



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00058

Monday, November 24, 2025

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

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

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 108 Charlotte Avenue, Chelmsford P0M 1L0, 112 Charlotte Avenue, Chelmsford

---

### SUMMARY

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

Application: To sever and create one new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 677.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, November 21, 2025

Bell Canada has no concerns with respect to Application for Consent PL-CON-2025-0058, regarding 108 Charlotte Ave.

Bell Canada, November 19, 2025

No Comment Received

Building Services, November 19, 2025

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

1) We acknowledge Minor Variance PL-MV-2025-00140 to permit two existing driveways where only one driveway is permitted per lot.

Corridor Management, November 19, 2025

No Comment Received

Development Engineering, November 19, 2025

Municipal Sewer service is not shown on as-builts. Owner to pay for any alterations or extensions to the existing service, if necessary. Municipal Water available at lot line. Owner to pay for any alterations or extensions to the existing service, if necessary.

Hydro One, November 19, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 19, 2025

No Comment Received

Revenue Services, November 19, 2025

No Concerns

Development Approvals, November 18, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 18 m along Charlotte Street and an area of +/- 677 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from Charlotte Street.

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

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

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

The lands are subject to Minor Variance Application PL-MV-2025-00140, which received approval to allow two driveways from Committee of Adjustment on October 29, 2025.

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

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

It is recommended that the application be granted.

Drainage, November 18, 2025

No Concerns

Strategic and Environmental Planning, November 18, 2025

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

Sudbury Hydro, November 18, 2025

Please be advised, that the application within this agenda, fall outside of our service territory.

Ministry of Transportation, November 13, 2025

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

Site Plan, November 7, 2025

No Concerns

Conservation Sudbury, November 6, 2025

No Concerns

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

The following decision was reached:

DECISION:

THAT the application by:  
GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 108 and 112 Charlotte Avenue, Chelmsford P0M 1L0,

for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 36.0m and a lot area of approximately 677.0 sq. m, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.

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

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



---

Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00059

Monday, November 24, 2025

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

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

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 116 Charlotte Avenue, Chelmsford P0M 1L0, 120 Charlotte Avenue, 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: To sever and create one new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 664.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, November 21, 2025

Bell Canada has no concerns with respect to Application for Consent PL-CON-2025-0059, regarding 116 Charlotte Avenue.

Bell Canada, November 19, 2025

No Comment Received

Building Services, November 19, 2025

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

1) We acknowledge Minor Variance PL-MV-2025-00141 to permit two existing driveways where only one driveway is permitted per lot.

Corridor Management, November 19, 2025

No Comment Received

Development Engineering, November 19, 2025

Municipal Sewer service is not shown on as-builts. Owner to pay for any alterations or extensions to the existing service, if necessary. Municipal Water available at lot line. Owner to pay for any alterations or extensions to the existing service, if necessary.

Hydro One, November 19, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), November 19, 2025

No Comment Received

Revenue Services, November 19, 2025

No Concerns

Development Approvals, November 18, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 18 m along Charlotte Street and an area of +/- 664 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from Charlotte Street.

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

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

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

The lands are subject to Minor Variance Application PL-MV-2025-00141, which received approval to allow two driveways from Committee of Adjustment on October 29, 2025.

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

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

It is recommended that the application be granted.

Drainage, November 18, 2025

No Concerns

Strategic and Environmental Planning, November 18, 2025

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

Sudbury Hydro, November 18, 2025

Please be advised, that the application within this agenda, fall outside of our service territory.

Ministry of Transportation, November 13, 2025

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

Site Plan, November 7, 2025

No Concerns

Conservation Sudbury, November 6, 2025

No Concerns

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

The following decision was reached:

DECISION:

THAT the application by:  
GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 116 and 120 Charlotte Avenue, Chelmsford P0M 1L0, for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 18.0m, a lot depth of approximately 36.0m and a lot area of approximately 664.0 sq. m, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.

