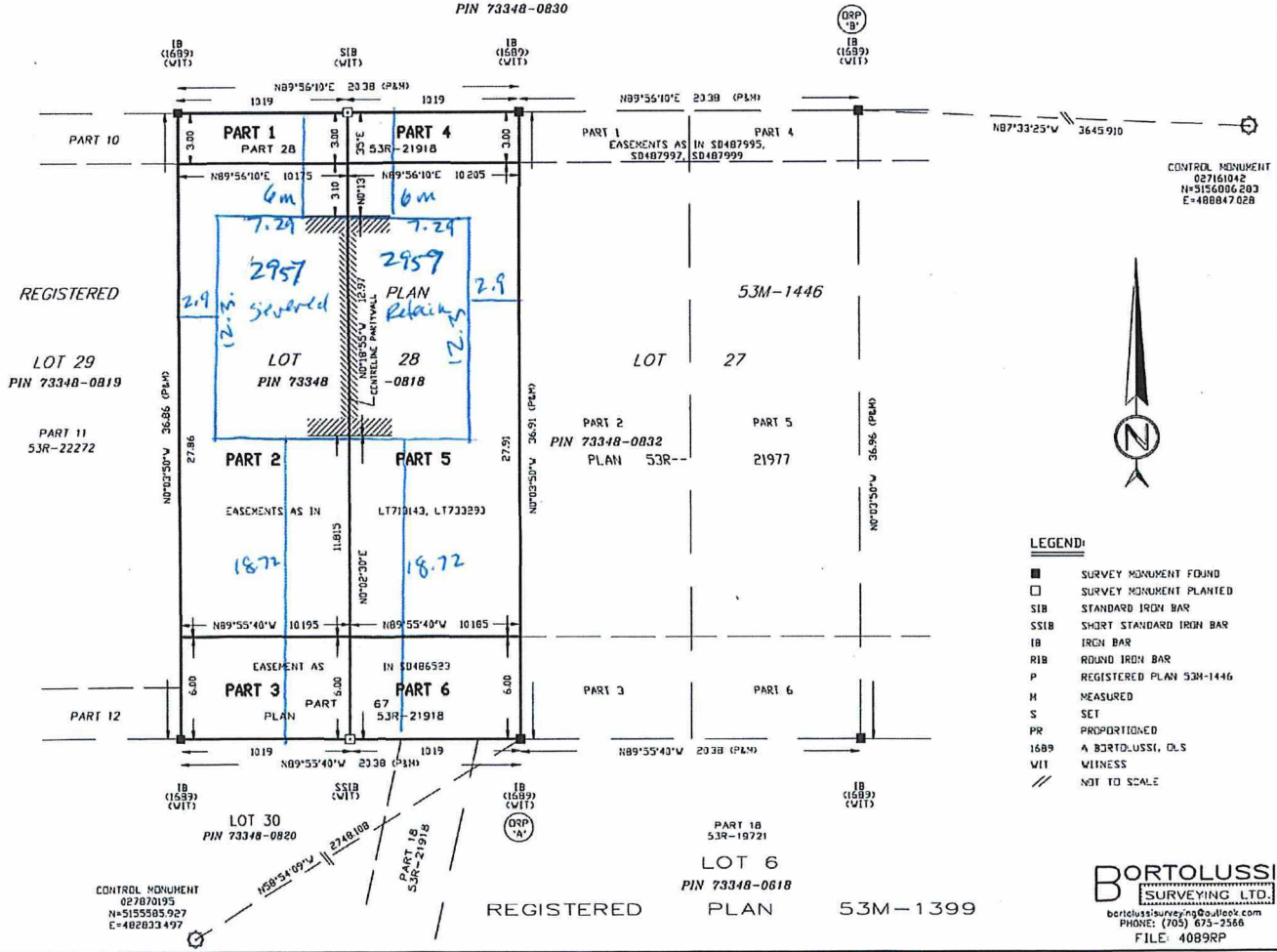
SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM,
- THE SURVEY WAS COMPLETED ON APRIL 16, 2026

DATE A BORTOLUSSI, OLS
 THIS PLAN RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-123538

RUBY STREET
 PIN 73348-0830



Area

Depth

Frontage

Cancellation of Prior Consent

File No. of Prior Consent

Type of Consent being cancelled

If you are cancelling a prior lot creation, is there a current driveway accessing the created lot?

Easement/Right-of-Way

Area
162.7

Area (Second Easement or Right-of-Way if Applicable)

Depth
26.1

Depth (Second Easement or Right-of-Way if Applicable)

Frontage
0

Frontage (Second Easement or Right-of-Way if Applicable)

Lease

Area

Depth

Frontage

Other

Describe Other

Area

Depth

Frontage

GENERAL APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

The subject property is also known municipally as 354 York Street

Are you the registered owner or an authorized agent?

Authorized Agent

What is the date of acquisition of subject land?

06/28/1982

What is the number of dwelling units on the property?

9

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

1

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

No

Provide details on how the property is designated in the Source Protection Plan

CONSENT

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

ANIN HOLDINGS INC
(363 YORK ST)

Are there any easements or restrictive covenants affecting the subject land?

Yes

Please indicate a description of each easement or covenant and its effect

LT509914

Has the land ever had any previous severances?

No

Name of transferee

Date of transfer

Use of severed land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?

Institutional

Explain how the application conforms with the Official Plan

The intent of this easement is to facilitate the installation of a stormwater sewer pipe, as shown on the plan attached. This easement is necessary to ensure proper stormwater drainage from the benefitting lot as part the Site Plan Control process and is therefore consistent with Section 8.5.1 of the Official Plan

Explain how the application is consistent with the Provincial Policy Statements

The intent of this easement is to facilitate the installation of a stormwater sewer pipe, as shown on the plan attached. This easement is necessary to ensure proper stormwater drainage from the benefitting lot as part the Site Plan Control process and is therefore consistent with Section 3.6.8 of the Provincial Planning Statement

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario

No applicable policies - does not conflict with GPNO

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

LAND RETAINED

Area	Depth	Frontage
13761.8	148.5	28.7

Existing use of land

Institutional

Proposed use of land

Same as existing

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - RETAINED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained year-round
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

LAND SEVERED

Existing use of land

Institutional

Proposed use of land

Drainage Easement

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

PINs 73589-0229 & 73589-0837 (363 York Street)

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained year-round
- Water

Indicate the parking and docking facilities to be used via water

Estimate the distance of these facilities from the severed land and nearest public road by water

PROPOSED BUILDING/STRUCTURE

Building Description	Location	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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EXISTING BUILDING/STRUCTURE

Building Description	Location	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Masonic Temple	Retained Land	No	787.4	1779.8	3	29	41.1	9	68.1	28.3	29.4	10.2



Planners | Surveyors | Biologists | Engineers

May 11, 2026
231324

Development Approvals – Planning Services

City of Greater Sudbury
Tom Davies Square
200 Brady Street
Sudbury, ON
P3A 5P3

Re: Consent Application: Drainage Easement over 845 Regent St (354 York St), Sudbury

Dear Planning Services,

TULLOCH has been retained by the owner(s) of 845 Regent Street (PIN 73589-0059) known municipally as 354 York Street in Sudbury to facilitate a Consent to Sever for a drainage easement over the subject lands benefitting the adjacent property known municipally as 363 York Street (PIN 73589-0229 & 73589-0837).

