



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00028

Monday, June 29, 2026

OWNER(S): ANDRE GAUVIN, 645 Gravel Dr, Hanmer, ON, Canada

NATALIE GAUVIN, 645 Gravel Dr, Hanmer, ON, Canada

AGENT(S): ANDRE GAUVIN, 645 Gravel Dr, Hanmer, ON, Canada

LOCATION: 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, Hanmer P3P 1B9

SUMMARY

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

Application: To sever and create one new lot on the northwest vacant portion of the subject property identified as Lot 1 providing an approximate 2.025-hectare lot area.

Comments concerning this application were submitted as follows:

Development Engineering, June 30, 2026

Municipal Sewer not available.

Municipal Water not available.

Potable Water Condition:

The owners/applicants must prove to the satisfaction of the General Manager of Growth & Infrastructure Services that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into and the owner/applicant must advise future owners of these exceedances.

Lot Grading & Drainage Condition:

That the owner/applicant provides a grading and drainage plan for the localized area of construction due to its proximity to the adjacent property, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot to be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Drainage, June 29, 2026

The subject property to be severed is within the Whitson Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of \$1,000 is required as a condition of approval. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Development Approvals, June 25, 2026

Comments saved as PDF.

Building Services, June 24, 2026

Based on the information provided, Building Services has no concerns with this application subject to approval for reduced lot frontage per the rezoning application PL-RZN-2025-00028.

For the Owner's information Building Services has the following comment,

A Building Permit and documents will be required to be completed to the satisfaction of the Chief Building Official for any future proposed construction on the retained and severed lands

Hydro One, June 24, 2026

No Comment Received

Strategic and Environmental Planning, June 24, 2026

The subject lands contain wetland and watercourse as per Schedule 5 of the City of Greater Sudbury Official Plan, floodplain as per Schedule 6a of the City of Greater Sudbury Official Plan, and wild land hazard as per schedule 6b of the City of Greater Sudbury Official Plan.

The applicant is to be advised that development (including lot creation) and site alteration (clearance of tress) are not permitted on lands adjacent to a sensitive wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on natural features or ecological functions. Adjacent lands are considered to be within 50 metres of any sensitive wetland. Staff acknowledge that the wetland delineation has been included on the concept plan.

Areas of wildland fire risk are located on both the severed and retained lands. Staff acknowledge that a fire mitigation plan was included as part of the OPA & ZBA files.

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

Bell Canada, June 23, 2026

No Comment Received

Corridor Management, June 23, 2026

No Comment Received

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

No Comment Received

Source Water Protection, June 23, 2026

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.

Sudbury Hydro, June 23, 2026

No concerns - outside of our territory.

Conservation Sudbury, June 18, 2026

No Concerns

Ministry of Transportation, June 12, 2026

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

Site Plan, June 12, 2026

No Concerns

Revenue Services, June 11, 2026

Have home owner contact tax department at ext 2601

Meeting Minutes:

06/29/2026 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:

ANDRE GAUVIN AND NATALIE GAUVIN

the owner(s) of 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, Hanmer P3P 1B9

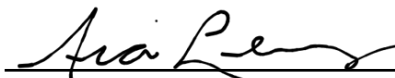
for consent to create a new lot on the northwest vacant portion of the subject property identified as Lot 1 on the plan submitted with the Application, providing a lot frontage of approximately 50.0m, a lot depth of approximately

405.0m and a lot area of approximately 2.025 hectares (20250.0 sq. m), be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.
- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.
- 4) That the owners/applicants provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
- 5) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 6) That the owners/applicants provide a grading and drainage plan for the localized area of construction due to its proximity to the adjacent property, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Planning & Growth. The owners/applicants will also be responsible for the construction of any drainage outlet that may be required. The owners/applicants shall be responsible for the legal costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.
- 7) The owners/applicants shall provide such drainage easements as may be required for drainage purposes on the lot to be created and the lot to be retained to the satisfaction of the General Manager of Planning & Growth and City Solicitor. All legal and survey costs shall be borne by the owners/applicants.
- 8) That the owners/applicants provide the Consent Official with comments from the Sudbury & District Health Unit stating that both the part to be transferred and the part to be retained are capable of supporting a subsurface sewage disposal system.
- 9) The owners/applicants must prove to the satisfaction of the General Manager of Planning and Growth that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into and the owners/applicants must advise future owners of these exceedances.
- 10) That the amending official plan application pertaining to File PL-OPA-2025-00009 and zoning by-law pertaining to File PL-RZN-2025-00028, be in full force and effect prior to the issuance of a Certificate.
- 11) That the owners/applicants contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.

- 12) 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. Public comment has been received and considered and had no effect on the Consent Official's decision as the application represents good planning.



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00029

Monday, June 29, 2026

OWNER(S): 2430808 ONTARIO LTD, 715 Lorne Ave, Sudbury, ON, Canada
AGENT(S): BARRY KINDRAT, 1107 Auger Avenue, Sudbury, ON, Canada
LOCATION: PIN(s) 733480818, Lot 28, Plan 53M-1446, Part Lot 2, Concession 2, Township of Balfour, 2957 /2959 Ruby Street, Chelmsford P0M 1L0

SUMMARY

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

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

Comments concerning this application were submitted as follows:

Drainage, June 29, 2026

No Concerns

Development Approvals, June 25, 2026

The purpose and effect of the application is a resubmission of an expired consent application to divide the subject property along the party wall of a semi-detached dwelling. The application was previously subject to consent application B0101/2023.

