



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00053

Monday, October 27, 2025

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

AGENT(S): BELMAR BUILDERS INC., 100 RADISSON, CHELMSFORD, ON, Canada  
P0M1L0

LOCATION: PIN(s) 735043218, Lot 151, Plan M-1115, Part Lot 5, Concession 2, Township  
of Hanmer, 2101 Schreyer Street, Valley East P3P 0E3, 2105 Schreyer  
Street, Valley East P3P 0E3

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**SUMMARY**

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

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

Comments concerning this application were submitted as follows:

Bell Canada, October 24, 2025

No Comment Received

Corridor Management, October 24, 2025

No Comment Received

Development Engineering, October 24, 2025

No Concerns

Hydro One, October 24, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 24, 2025

No Comment Received

Strategic and Environmental Planning, October 23, 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.

Drainage, October 22, 2025

No Concerns

Ministry of Transportation, October 22, 2025

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

Revenue Services, October 22, 2025

No Concerns

Sudbury Hydro, October 21, 2025

Please note the application, falls outside of our service territory, therefore we have no concerns.

Building Services, October 19, 2025

Building Services has reviewed the submitted application for Consent and can advise that we have no objection with the request.

We acknowledge Building Permit BP-NEW-2024-01123 for the construction of the semi-detached building. A final inspection of the subject party wall will be required.

Conservation Sudbury, October 15, 2025

No Concerns

Development Approvals, October 9, 2025

The subject lands are designated 'Living Area 1' within the City of Greater Sudbury Official Plan and are zoned 'R2-2' within the City of Greater Sudbury Zoning By-law. The purpose and effect of the application is to sever a parcel of land with a lot frontage of 10.5 m along Schreyer Street and a lot area of +/- 462 m<sup>2</sup> from the subject lands resulting in the creation of a new infill lot for the division of the severed and retained lands along the shared wall of the existing semi-detached dwellings. The retained lands would also have a lot frontage of 10.5 m along Schreyer Street and a lot area of +/- 462 m<sup>2</sup>. Both proposed severed and retained lands are serviced by municipal water and sewer services.

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.

Site Plan, October 9, 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:  
DOMINION PARK DEVELOPMENTS CORP

the owner(s) of PIN(s) 735043218, Lot 151, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 2101 Schreyer Street, Valley East P3P 0E3, 2105 Schreyer Street, Valley East P3P 0E3

for consent 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.



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Consent Official



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00062

Monday, October 27, 2025

OWNER(S): ROBERT JOHN D'AGOSTINO, 4574 Lammi's Road, Greater Sudbury, ON, Canada

LISA CLAIRE D'AGOSTINO, 4574 Lammi's Road, Greater Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 734720273, Part Lot 12, Concession 2, as in EP5827, except LT43520, LT49814, LT50136, LT50398, LT59333, LT61558, LT67436 and Parts 2, 3, & 4, Plan 53R-20093, Township of Broder, 4574 Lammi's Road, Sudbury P3G 1H4

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**SUMMARY**

Zoning: The property is zoned SLS, 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 eastern portion of the subject property providing an approximate 67,700.0 sq. m lot area, together with and subject to a mutual access easement.

Comments concerning this application were submitted as follows:

Development Engineering, October 27, 2025

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.

Bell Canada, October 24, 2025

No Comment Received

Corridor Management, October 24, 2025

No Comment Received

## Development Approvals, October 24, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 20 m along Lammis Road and an area of +/- 6.77 ha from the subject lands, resulting in the creation of a new lot. The proposed severed lands would be serviced by a private water and septic system, and are proposed to be accessed by an access easement over the private portion of Lammis Road.

The lands proposed to be retained would have a frontage of 10 m on Lammis Road and a lot area of +/- 17.61 ha. The lands to be retained contains a single detached dwelling and are serviced by a private septic system and well. The lands are proposed to be accessed through an access easement over the private portion of Lammis Road and across the severed lands.

The application also seeks to establish a mutual access easement for access to both the severed and retained lands.

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

The lands are subject to Zoning By-law Amendment Application PL-ZBA-2025-00004, which received conditional approval on August 11, 2025 to rezone both the severed and retained lands to a site specific 'RU(S)' Zone to permit deficient lot frontages. The rezoning is not yet in effect.