The subject lands are legally described as:

PCL 46211 SEC SES; PT BLK A PL M99 MCKIM PT 1 TO 4 53R9544 T/W PT 1 & 2 53R16418 AS IN LT876692 & T/W PT 3, 4 & 5 53R16418 AS IN LT876691 S/T PT 3 53R9544 AS IN LT509914; GREATER SUDBURY

The benefitting lands are legally described as:

PCL 35036 SEC SES; PT BLK A PL M99 MCKIM PT 1 SR2885; S/T PT 5 53R9544 AS IN LT509914; T/W PT 3 53R9544 AS IN LT509914; S/T PT 1 53R16418 AS IN LT876692; GREATER SUDBURY

AND

CONSOLIDATION OF VARIOUS PROPERTIES; FIRSTLY: PT BLK A PL M99 MCKIM BEING PT 2 SR2084 T/W EASEMENT OVER PT 1 SR2084 AS IN LT270784; T/W EASEMENT OVER PT 3 53R9544 AS IN LT509914; S/T EASEMENT OVER PT 2 53R16418 AS IN LT876692; SECONDLY: PT BLK A PL M99 MCKIM BEING PTS 1, 2 & 3 53R17787; T/W EASEMENT OVER PT 1 53R17404 AS IN LT961065; T/W EASEMENT OVER PT 5 53R16418 AS IN SD24462; S/T EASEMENT OVER PT 1 & 2 53R17787 AS

IN LT270784; S/T EASEMENT OVER PT 2 53R17787 AS IN LT876691; GREATER
SUDBURY

The intent of this easement is to facilitate the installation of a stormwater sewer pipe, as shown on the plan attached. This easement is necessary to ensure proper stormwater drainage from the benefitting lot as part the Site Plan Control process and is therefore consistent with Section 3.6.8 of the Provincial Planning Statement, does not conflict with any policy of the Growth Plan for Northern Ontario, and conforms with Section 8.5.1 of the City of Greater Sudbury Official Plan.

Please find attached in Pronto the following documents and information in support of a complete application:

- Conceptual Site Plan showing extent of proposed Easement;
- Legal Property Description for Subject and Benefitting Lands;
- Document Signed by Belrock Masonic Temple providing consent for the proposed drainage easement;

Should there be any question with respect to the above, please do not hesitate to contact the undersigned directly.

Respectfully,



Vanessa Smith, M.PI, RPP
Project Manager | Senior Planner



Planners | Surveyors | Biologists | Engineers

PN 231324

Attention: To Whom It May Concern

Re: 363 York Street – City of Greater Sudbury Site Plan Control

The property known as 363 York Street (PIN 735890229 & 735890837) is being redeveloped and must enter into a Site Plan Control Agreement with the City of Greater Sudbury. Through this process minor site works are required over the adjacent property at 845 Regent Street (PIN 73589-0059) known municipally as 354 York Street presently owned by BELROCK MASONIC TEMPLE CORPORATION.

In its present conditions partial drainage from 363 York Street is conveyed through the side yard of 845 Regent Street known municipally as 354 York Street. Minor site works are required over 845 Regent Street in accordance with the below Figure 1.

The Grading & Drainage Plan for 363 York Street proposes to collect, direct and treat stormwater from the 363 York Street property prior to outletting via a storm sewer to match the existing outlet location present under existing conditions. To do this minor site works including the installation of a new headwall and pedestrian barrier are proposed at the outlet site. Beyond which, drainage follows the same pathway as that of pre-development conditions which is ultimately collected by a catch basin structure in the Bank Street right-of-way before it enters the Municipal system. The Grading and Drainage Plan is shown in Figure 1.

BELROCK MASONIC TEMPLE is not responsible for any maintenance of this new headwall and pedestrian barrier.

The purpose of this letter is for BELROCK MASONIC TEMPLE CORPORATION to provide their consent for the above-mentioned minor site works over their lands.

By signing the below, the owners of 845 Regent Street (PIN 73589-0059) agree to site grading works within the limits of the property as described herein.

Signature: B.V. Mullen, Chairman Belrock Masonic Temple Corp., Date: 22/04/2026, R. Kitchery, Vice Chairman Belrock Masonic Temple Corp.



April 22, 2026

Belrock Masonic Temple Corp.
845 Regent St.
Sudbury, ON
P3E 4T3

Vanessa Smith

This is to inform you that Belrock Masonic Temple Corp. Board of Directors met Monday April 20, 2026. The drainage easement requested was part of the agenda. Attached document you have labelled PN 231324. The Board of Directors Approved the drainage easement request as per attached document you have labelled PN 231324.

A handwritten signature in black ink, appearing to read "R. Kitching". The signature is written in a cursive style and is positioned above a horizontal line.

Roger Kitching (Vice Chairman Belrock Masonic Temple Corp.)

LAND
 REGISTRY
 OFFICE #53

73589-0059 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 46211 SEC SES; PT BLK A PL M99 MCKIM PT 1 TO 4 53R9544 T/W PT 1 & 2 53R16418 AS IN LT876692 & T/W PT 3, 4 & 5 53R16418 AS IN LT876691 S/T PT 3 53R9544 AS IN LT509914; GREATER SUDBURY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 ABSOLUTE

RECENTLY:
 FIRST CONVERSION FROM BOOK

FIN CREATION DATE:
 2003/09/22

OWNERS' NAMES
 BELROCK MASONIC TEMPLE CORPORATION

CAPACITY SHARE
 BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2003/09/19 **		
53R9544	1982/01/14	PLAN REFERENCE				C
LT509915	1982/06/28	TRANSFER			BELROCK MASONIC TEMPLE CORPORATION	C
SD330464	2017/01/20	NOTICE OF LEASE		BELROCK MASONIC TEMPLE CORPORATION	ROGERS COMMUNICATIONS INC.	C

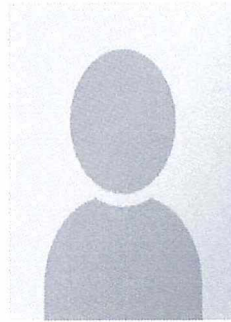
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



**363 YORK STREET
SUDBURY**

PIN 735890229

Report title



This report was prepared by:

Tina Presse
Administration



TULLOCH Geomatics
1942 Regent Street, Unit L
Sudbury, Ontario, Canada, P3E 5V5
Office: 705-671-2295
Fax: 705-671-2295



PROPERTY REPORT



Property Details

GeoWarehouse Address:

363 YORK STREET
SUDBURY

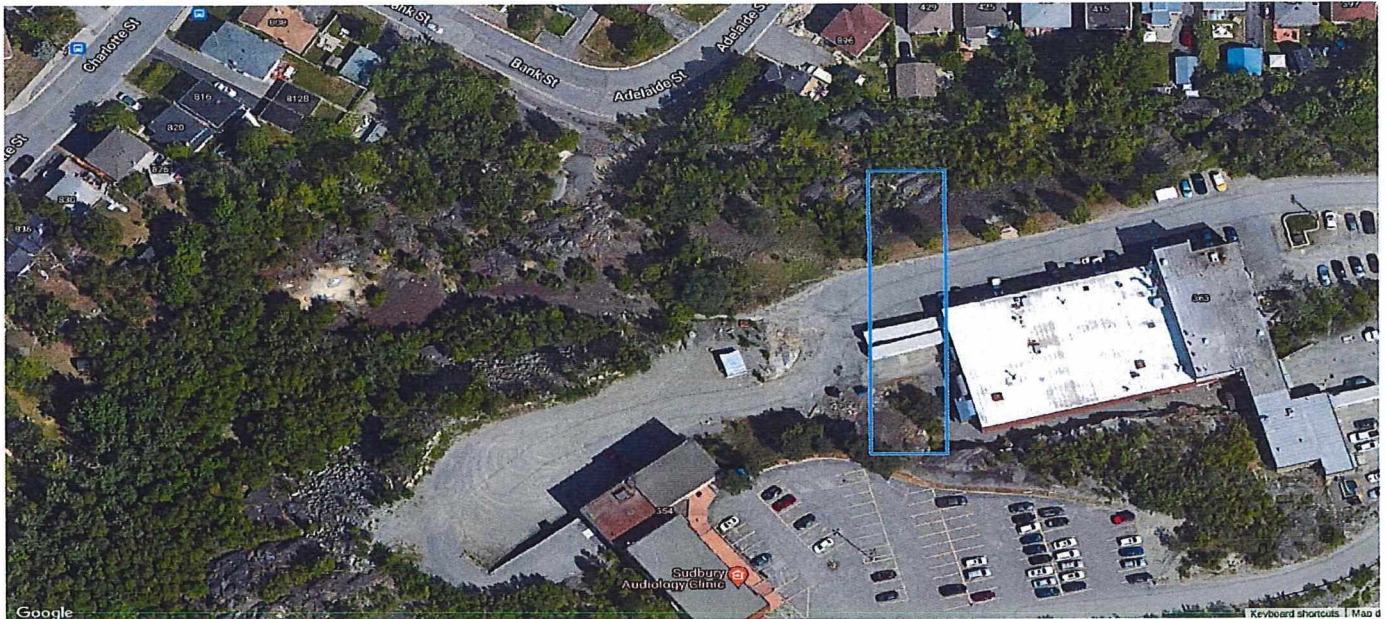
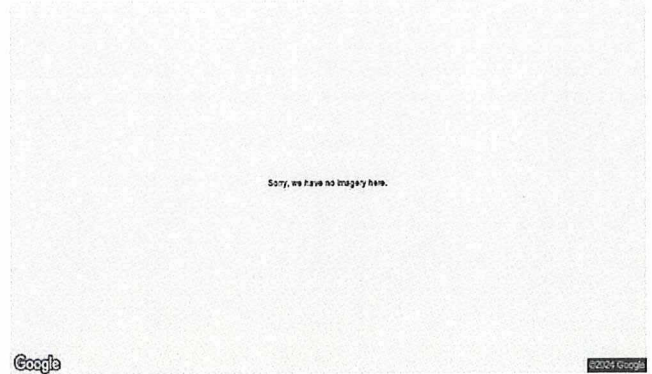
PIN: 735890229

Land Registry Office: SUDBURY (53)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

ANIN HOLDINGS INC.

Legal Description

PCL 35036 SEC SES; PT BLK A PL M99 MCKIM PT 1 SR2885; S/T PT 5 53R9544 AS IN LT509914; T/W PT 3 53R9544 AS IN LT509914; S/T PT 1 53R16418 AS IN LT876692; GREATER SUDBURY

Lot Size

Area: 1097.0 sq.m

Perimeter: 174.0 m

Measurements: 15.21m x 72.19m x 15.21m x 72.14m

Lot Measurement Accuracy : LOW
 These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jan 09, 2024	[REDACTED]	Transfer	ANIN HOLDINGS INC.;	See Notes 1
Dec 24, 2020	[REDACTED]	Transfer	ONTARIO PUBLIC SERVICE EMPLOYEES UNION;	
Sep 29, 1969	[REDACTED]	Transfer	SUDBURY HOSPITAL SERVICES;	

Notes :

- The following Pins were transferred together with the subject Property
735890837

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

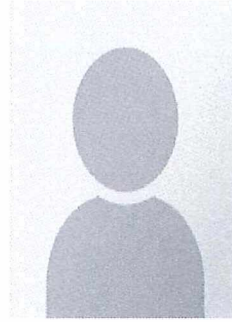
The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

**363 YORK STREET
SUDBURY**

PIN 735890837

Report title



This report was prepared by:

Tina Presse
Administration



TULLOCH Geomatics
1942 Regent Street, Unit L
Sudbury, Ontario, Canada, P3E 5V5
Office: 705-671-2295
Fax: 705-671-2295



PROPERTY REPORT

Property Details

GeoWarehouse Address:

363 YORK STREET
SUDBURY

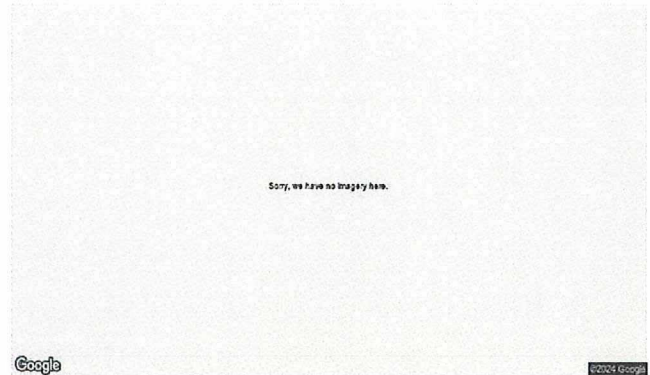
PIN: 735890837

Land Registry Office: SUDBURY (53)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

ANIN HOLDINGS INC.