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

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



---

Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00060

Monday, November 24, 2025

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

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

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 150 Gaudette Street, Chelmsford P0M 1L0, 154 Gaudette Street, Chelmsford

---

### SUMMARY

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

Application: To sever and create one new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing an approximate 593.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, November 21, 2025

Bell Canada has no concerns with respect to Application for Consent PL-CON-2025-0060, regarding 150 Gaudette Street.

Bell Canada, November 19, 2025

No Comment Received

Building Services, November 19, 2025

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

1) We acknowledge Minor Variance PL-MV-2025-00142 to permit two existing driveways where only one driveway is permitted per lot.

Canada Post, November 19, 2025

No Comment Received

Corridor Management, November 19, 2025

No Comment Received

Development Approvals, November 19, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 17.6 m along Gaudette Street and an area of +/- 593 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed contain a semi-detached dwelling that is serviced by municipal water and sanitary connections and two existing driveways from Gaudette Street.

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

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

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

The lands are subject to Minor Variance Application PL-MV-2025-00142, which received approval to allow two driveways from Committee of Adjustment on October 29, 2025. Additionally, the lands are subject to Minor Variance Applications A0144/2022 and A0145/2022 which permit a lot frontage of 8.8 m per dwelling unit.

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

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

It is recommended that the application be granted.

Development Engineering, November 19, 2025

Municipal Sewer service is not shown on as-builts. Owner to pay for any alterations or extensions to the existing service, if necessary. Municipal Water available at lot line. Owner to pay for any alterations or extensions to the existing service, if necessary.

Hydro One, November 19, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 19, 2025

No Comment Received

Revenue Services, November 19, 2025

No Concerns

Drainage, November 18, 2025

No Concerns

Strategic and Environmental Planning, November 18, 2025

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

Sudbury Hydro, November 18, 2025

Please be advised, that the application within this agenda, fall outside of our service territory.

Ministry of Transportation, November 13, 2025

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

Site Plan, November 7, 2025

No Concerns

Conservation Sudbury, November 6, 2025

No Concerns

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

The following decision was reached:

DECISION:

THAT the application by:

GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 150 and 154 Gaudette Street, Chelmsford P0M 1L0

for consent to create a new lot from the subject property with an existing dwelling containing two semi-detached dwelling units providing a lot frontage of approximately 17.0m, a lot depth of approximately 33.0m and a lot area of approximately 593.0 sq. m, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



---

Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00068

Monday, November 24, 2025

OWNER(S): DENIS HENRI, 2996 Valleyview, Val Caron, ON, Canada  
LISE HENRI, 2996 Valleyview, Val Caron, ON, Canada

AGENT(S): DENIS HENRI, 2996 Valleyview, Val Caron, ON, Canada

LOCATION: PIN(s) 735000090, Parcel 43296 SEC SES SRO, Part Lot 12, Concession 5, Part 1, Plan 53R-6961, except Part 1, Plan 53R-9283, Township of Blezard, 0 Valleyview Road, Blezard Valley P3N 1R2

---

### 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 consolidate an approximate 22996.0 sq. m east portion with abutting PIN 73500-0087, municipally known as 2996 Valleyview Road.

Comments concerning this application were submitted as follows:

Development Engineering, November 25, 2025

No Concerns

Building Services, November 19, 2025

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

1) Our records indicate an Order to Comply (BP-BCO-2025-00153) for the construction of an accessory structure measuring approximately 17.8 square meters and a covered deck without benefit of a building permit. Please contact Building Services to proceed in closing these projects.

Canada Post, November 19, 2025

No Comment Received

Corridor Management, November 19, 2025

No Comment Received

Hydro One, November 19, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 19, 2025

No Comment Received

Ministry of Transportation, November 19, 2025

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

Revenue Services, November 19, 2025

No Concerns

Drainage, November 18, 2025

No Concerns

Strategic and Environmental Planning, November 18, 2025

The proposed consent does not constitute lot creation. Staff in SEP do not oppose the lot addition.