Staff have reviewed the proposed severed and retained lands against the 'RU' standards and direction provided in the Resolution from the Zoning By-law Amendment Application and are of the opinion that the standards are capable of being maintained as a result of the severance.

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

1. That 5% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.
2. That the Zoning By-law Amendment Application PL-ZBA-2025-00004 be in full force and effect.

## Hydro One, October 24, 2025

No Comment Received

## Ministry of Natural Resources and Forestry (MNR), October 24, 2025

No Comment Received

## Strategic and Environmental Planning, October 24, 2025

The subject lands were previously subject to a rezoning (PL-RZN-2025-00004). Through that process, the submitted Planning Justification Report acknowledged that Long Lake is an Enhanced Management 2 lake subject to the policies of the City's Official Plan. The PJR explicitly stated:

"Regarding the need for a site-specific assessment per Sections 8.2.4.7 & 8.4.2.8, this has been historically required during the application for consent process (through City of Greater Sudbury applications for consent B0123/2014, B0124/2014 and B0125/2014). That being said, conformity with the above noted policies would be further addressed through the consent process, should the application be approved."

Staff in SEP did not object to this approach and included the comment:

"As part of an application for consent to sever, a site assessment completed in accordance with policy 8 of section 8.4.2 Lakes with Phosphorus Enrichment Concerns should be submitted for staff review and consideration."

This was not submitted as part of this application. Staff in SEP are requesting a condition of approval that requires the submission of a site-specific assessment consistent with policies in section 8.2.4.7 & 8.4.2.8 of the City's Official Plan to the satisfaction of the Director of Planning.

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.

Drainage, October 22, 2025

The subject property to be severed is within the Panache 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.

Ministry of Transportation, October 22, 2025

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

Sudbury Hydro, October 20, 2025

As a condition of consent, Greater Sudbury Hydro Inc. will require the following:

A three metre (3 m) Frontage Easement along Lammi's Road, across the entire parcel (both severed and retained lands) , registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.

Building Services, October 19, 2025

Building Services has reviewed the application and can advise that we have no concerns with the proposed consent requests.

Applicant to be advised of the following:

- The Building Permit for the single-family dwelling on the retained property has not been completed. Please contact Building Services to arrange for the required inspections to close the permit.
- There appears to be several structures on the proposed severed property that have not been indicated on the provided sketch. Please be advised that that only buildings with a permitted main use and those accessory to the main use can remain on the property, and are subject to Building Permit.

Conservation Sudbury, October 15, 2025

No Concerns

Site Plan, October 9, 2025

No Concerns

Revenue Services, October 8, 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:

ROBERT JOHN D'AGOSTINO AND LISA CLAIRE D'AGOSTINO

the owner(s) of PIN(s) 734720273, Part Lot 12, Concession 2, as in EP5827, except LT43520, LT49814, LT50136, LT50398, LT59333, LT61558, LT67436 and Parts 2, 3, & 4, Plan 53R-20093, Township of Broder, 4574 Lammi's Road, Sudbury P3G 1H4

for consent to create a new lot on the eastern portion of the subject property providing an approximate 20.0m lot frontage and 67,700.0 sq. m lot area, together with and subject to a mutual access easement, 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 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.
- 7) 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.
- 8) That the owners/applicants submit a site-specific assessment consistent with Policies 7 and 8 in section 8.4.2 of the City's Official Plan to the satisfaction of the Director of Planning Services.
- 9) That the amending zoning by-law pertaining to File PL-ZBA-2025-00004 be in full force and effect prior to the issuance of a Certificate.
- 10) 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.
- 11) That the owners/applicants convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along Lammi's Road, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owners/applicants will be responsible for all legal costs associated with the conveyance. The owners/applicants are also responsible for obtaining/providing a Postponement to be registered on title to the subject property in favour of Greater Sudbury Hydro Inc.'s interest with respect to any and all existing Charge/Mortgage/Lien and/or encumbrance registered on title to the subject property. The owners/applicants will be responsible for all costs associated with obtaining said Postponement.
- 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. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.