Legal Description

CONSOLIDATION OF VARIOUS PROPERTIES; FIRSTLY: PT BLK A PL M99 MCKIM BEING PT 2 SR2084 T/W EASEMENT OVER PT 1 SR2084 AS IN LT270784; T/W EASEMENT OVER PT 3 53R9544 AS IN LT509914; S/T EASEMENT OVER PT 2 53R16418 AS IN LT876692; SECONDLY: PT BLK A PL M99 MCKIM BEING PTS 1, 2 & 3 53R17787; T/W EASEMENT OVER PT 1 53R17404 AS IN LT961065; T/W EASEMENT OVER PT 5 53R16418 AS IN SD24462; S/T EASEMENT OVER PT 1 & 2 53R17787 AS IN LT270784; S/T EASEMENT OVER PT 2 53R17787 AS IN LT876691; GREAT ER SUDBURY

Lot Size

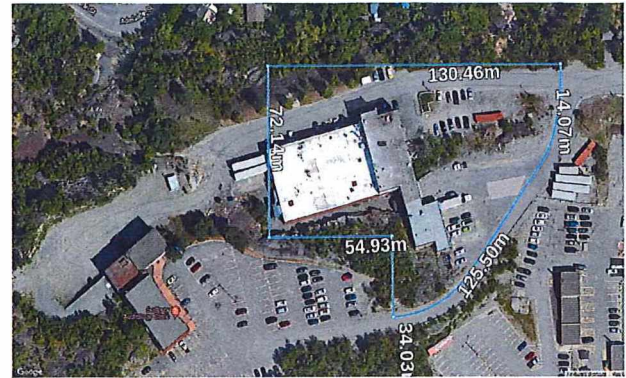
Area: 9777.0 sq.m

Perimeter: 431.0 m

Measurements: 125.5m x 14.07m x 130.46m x 72.14m x 54.93m x 34.03m

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jan 09, 2024		Transfer	ANIN HOLDINGS INC.;	See Notes 1
Dec 24, 2020		Transfer	ONTARIO PUBLIC SERVICE EMPLOYEES UNION;	
Jul 28, 2005		Transfer	SUDBURY HOSPITAL SERVICES;	
Jun 27, 1969		Transfer	SUDBURY HOSPITAL SERVICES;	

Notes :

1. The following Pins were transferred together with the subject Property

735890229

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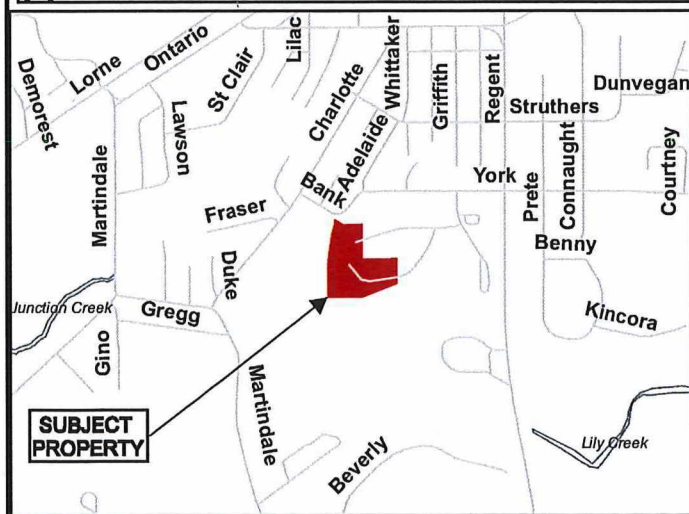
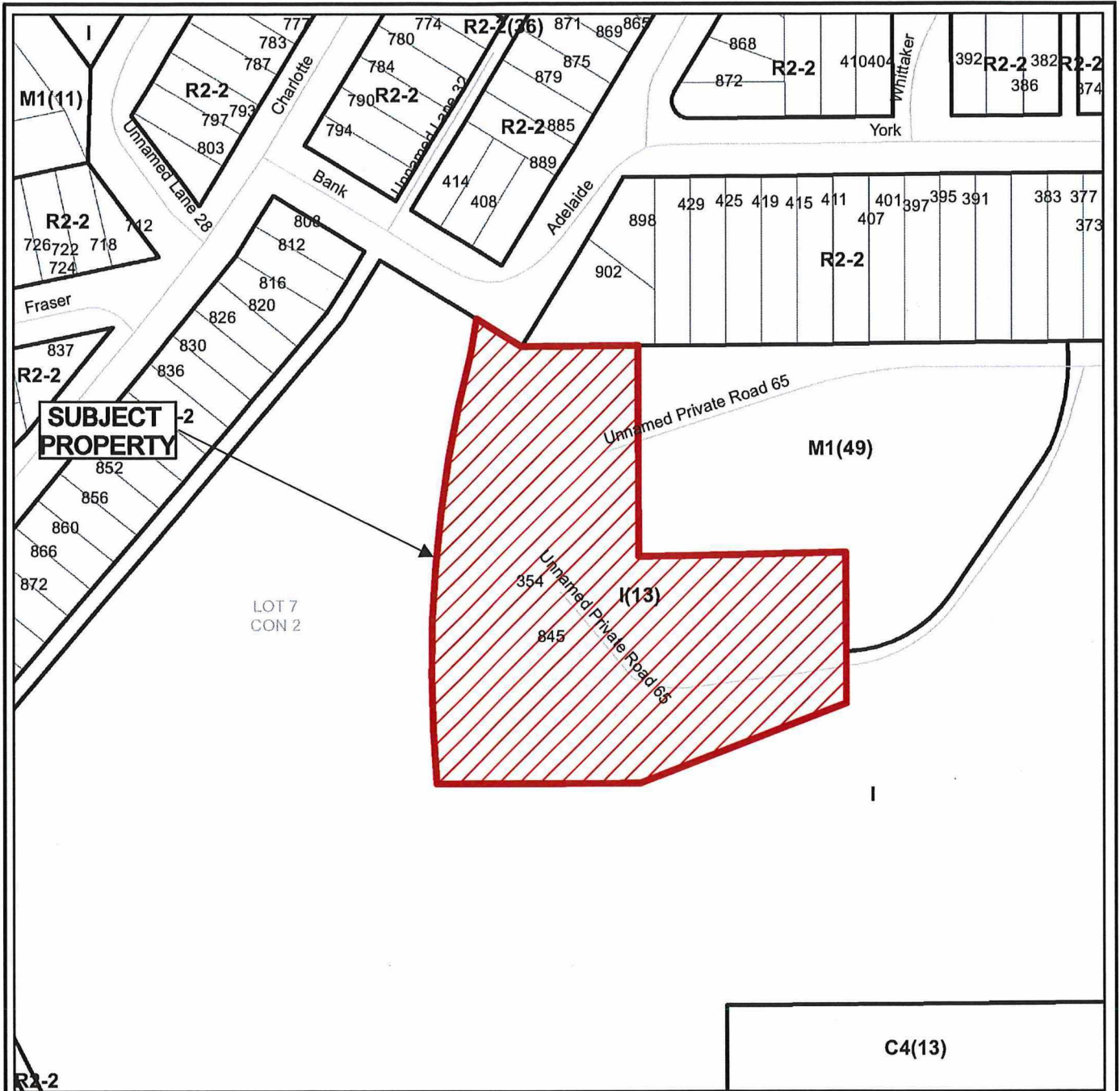
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Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

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Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.