The applicant is advised that 4.41.2 Setback Requirements for Residential Buildings and Accessory Structures of Zoning By-law 2010-100Z requires a 30 metres setback to the highwater mark of the Whitson River.

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the federal Fisheries Act, 1985, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.

Sudbury Hydro, November 18, 2025

Please be advised, that the application within this agenda, fall outside of our service territory.

Development Approvals, November 17, 2025

The subject lands are designated 'Rural' within the City of Greater Sudbury Official Plan and are zoned 'RU', Rural, within the City of Greater Sudbury Zoning By-law. The subject lands are also located within the Flood Plain, Greater Sudbury Water Source Protection Plan Vermilion Intake Protection Zone, and the Nickel District Conservation Authority's (NDCA) regulated area.

The purpose and effect of the application is to sever approximately 22,996 m<sup>2</sup> of the eastern portion of the proposed retained lands to add to the abutting property, known municipally as 2996 Valleyview Road.

The entirety of the benefiting property (i.e. 2996 Valleyview Road) and a significant southern portion of the retained lands are within the Flood Plain and the Nickel District Conservation Authority's (NDCA) Regulated Area. The City's Official Plan does not permit development or site alteration within a floodway.

The application ultimately consists of a severance for the purpose of a lot addition to enlarge an existing undersized rural lot of record, not for the creation of a new lot. Staff are of the opinion that the proposed application 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.

Bell Canada, November 13, 2025

Bell Canada has no concerns with respect to Application for Consent PL-CON-2025-00068, regarding 0 Valleyview Rd.

Conservation Sudbury, November 13, 2025

Conservation Sudbury has reviewed subject property for PL-CON-2025-00068 proposed land addition. The entire subject property contains features regulated by Conservation Sudbury, including flood and erosion hazards associated with the Whitson River. Please refer to the Conservation Sudbury property map uploaded to Pronto showing the regulated area and floodplain at subject property.

Under the Conservation Authorities Act and the Provincial Planning Statement, Conservation Sudbury cannot permit the creation of new lots in a designated floodplain. However, it is Conservation Sudbury's understanding that this application proposes severance of the northeastern portion of the subject property for addition to the southeastern adjacent property. It is Conservation Sudbury's understanding that the subject and adjacent properties are currently two distinct lots under different ownership, not merged on title, and that the nature of this application will not create any additional lots.

The western portion of the lot to be retained is currently vacant. Based on a review of aerial imagery, it appears that there has been development on the retained lot of subject property, without the benefit of a Conservation Sudbury permit under the Conservation Authorities Act. This development may be aggravating the flood and erosion hazards of the Whitson River at subject property. Further development on subject property could increase non-conformance under the Conservation Authorities Act. Please contact our office to discuss remediation. Conservation Sudbury can be reached by phone at 705-674-5249 or by email at [ndca@conservationsudbury.ca](mailto:ndca@conservationsudbury.ca).

Conservation Sudbury has provided the above comments for PL-CON-2025-00068 and has no concerns with the proposed given our understanding that this will not create any additional lots. While Conservation Sudbury typically looks that the proposed demonstrates safe building envelopes on the severed and retained lots, this verification has not been part of our screening at this time since there is no new lot creation with this application. Any development within the regulated area requires permission of Conservation Sudbury, development within an erosion hazard is prohibited and development within a flood hazard is restricted.

Site Plan, November 7, 2025

No Concerns

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:

DENIS HENRI AND LISE HENRI

the owner(s) of PIN(s) 735000090, Parcel 43296 SEC SES SRO, Part Lot 12, Concession 5, Part 1, Plan 53R-6961, except Part 1, Plan 53R-9283, Township of Blezard, 0 Valleyview Road, Blezard Valley P3N 1R2

for consent to sever and consolidate an approximate 22996.0 sq. m east portion with abutting PIN 73500-0087, municipally known as 2996 Valleyview Road, be approved with the stipulation that subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