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Consent Official



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00063

Monday, October 27, 2025

OWNER(S): SUZANNE LEBLANC, 4401 ELYSEE CRES, HANMER, ON, Canada  
RICHARD LEBLANC, 4401 ELYSEE CRES, Hanmer, ON, Canada

AGENT(S): SUZANNE LEBLANC, 4401 ELYSEE CRES, HANMER, ON, Canada

LOCATION: PIN(s) 735041262, Parcel 39818 SEC SES SRO, Lot 72, Plan M-699, Part Lot 5, Concession 2, Township of Hanmer, 1194 Evergreen Court, Valley East P3P 1A9

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**SUMMARY**

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

Application: To sever and create one new lot on the north side of the subject property providing an approximate lot area of 733.0 sq. m, subject to an access easement in favour of the retained lot.

Comments concerning this application were submitted as follows:

Bell Canada, October 24, 2025

No Comment Received

Corridor Management, October 24, 2025

No Comment Received

Hydro One, October 24, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 24, 2025

No Comment Received

Strategic and Environmental Planning, October 24, 2025

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

Development Engineering, October 22, 2025

Lot Grading & Drainage Condition:

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

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

Municipal Sewer available. Owner to pay for the installation of Service from Main to Lot Line.

Municipal Water available. Owner to pay for the installation of Service from Main to Lot Line.

Drainage, October 22, 2025

That the owner/applicant pay to the City the amount attributable to the lot as a contribution to the costs of the Paquette Whitson Municipal Drain front-ended by the City, together with interest accumulated thereon to the date of payment, as provided by By-law 2012-192, in an amount as determined by the Treasurer.

Ministry of Transportation, October 22, 2025

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

Source Water Protection, October 22, 2025

Proposed severance of Northern portion of 1194 Evergreen with southern portion being retained. Portion to the north is within the WHPA B and WHPA C of Philippe Well. No significant drinking water threats identified at this time.

Building Services, October 21, 2025

Building Services has reviewed the application and can advise that we have no concerns with the proposed consent request however, the sketch and application indicate a 17.0m frontage for the severed property leaving approximately 13.5m frontage for the retained property which is at variance to the Zoning By-law requirement of 15.0m.

Sudbury Hydro, October 21, 2025

Please note the application, falls outside of our service territory, therefore we have no concerns.

Conservation Sudbury, October 9, 2025

No Concerns

## Development Approvals, October 9, 2025

The subject lands are designated 'Living Area 1' within the City of Greater Sudbury Official Plan, are zoned 'R1-5' within the City of Greater Sudbury Zoning By-law and are located within a significant wellhead protection area under the Source Water Protection Plan. The purpose and effect of the application is to sever a parcel of land with a lot frontage of 17.7 m along Evergreen Court and an area of +/- 733.21 m<sup>2</sup> from the subject lands, resulting in the creation of a new infill lot. As part of the Consent to Sever application, the applicant is also requesting an easement/right-of-way of +/- 4.21 m<sup>2</sup> for the purpose of allowing access to the proposed retained lands over the proposed severed lands. The severed lands are vacant of buildings or structures. The lands to be retained are developed with a single detached dwelling, two accessory structures (sheds) and a deck. The proposed severed lands would require connections to the existing municipal water and sewer services along Evergreen Court, and the establishment of a new entrance off of Evergreen Court as part of the consent process. The proposed retained lot would have a frontage of 12.78 m on Evergreen Court and a lot area of +/- 745.95 m<sup>2</sup>. The subject lands have previously obtained approval for a Minor Variance application to recognize the insufficient lot frontage of 12.78 m for the proposed retained lands.

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.

## Site Plan, October 9, 2025

No Concerns

## Revenue Services, October 8, 2025

No Concerns

This application is a resubmission of Consent Application B0079/2024. Through the review of the lot grading and drainage plan, Development Engineering flagged an issue with the existing driveway. To address the issue, the applicant withdrew Consent Application B0079/2024 and applied for this Consent to provide for an access easement over the severed lot for the benefit of the retained lot. All conditions which were previously cleared under B0079/2024, have not been applied under this Application. The resulting frontage for the retained lot received approval under Minor Variance Application A0115/2024.