Application for Consent		
<p>Subject Property being PIN 73589-0059, Parcel 42611 SEC SES, Part Block A, Plan M-99, Parts 1-4, Plan 53R-9544, together with easements over Parts 1-5, 53R-16418 as in LT876692 and LT876691, Part Lot 7, Concession 2, Township of McKim, 845 Regent Street. Sudbury, City of Greater Sudbury</p>		
NTS Sketch 1	PL-CON-2026-00036 Date: 2026 05 19	



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

Record #: PL-CON-2026-00039

APPLICATION SUMMARY

File Date: May 27, 2026

Application Type: Consent (Land Severance)

Address(es): 4888 Municipal Road 80 Road, 4888 Municipal Road 80, Hanmer P3P 1B9

Applicant(s): ANDRE GAUVIN

Owner(s): ANDRE GAUVIN AND NATALIE GAUVIN

**PLANNING APPLICATION
PURPOSE OF TRANSACTION**

Addition to Lot

Area Area (Second Additional Lot if Applicable)

Depth Depth (Second Additional Lot if Applicable)

Frontage Frontage (Second Additional Lot if Applicable)

Creation of New Lot

Area
20250

Depth
405

Frontage
50

Creation of Lot(s) for Semi-Detached or Row Housing

GENERAL APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

Are you the registered owner or an authorized agent?

Registered Owner

What is the date of acquisition of subject land?

June 2022

What is the number of dwelling units on the property?

0

What is the number of proposed new buildings/structures on the property?

0

What is the number of existing buildings/structures on the property?

0

If this application is approved, would any existing dwelling units be legalized?

No

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

Yes

Provide details on how the property is designated in the Source Protection Plan

According to the MOU 4888 Municipal Road 80 is partially within the Well Head Protection Zone "C" of Philippe Well (C). There are no restrictions or prohibitions to sever a lot within a WHPA "C" vulnerable area. Furthermore, the location of the proposed severance of two lots is not within the Source Protection vulnerable area. No significant drinking water threat identified at this time.

CONSENT

Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged

unknown

Are there any easements or restrictive covenants affecting the subject land?

No

Please indicate a description of each easement or covenant and its effect

Has the land ever had any previous severances?

Yes

Name of transferee

André Gauvin

Date of transfer

Oct 2025

Use of severed land

Vacant Land

Is property located with 1km (.6 miles) of a First Nation Reserve?

No

Has the parcel intended to be severed ever been, or is it now part of a Plan of Subdivision?

No

Please indicate the file number and status of the application

What is the current designation of the subject land in the applicable Official Plan?

rural

Explain how the application conforms with the Official Plan

RU(S) allows for lots with a minimum frontage of 50m. See OPA-2025-0009

Explain how the application is consistent with the Provincial Policy Statements

Conforms with PPS 2024 Policy Sections 2.1, 2.2, 3.1, and 4.1

Explain how the application conforms, or does not conflict with the Growth Plan for Northern Ontario

Supports Rural Community Sustainability, Conforms to existing lot sizes and frontages on Gravel Dr.

CONCURRENT APPLICATIONS

Minor Variance

File Number(s) - Minor Variance

Status - Minor Variance

Rezoning

File Number(s) - Rezoning

Status - Rezoning

PL-ZBA-2025-00028

Still pending (approved at council hearing)

Official Plan Amendment

File Number(s) - Official Plan Amendment

Status - Official Plan Amendment

PL-OPA-2025-0009

Still pending (approved at council hearing)

LAND RETAINED

Area	Depth	Frontage
222165	1590	105

Existing use of land

rural

Proposed use of land

rural

Proposed use of land

Will a certificate be required for the retained land?

No

WATER/SEWAGE - RETAINED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - RETAINED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained year-round
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

LAND SEVERED

Existing use of land

rural

Proposed use of land

rural

Parcel # and/or Lot and registered Plan of Subdivision # of property which will benefit

WATER/SEWAGE - SEVERED

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

PROPERTY ACCESS - SEVERED

- Provincial highway
- Road maintained by the municipality
- Municipal road that is maintained seasonally
- Municipal road that is maintained year-round
- Water

Indicate the parking and docking facilities to be used via water

Estimate the distance of these facilities from the severed land and nearest public road by water

Planning Justification Brief

Application: Site-Specific Official Plan Amendment & Zoning By-law Amendment (RU → RU(S))

File: PL-SPART-2025-00046

Applicants: Andre Gauvin and Natalie Gauvin

Subject property: 4888 Municipal Road 80 (Gravel Drive), Hanmer (PIN 73504-3224)

Proposal: Consent to create two new rural residential lots (Lots 1 & 2), each 2 ha with 50 m frontage, retaining existing lot.

1. Introduction

This Planning Justification Brief is submitted in support of applications for:

- A site-specific **Official Plan Amendment (OPA)**, and
- A **Zoning By-law Amendment (ZBA)**

to permit the **creation of two rural residential lots (Lot 1 and Lot 2)** fronting Gravel Drive in the community of Hanmer, City of Greater Sudbury. The proposed severance involves lands legally described as:

CON 3 PT LOT 5 AND RP 53R21906 PARTS 1 AND 4 TO 7, PCL 4780 SEC SES.

This brief evaluates the proposed development in light of the **2024 Provincial Policy Statement (PPS)**, the **City of Greater Sudbury Official Plan**, and **Zoning By-law 2010-100Z**, and demonstrates how the proposed severances are consistent with sound planning principles and local policy objectives.

2. Proposal Overview

The applicants propose to sever two new rural lots (Lot 1 and Lot 2), each with **approximately 50 m of frontage on Gravel Drive** and meeting or exceeding the minimum required lot area of **2 hectares (5 acres)**. The retained parcel will also continue to meet the minimum area and frontage requirements, with continued frontage on Municipal Road 80.

The subject lands are currently zoned **RU (Rural)** and designated **'Rural'** in the City's Official Plan. As per Section 5.2.2.2 of the OP, rural severances typically require 90 m of frontage and a maximum of three new lots from a parent parcel. A previous consent

(B0058/2022) was issued on these lands and forms part of the site history and rationale for the current application.