The lands proposed to be retained would have a lot frontage of approximately 10.19 m and a lot area of approximately 375.60 sq.m. The lands proposed to be severed would have a lot frontage of approximately 10.19 m and a lot area of 375.95 sq.m.

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

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

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

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

Building Services, June 24, 2026

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

Owner/Applicant to be advised of the following comments.

1) We acknowledge building permit application BP-NEW-2025-001183 to construct a semi-detached dwelling. Party wall to be constructed as per submission drawings and to be inspected by Building Services.

Development Engineering, June 24, 2026

No Concerns

Hydro One, June 24, 2026

No Comment Received

Propane, June 24, 2026

No Comment Received

Strategic and Environmental Planning, June 24, 2026

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

Bell Canada, June 23, 2026

No Comment Received

Corridor Management, June 23, 2026

No Comment Received

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

No Comment Received

Sudbury Hydro, June 23, 2026

No concerns - outside of our territory.

Conservation Sudbury, June 22, 2026

No Concerns

Ministry of Transportation, June 12, 2026

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

Site Plan, June 12, 2026

No Concerns

Revenue Services, June 11, 2026

No Concerns

Meeting Minutes:

06/29/2026 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

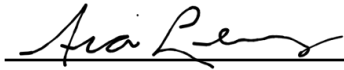
THAT the application by:
2430808 ONTARIO LTD

the owner(s) of PIN(s) 733480818, Lot 28, Plan 53M-1446, Part Lot 2, Concession 2, Township of Balfour, 2957 /2959 Ruby Street, Chelmsford P0M 1L0

for consent for resubmission of an expired Consent application to divide the subject property along the party wall of a semi-detached dwelling, be approved, subject to the following conditions:

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

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

A handwritten signature in black ink, appearing to read "Ava Lewis", is written over a horizontal line.

Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00036

Monday, June 29, 2026

OWNER(S): BELROCK MASONIC TEMPLE CORPORATION, 845 Regent Street, Sudbury, ON, Canada

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

LOCATION: 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 P3E 4T3, 354 York Street, Sudbury

SUMMARY

Zoning: The property is zoned I(13) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Grant an approximate 162.0 sq. m easement/right-of-way in favour of 363 York Street.

Comments concerning this application were submitted as follows:

Drainage, June 29, 2026

No Concerns

Development Approvals, June 26, 2026

The purpose and effect of the application is to establish 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 as 363 York Street.

The property was 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).

The property municipally known as 845 Regent Street and 354 York Street has a lot frontage of approximately 28.7 m and a lot area of approximately 1.38 ha (13,761 sq. m). The subject lands contain the Masonic Temple along with nine (9) residential dwelling units. The property is serviced via municipal water and sewer and appears to be accessed from a private road.

The subject property is designated 'Institutional Area' within the City of Greater Sudbury Official Plan, is zoned 'I(13)', Special Institutional within the City of Greater Sudbury Zoning By-law, and is regulated by Conservation Sudbury (NDCA).

The property municipally known as 363 York Street has an area of approximately 1 hectare (10,000 sq. m in size). The lands have no road frontage and are accessible via an easement over adjacent lands known as 865 Regent Street. The property is serviced via municipal water/sewer.

The subject property municipally known as 363 York Street is designated 'Institutional Area" within the City of Greater Sudbury Official Plan, is zoned 'M1(49)', Special Mixed Light Industrial/ Service Commercial within the City of Greater Sudbury Zoning By-law, and is regulated by Conservation Sudbury (NDCA).

Conservation Sudbury has no concerns with the proposed Consent.

The purpose of the proposed consent application is to establish an easement/ right-of-way over the lands municipally known as 845 Regent Street and 354 York Street, measuring approximately 162.0 sq. m in size in favour of the abutting eastern parcel being 363 York Street. The intent of the easement is to facilitate the installation of a stormwater sewer pipe, to ensure proper stormwater drainage from the benefitting lot as part of the Site Plan Control process (PL-SPC-2025-00003).

The Provincial Planning Statement (PPS, 2024) generally permits severances for easements for legal or technical reasons, if they do not result in the creation of a new lot. Additionally, Section 6.2.3 of the Official Plan permits lot adjustments, which includes easements for legal and technical reasons. The proposed easement/ right-of-way for drainage purposes subject to this consent application will not create a new lot and is not proposing to the change the existing use of the subject lands.

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

Strategic and Environmental Planning, June 25, 2026

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

Building Services, June 24, 2026

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

Development Engineering, June 24, 2026

No Concerns

Hydro One, June 24, 2026

No Comment Received

Bell Canada, June 23, 2026

No Comment Received

Conservation Sudbury, June 23, 2026

No Concerns

Corridor Management, June 23, 2026

No Comment Received

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

No Comment Received

Sudbury Hydro, June 23, 2026

No Concerns

Ministry of Transportation, June 12, 2026

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

Site Plan, June 12, 2026

No Concerns

Revenue Services, June 11, 2026

No Concerns

Meeting Minutes:

06/29/2026 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:

BELROCK MASONIC TEMPLE CORPORATION

the owner(s) of 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 and 354 York Street, Sudbury

for consent to 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, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.