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

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



Consent Official



## APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2025-00071

Monday, November 24, 2025

OWNER(S): MTR GROUP LTD., MTR Construction 2113 Lasalle Blvd., Sudbury, ON, Canada

AGENT(S): DORLAND GEOMATICS, 1771 Old Falconbridge Road, Sudbury, ON, Canada  
P3B1M1

LOCATION: PIN(s) 735043155, Firstly: Part Lot 5, Concession 3 as in LT66142; Secondly: Part Lot 5 Concession 3, Part 4, Plan 53R-21423, Township of Hanmer, 5074 Municipal Road 80, Hanmer P3P 1B9

---

### SUMMARY

Zoning: The property is zoned R3-1(35), R1-5, C2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and consolidate an approximate 462.0 sq. m east portion with abutting PIN 73504-3177, municipally known as 4633 Deschene Road, subject to an easement in the nature of a right-of-way in favour of the retained lands.

Comments concerning this application were submitted as follows:

Development Engineering, November 25, 2025

No Concerns

Bell Canada, November 19, 2025

No Concerns

Building Services, November 19, 2025

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

1) We acknowledge Minor Variance PL-MV-2025-00144 to permit a minimum 24.57m lot frontage where a minimum 30.0m lot frontage is required

Canada Post, November 19, 2025

No Comment Received

Corridor Management, November 19, 2025

No Comment Received

Hydro One, November 19, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 19, 2025

No Comment Received

Revenue Services, November 19, 2025

No Concerns

Source Water Protection, November 19, 2025

No significant drinking water threat identified at this time.

Drainage, November 18, 2025

No Concerns

Strategic and Environmental Planning, November 18, 2025

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

Sudbury Hydro, November 18, 2025

Please be advised, that the application within this agenda, fall outside of our service territory.

Ministry of Transportation, November 13, 2025

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

Development Approvals, November 12, 2025

The proposed severed lands, known municipally as 5074 Municipal Road 80, are designated 'Mixed Use Commercial' within the City of Greater Sudbury Official Plan and are zoned 'C2', General Commercial within the City of Greater Sudbury Zoning By-law. The lands benefiting from the severance, known locally as '4633 Deschene' are designated 'Mixed Use Commercial' to the east and 'Living Area 1' to the west within the City of Greater Sudbury Official Plan and are zoned 'R3-1(35)', Medium Density Residential within the City of Greater Sudbury Zoning By-law.

Both the proposed severed and retained lands are within the Wellhead Protection Area (WHPA) A and B. Section 4.42.1 of the City's Zoning By-law prohibits several land uses within this protection area that could negatively affect well water quality in the area. The proposed severed lands currently have an existing vacant commercial building on the property. It does not appear that the proposed uses on the severed or retained lands fall within the list of prohibited uses under this section of the

City's Zoning By-law.

The purpose and effect of the application is to sever an approximately 462 m<sup>2</sup> (5 m by 92 m) portion of land from 5074 Municipal Road 80 to allow for an easement for municipal water and sewer access to the abutting property to the north, known locally as '4633 Deschene'. The property benefiting from the lot addition is currently under construction for a row housing development.

Staff are of the opinion that the proposed application for the purpose of an easement for municipal water and sewer access for the row housing development under construction 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.

Site Plan, November 7, 2025

The plans show the 5m wide severance is to facilitate a service corridor for 4633 Deschene, however, this has not been reviewed or approved through site plan control. A site plan amendment and review will be required to allow the corridor to be used for servicing.

Conservation Sudbury, November 6, 2025

No Concerns

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:  
MTR GROUP LTD.


the owner(s) of PIN(s) 735043155, Firstly: Part Lot 5, Concession 3 as in LT66142; Secondly: Part Lot 5 Concession 3, Part 4, Plan 53R-21423, Township of Hanmer, 5074 Municipal Road 80, Hanmer P3P 1B9

for consent to sever and consolidate an approximate 462.0 sq. m east portion with abutting PIN 73504-3177 (LT), municipally known as 4633 Deschene Road, subject to an easement in the nature of a right-of-way in favour of the retained lands, be approved with the stipulation that subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.