This application is for **lots 1 and 2 only**, in accordance with staff direction that a future application for lots 3 and 4 (pending revised floodplain mapping) would be premature at this time.

Why 50 m Frontage Instead of 90 m?

The request for **50 metre frontage** (rather than the standard 90 metres) is based on a combination of **site-specific physical, environmental, and planning factors**:

- **Efficient Use of Land:** The parent parcel is large enough to support appropriately sized (≥ 2 ha) rural residential lots, but the **depth of the lot exceeds its width**, and maintaining 90 m frontages would unnecessarily reduce the number of viable lots without increasing planning or environmental benefit.
- **Environmental Constraints:** A significant portion of the site is affected by **floodplain and wetland setbacks**. By reducing frontage to 50 m, the building envelopes can be better located to **avoid encroaching on sensitive features**, while still maintaining safe access, private servicing areas, and large setbacks from neighbouring uses.
- **Rural Character Compatibility:** The proposed frontages are **not out of character** with existing lot frontages along **Gravel Drive**, which include a mix of lot widths due to the varied nature of rural parcel creation in Hanmer. The proposed development maintains the appearance and function of low-density, rural residential use.
- **No Impact on Servicing or Road Capacity:** Gravel Drive is a **low-volume local road**, and the reduced frontage does not create any safety or access concerns. No new public infrastructure or servicing extensions are required.
- **Policy Flexibility:** The Official Plan allows for site-specific amendments where the intent of the policy is upheld. In this case, **all other standards (lot area, access, servicing, and environmental protection) are met or exceeded**, and the reduced frontage is a technical adjustment that enables appropriate use of the land.

This rationale is consistent with the **intent of both the Official Plan and PPS 2024**, which encourage flexibility and innovation in rural development where it meets long-term needs, protects the environment, and does not impose undue burden on public infrastructure.

3. Provincial Policy Statement (PPS) 2024

The proposed severance conforms with the **Provincial Policy Statement, 2024**, which came into effect on April 24, 2024, and integrates prior PPS and Growth Plan policies. The proposal supports a balanced approach to rural growth, infrastructure efficiency, and environmental protection.

3.1 Settlement and Rural Area Policies

- **Policy 2.1.5** supports development in **rural areas**, including the creation of rural housing lots where appropriate, and encourages a **diversified rural economy and residential base**.
- **Policy 2.1.8** allows for limited residential development in rural areas, provided it is appropriate for long-term servicing levels and rural character. The proposed two-lot severance conforms to this intent by utilizing **existing roads** and private services typical of the area.
- **Policy 2.1.9(a)** encourages development patterns that optimize land and infrastructure use and **minimize public expenditures** — which this application achieves through small-scale infill along an existing public road without any extension of services.

3.2 Housing Supply and Land Use Compatibility

- **Policy 2.2.1(b)** promotes a **range of housing options** in all areas, including rural contexts, to meet long-term needs. The creation of two new lots contributes to this objective by increasing rural residential choice.
- **Policy 2.2.3.1** encourages compact, efficient development that is **compatible with surrounding land uses**. This severance will preserve the rural character and spacing of lots in the Gravel Drive area.

3.3 Infrastructure and Servicing

- **Policy 3.1.1.2** requires that development be **sustained by existing or planned infrastructure**, including public roads and private wells/septic where municipal services are not available. The proposal complies by utilizing existing infrastructure without requiring expansion.
- **Policy 3.1.2.1** states that where municipal sewage and water services are not available, **individual on-site systems** may be used for infill development — private systems are customary in area.

3.4 Natural Hazards and Environmental Protection

- **Policy 4.1.1(b)** prohibits development and site alteration in areas that may pose a public safety risk, such as **floodplains or hazardous lands**. Wetlands and flood contours on site have been **delineated by qualified professionals**, and all proposed lots maintain appropriate setbacks from these features.
- **Policy 4.2.1.1** requires municipalities to prevent or restrict development in **hazardous forest types for wildland fire**, unless risk is mitigated per provincial guidelines. The applicants will demonstrate compliance with **FireSmart** principles in future building permit stages.

Summary

The proposed development:

- Conforms with **PPS 2024 Policy Sections 2.1, 2.2, 3.1, and 4.1**;
- Promotes **responsible rural lot creation** and housing supply;
- Utilizes **existing infrastructure and services**;
- **Avoids or mitigates environmental and hazard risks**; and
- Is fully aligned with the City's rural growth objectives and long-term planning framework.

4. City of Greater Sudbury Official Plan

4.1 Designation and Lot Creation Policy

The property is designated '**Rural**', and Section **5.2.2.2** governs new lot creation in these areas. This section requires:

- Minimum lot size of **2 hectares** (met)
- Minimum **frontage of 90 metres** (relief requested)
- No more than **three severed lots plus a retained** from the parent parcel as of **June 14, 2006**

The current proposal:

- Complies with minimum lot **area** requirements

- Requires relief from the **90 m frontage** standard, proposing **50 m** frontages on Gravel Drive
- Would result in the **second and third severed lots** (including B0058/2022), consistent with the policy limit

Although the application does not comply with the frontage standard, it remains **generally consistent with the intent** of the Rural designation, provided it can be demonstrated that:

- Development will not compromise the rural character or servicing capacity
- There are no environmental or technical constraints (to be confirmed through required studies)
- It meets PPS and OP intent for sustainable rural development

This report serves as the required “planning report” under Section **5.2.2.3**, demonstrating need, policy alignment, and justification for the reduced frontage.

4.2 Environmental Policies

The subject lands contain wetland and floodplain features along the northern boundary, associated with **Tributary VIII to the Whitson River**, and include heavily forested areas identified as **high risk for wildland fire**.

To address these requirements:

- The full extent of all wetlands has been delineated by an **OWES-certified professional**, and
- The **field-verified flood contour** has been established by a **qualified engineering consultant**, confirming regulatory flood elevation at 292.46 m CGVD28.
- **Implementation:** A **Wildland Fire Mitigation Plan** will be submitted demonstrating compliance. FireSmart principles will be applied at time of development.

The proposed **building envelopes for Lots 1 and 2** have been planned to comply with:

- A minimum **12 m setback from the wetland boundary**, and
- A minimum **5 m setback from the flood contour**, as required by Conservation Sudbury.

These delineations and setbacks ensure no development will occur within regulated hazard areas, and that all proposed lots will include a **minimum 0.2 ha buildable envelope**, free from environmental constraints.

5. Zoning By-law 2010-100Z

The subject lands are zoned **RU (Rural)**. The proposal requires:

- A **Zoning By-law Amendment** to rezone Lots 1 and 2 from RU to **RU(S)** to permit **minimum frontages of 50 m**, where 90 m is normally required.

All other zoning provisions (lot area, use, setbacks) are expected to be met, but the final concept plan with **building envelopes and setbacks** has been updated in accordance with Conservation Sudbury and Planning Services requirements.