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

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



Consent Official



APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00039

Monday, June 29, 2026

OWNER(S): ANDRE GAUVIN, 645 Gravel Dr, Hanmer, ON, Canada

NATALIE GAUVIN, 645 Gravel Dr, Hanmer, ON, Canada

AGENT(S): ANDRE GAUVIN, 645 Gravel Dr, Hanmer, ON, Canada

LOCATION: 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, Hanmer P3P 1B9

SUMMARY

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

Application: To sever and create one new lot on the northwest vacant portion of the subject property identified as Lot 2 providing an approximate 2.025-hectare lot area.

Comments concerning this application were submitted as follows:

Development Engineering, June 30, 2026

Municipal Sewer not available.

Municipal Water not available.

Potable Water Condition:

The owners/applicants must prove to the satisfaction of the General Manager of Growth & Infrastructure Services that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into and the owner/applicant must advise future owners of these exceedances.

Lot Grading & Drainage Condition:

That the owner/applicant provides a grading and drainage plan for the localized area of construction due to its proximity to the adjacent property, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth and Infrastructure. The owner/applicant will also be responsible for the construction of any drainage outlet that may be required. The owner/applicant shall be responsible for the legal and survey costs.

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot to be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Drainage, June 29, 2026

The subject property to be severed is within the Whitson Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of \$1,000 is required as a condition of approval. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Development Approvals, June 25, 2026

Comments saved as PDF.

Building Services, June 24, 2026

Based on the information provided, Building Services has the following comments:

1. Approval for reduced lot frontage per the rezoning application PL-RZN-2025-00028 is required.
2. Lots 2.0ha and greater are to comply with the zoning standards, including 10.0m side yards. The sketch is suggesting 3.0m which would require variance.

For the Owner's information Building Services has the following comment,

1. A Building Permit and documents will be required to be completed to the satisfaction of the Chief Building Official for any future proposed construction on the retained and severed lands

Hydro One, June 24, 2026

No Comment Received

Strategic and Environmental Planning, June 24, 2026

The subject lands contain wetland and watercourse as per Schedule 5 of the City of Greater Sudbury Official Plan, floodplain as per Schedule 6a of the City of Greater Sudbury Official Plan, and wild land hazard as per schedule 6b of the City of Greater Sudbury Official Plan.

The applicant is to be advised that development (including lot creation) and site alteration (clearance of tress) are not permitted on lands adjacent to a sensitive wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on natural features or ecological functions. Adjacent lands are considered to be within 50 metres of any sensitive wetland. Staff acknowledge that the wetland delineation has been included on the concept plan.

Areas of wildland fire risk are located on both the severed and retained lands. Staff acknowledge that a fire mitigation plan was included as part of the OPA & ZBA files.

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

Bell Canada, June 23, 2026

No Comment Received

Corridor Management, June 23, 2026

No Comment Received

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

No Comment Received

Sudbury Hydro, June 23, 2026

No concerns - outside of our territory.

Conservation Sudbury, June 18, 2026

No Concerns

Ministry of Transportation, June 12, 2026

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

Site Plan, June 12, 2026

No Concerns

Revenue Services, June 11, 2026

Please have the home owner contact the tax department at ext 2601

Meeting Minutes:

06/29/2026 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:

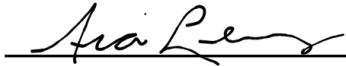
ANDRE GAUVIN AND NATALIE GAUVIN

the owner(s) of 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, Hanmer P3P 1B9

for consent for consent 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), be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.
- 3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.
- 4) That the owners/applicants provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.
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- 7) The owners/applicants shall provide such drainage easements as may be required for drainage purposes on the lot to be created and the lot to be retained to the satisfaction of the General Manager of Planning & Growth and City Solicitor. All legal and survey costs shall be borne by the owners/applicants.
- 8) That the owners/applicants provide the Consent Official with comments from the Sudbury & District Health Unit stating that both the part to be transferred and the part to be retained are capable of supporting a subsurface sewage disposal system.
- 9) The owners/applicants must prove to the satisfaction of the General Manager of Planning and Growth that an adequate quantity of potable water is available and, if exceedances to the O. Reg 169/03 for Aesthetic Objectives and Operation Guidelines are identified, an agreement with the City must be entered into and the owners/applicants must advise future owners of these exceedances.
- 10) That the amending official plan application pertaining to File PL-OPA-2025-00009 and zoning by-law pertaining to File PL-RZN-2025-00028, be in full force and effect prior to the issuance of a Certificate.
- 11) That the owners/applicants contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 12) 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. Public comment has been received and considered and had no effect on the Consent Official's decision as the application represents good planning.

A handwritten signature in black ink, appearing to read "Aria Lee", is written over a horizontal line.

Consent Official