- 2) That the owner/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-2025-00072

Monday, November 24, 2025

OWNER(S): KATHY HEIKKILA, 357 Spanish River Road, Worthington, ON, Canada P0M3H0  
MARK HEIKKILA, 357 Spanish River Road, Worthington, ON, Canada P0M3H0

AGENT(S):

LOCATION: PIN(s) 733830142, Parcel 8871A SEC SWS, Part Lot 5, Concession 2, Parts 1 & 2, Plan 53R-9758, Township of Drury, 357 Spanish River Road, Whitefish, ON P0M3H0

---

### SUMMARY

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

Application: Transfer an approximate 54227.0 sq. m west vacant portion of the subject property.

Comments concerning this application were submitted as follows:

Drainage, November 25, 2025

The subject property to be severed is within the Lower Spanish River Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of \$1,000 is required as a condition of approval.

The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Building Services, November 19, 2025

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

1) There appears to be several structures on the retained lands that are not shown on the provided plot plan. These structures may require a building permit to the satisfaction of the Chief Building Official. Please contact Building Services for information.

2) Owner to be aware that sheds greater than 15m<sup>2</sup> require a building permit in accordance with the Ontario Building Code Article 1.3.1.1. of Division C. Applicant/Owner to also be aware that with the exception of sheds, accessory buildings and structures greater than 10 m<sup>2</sup> (108 ft<sup>2</sup>) are also subject to the Ontario Building Code and would require a building permit.??

Corridor Management, November 19, 2025

No Comment Received

Development Engineering, November 19, 2025

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.

Driveway Application Required

It is unclear from the support material if a new driveway will result from the application. Should the need for a new driveway be created by this application, we require that as a condition of approval, the owner must apply for and receive a driveway entrance permit for the proposed lot, prior to the issuance of a certificate, to the satisfaction of the General Manager of Infrastructure Services.

Hydro One, November 19, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), November 19, 2025

No Comment Received

Revenue Services, November 19, 2025

No Concerns

Strategic and Environmental Planning, November 18, 2025

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

Sudbury Hydro, November 18, 2025

Please be advised, that the application within this agenda, fall outside of our service territory.

Bell Canada, November 13, 2025

Bell Canada has no concerns with respect to Application for Consent PL-CON-2025-00072, regarding 357 Spanish River Road.

Development Approvals, November 13, 2025

The subject lands, known municipally as 357 Spanish River Road, are designated 'Rural and Mining/Mineral Reserve' within the City of Greater Sudbury Official Plan and are zoned 'RU', Rural within the City of Greater Sudbury Zoning By-law.

The purpose and effect of the application is to sever approximately 54,227 m<sup>2</sup> from the subject lands for the creation of a new lot. Several policy sections of the City's Official Plan prohibit new lot creation on lands designated 'Mining/Mineral Reserve'. However, the boundaries of the proposed new lot are well outside the 'Mining/Mineral Reserve' designation. The proposed retained lands are currently developed with a single detached dwelling.

Staff are of the opinion that the proposed application for the purpose of creating a new lot 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.

Ministry of Transportation, November 13, 2025

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

Site Plan, November 7, 2025

No Concerns

Conservation Sudbury, November 6, 2025

No Concerns

This Application is a resubmission of Consent B0036/2023. All conditions imposed and cleared under B0036/2023, are still applicable to this Application and have therefore not been imposed.

The following decision was reached:

DECISION:

THAT the application by:

KATHY HEIKKILA AND MARK HEIKKILA

the owner(s) of PIN(s) 733830142, Parcel 8871A SEC SWS, Part Lot 5, Concession 2, Parts 1 & 2, Plan 53R-9758, Township of Drury, 357 Spanish River Road, Whitefish, ON P0M3H0

for consent transfer a west vacant portion of the subject property providing an approximate 450.0m lot frontage, 254.0m lot depth, 54227.0 sq. m lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



---

Consent Official