7. Zoning By-law 2010-100Z

The subject lands are zoned **RU (Rural)**. The proposal requires:

- A **Zoning By-law Amendment** to rezone Lots 1 and 2 from RU to **RU(S)** to permit minimum frontages of **50 m**, where **90 m** is normally required.

- **Additional Zoning Relief – Side Yard Setback**

In addition to reduced frontage, the applicants are requesting **relief from the minimum interior side yard setback** requirement in the RU zone, specifically to allow a **3 metre setback**, where the by-law currently requires **10 metres** under Zoning By-law 2010-100Z. This relaxation is warranted due to:

- Lot shape and **environmental constraints**, which limit the available developable area.
- **Maintained compatibility** with rural character, given the large overall lot size (≥ 2 ha) and generous separation from neighbouring properties.
- **No negative impact** on privacy, light, access, or drainage, as the reduced setback remains consistent with minor variance decisions in similar rural contexts.

The **reduced side yard setback** is a **site-specific technical relief**, facilitating the placement of dwellings within constrained building envelopes while ensuring compliance with all other zoning and environmental requirements.

All other zoning provisions (lot area, use, setbacks) are expected to be met, but the final **concept plan** with building envelopes and setbacks have been updated in accordance with Conservation Sudbury and Planning Services requirements.

6. Need and Public Interest

This proposal responds to modest rural housing demand in Hanmer while ensuring conformity with long-term growth management policies. The area is serviced by existing road infrastructure (Gravel Drive), and no municipal servicing extensions are required.

As referenced in previous Consent B0058/2022, the parent parcel has an established planning history for lot creation. This current application represents the final two lots allowable under policy limits, demonstrating orderly and limited rural growth.

7. Conclusion

This Planning Justification Brief demonstrates that the proposed severance of Lots 1 and 2:

- Is **consistent with the PPS 2024**, promoting rural development that is compatible and sustainable
- Is **generally in conformity** with the Greater Sudbury Official Plan, subject to OPA and ZBA
- Requires only modest relief from frontage standards, while maintaining area and environmental compliance
- Addresses all technical and agency requirements as outlined in the July 2025 pre-consultation report

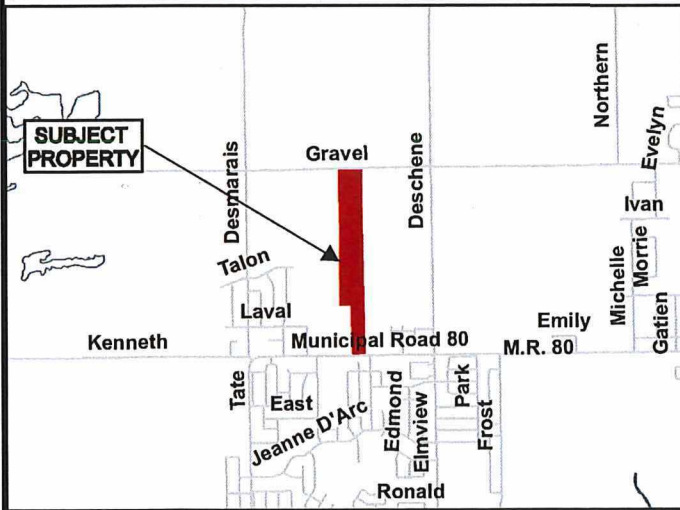
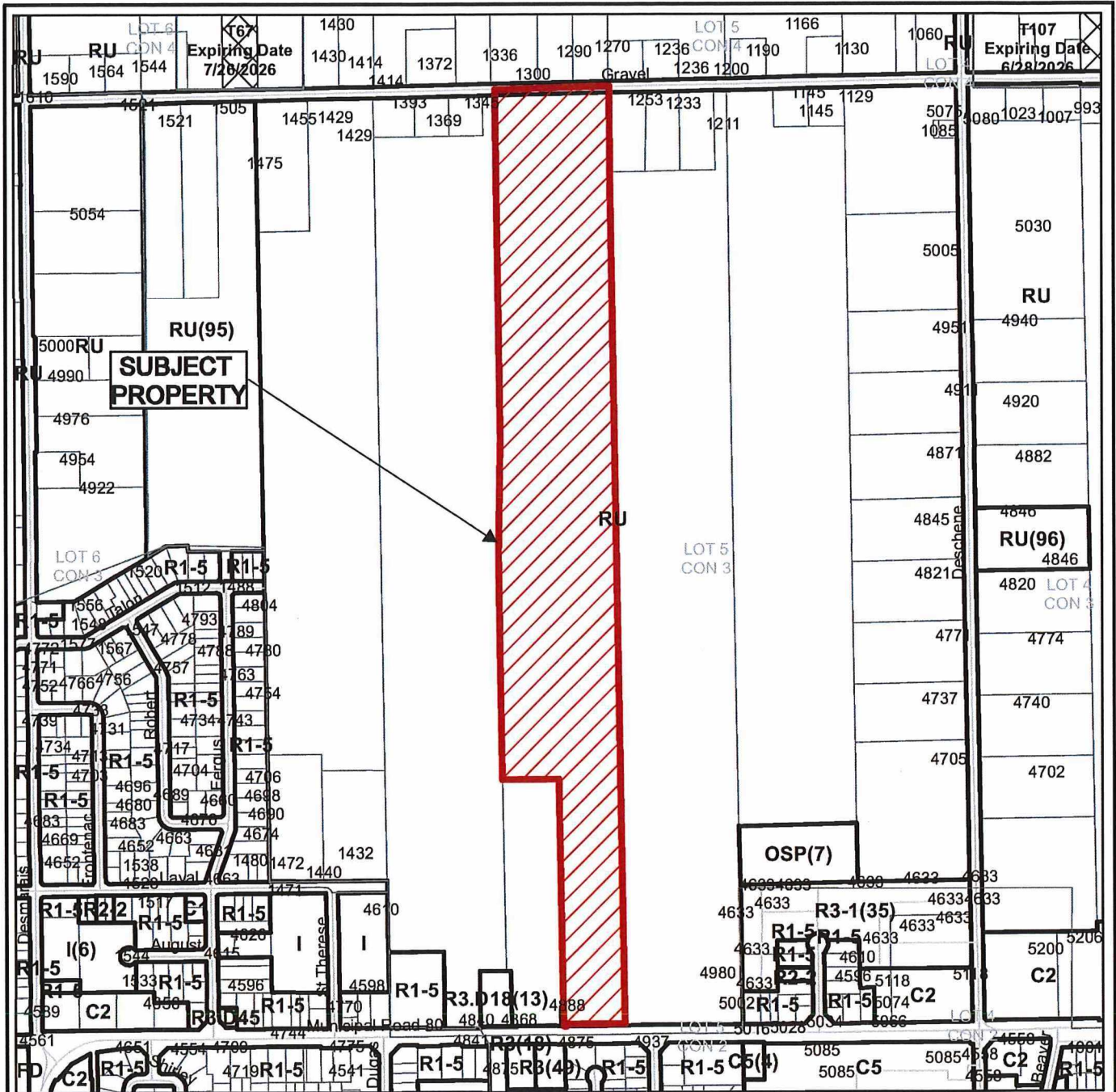
While this application proposes **two new lots** within the currently permitted severance limits under Section 5.2.2.2 of the Official Plan, the owners reserve the option to explore **additional lot creation (e.g., Lots 3 and 4)** in the future. Any such proposal would be subject to:

- **Updated floodplain mapping and environmental review,**
- A new pre-consultation process, and

- Submission of a comprehensive planning rationale and applicable technical studies to support a site-specific amendment to rural lot creation policies.

Subject to the above, the current application represents good planning, is in the public interest, and supports the City's vision for sustainable rural development.

The request for 50 m frontages (rather than the typical 90 m) is a site-specific response to the parcel's shape, environmental features, and development constraints. It allows for responsible lot creation while preserving the rural character and meeting all other policy and zoning criteria.



Application for Consent



Subject Property being PIN 73504-3264,
 West Half of Lot 5, Concession 3, except LT8054,
 LT103229, LT116252, LT153430 and
 Parts 1-5, 8 and 9 on Plan 53R-21906,
 Township of Hanmer,
 4888 Municipal Road 80, Hanmer,
 City of Greater Sudbury

NTS
 Sketch 1

PL-CON-2026-00028
 PL-CON-2026-00039
 Date: 2026 06 10

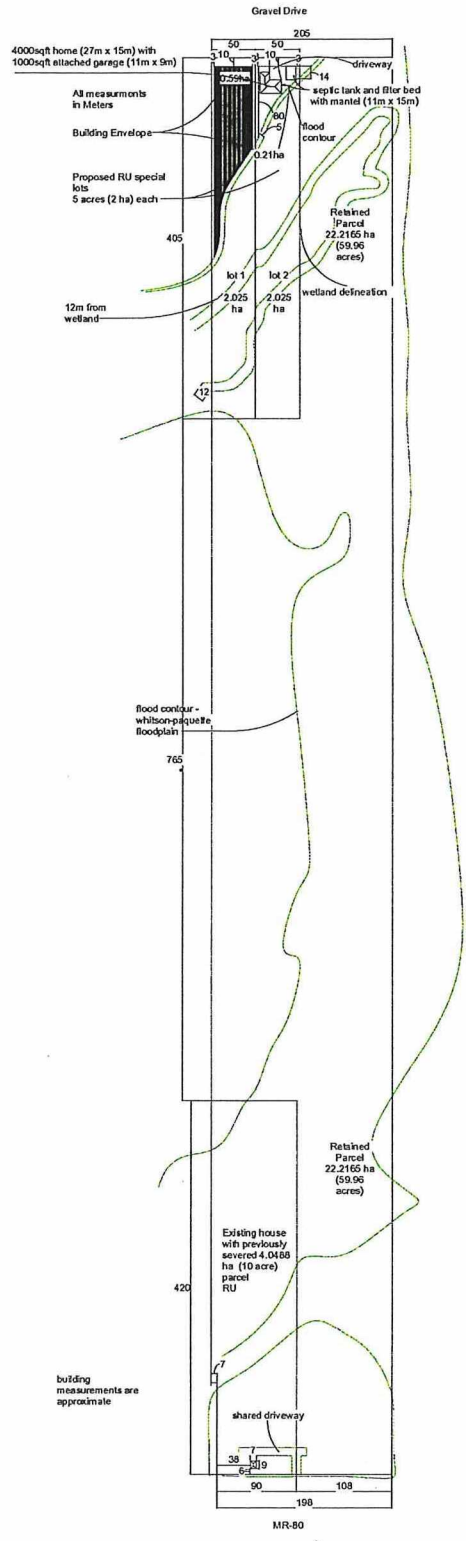
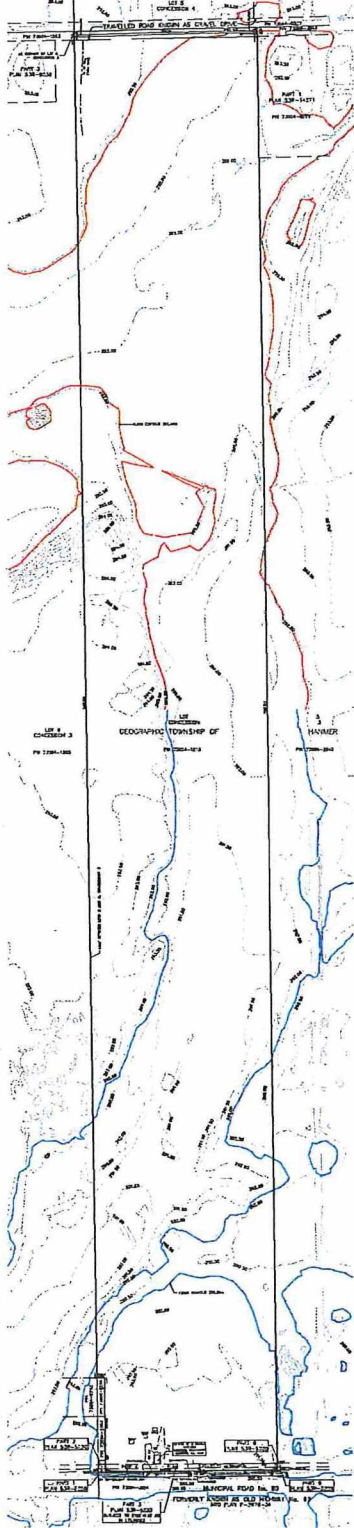
SKETCH SHOWING TOPOGRAPHIC INFORMATION OF
4888 OLD HIGHWAY No. 69, VAL THERRISE
CITY OF GREATER SOUSSIERE
TULLOCH GEOMATICS INC
2022

SCALE 1:1000
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

NOTES:
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LEGEND

1	Proposed RU special lots
2	Building Envelope
3	4000sqft home (27m x 15m) with 1000sqft attached garage (11m x 9m)
4	Gravel Drive
5	Asphalt link and filter bed with mantled (11m x 15m)
6	Flood contour
7	Retained Parcel 22.2166 ha (59.96 acres)
8	Wetland delineation
9	Lot 1 2.025 ha
10	Lot 2 2.025 ha
11	Existing house with previously covered 4.0488 ha (10 acre) parcel RU
12	Shared driveway
13	Building measurements are approximate



DRAFT

PL-CON-2026-00028
PL-CON-2026-00039
Sketch 2