The following decision was reached:

**DECISION:**

THAT the application by:

SUZANNE LEBLANC AND RICHARD LEBLANC

the owner(s) of PIN(s) 735041262, Parcel 39818 SEC SES SRO, Lot 72, Plan M-699, Part Lot 5, Concession 2, Township of Hanmer, 1194 Evergreen Court, Valley East P3P 1A9

for consent to create a new lot on the north portion of the subject property providing an approximate lot frontage of 17.0m, an approximate lot depth of 48.0m and an approximate lot area of 733.0 sq. m, subject to an approximate 4.21 sq. m easement in the nature of a right-of-way for access purposes in favour of retained lot, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) 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.
- 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 the owners/applicants provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & Infrastructure. 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.
- 5) That the owners/applicants provide such 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 & Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owners/applicants.
- 6) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



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Consent Official



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00064

Monday, October 27, 2025

OWNER(S): VYTIS LANDS (KAGAWONG) LTD., 0 Montee Genereux Street, Greater Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 733480749; 733480750; 733480751; 733480752; 733480753; 733480754, SRO, Lots 12-14, Plan 53M-1420, being Parts 1-21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux, Chelmsford, Ontario

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SUMMARY

Zoning: The property is zoned R3(108) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Consent to sever a street townhouse dwelling along the common wall providing an approximate 860.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, October 27, 2025

**Lot Grading & Drainage Condition:**

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

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot 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.

Bell Canada, October 24, 2025

No Comment Received

Corridor Management, October 24, 2025

No Comment Received

Hydro One, October 24, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 24, 2025

No Comment Received

Ministry of Transportation, October 24, 2025

Regarding the following applications:

PL-CON-2025-00064 – Vytis Lands (Kagawong) Ltd.

PL-CON-2025-00065 – Vytis Lands (Kagawong) Ltd.

PL-CON-2025-00066 – Vytis Lands (Kagawong) Ltd.

PL-CON-2025-00067 – Vytis Lands (Kagawong) Ltd.

I can confirm that the subject properties are located within the MTO's permit control area (PCA); and therefore, are subject for review under the Public Transportation and Highway Improvement Act R.S.O. 1990 and will require proper MTO permits. I can confirm that the MTO supports the proposed townhouses in principle, with the following comments to consider:

An MTO Building/Land Use Permit is required for the construction of the 5-unit townhouses. Placement of any buildings/structures or any site grading/paving within 45 meters of the highway 144 property line or within 395 meters of the centre-point of the intersection of Hwy 144 and Municipal Road 35 requires an MTO permit.

The new building(s) must be setback a minimum of 14 meters from the Hwy 144 property line. All access must remain from Montee Genereux Rd. No new access to Hwy 144 will be permitted. Any future development or change in land use must be subject to MTO review/approval.

In order to properly review and approve the necessary Building/Land Use Permit. Submission of a Stormwater Management Plan is required. More information below.

#### STORMWATER MANAGEMENT REPORT

Submission of a drainage / stormwater management plan and a letter stamped and signed by an engineer qualified to do stormwater management plans indicating the intended treatment of the calculated runoff and a statement that the proposed works will not affect the highway drainage system. A full stormwater management report may be required and must be completed in accordance with MTO's "Guidelines for Stormwater Management Requirements for Land Development Proposals". For more information on ministry stormwater management requirements for Land Development Proposals, please visit the drainage section of the Ministry of Transportation website.

The SWM plan / report must be reviewed and approved prior to the issuance of any permits by the MTO.

Once the SWMP plan is completed, please circulate to me and I will circulate it internally.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>

Don't hesitate to contact me if there are any questions or concerns.

Strategic and Environmental Planning, October 24, 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.

Drainage, October 22, 2025

No Concerns

Building Services, October 21, 2025

Building Services has reviewed the application and can advise that we have no concerns with the proposed consent.

We acknowledge Building Permit application BP-NEW-2025-01142 for the construction of the townhouse which requires review and inspection of the subject party wall.

Development Approvals, October 21, 2025

The subject lands are designated 'Living Area 1' within the City of Greater Sudbury Official Plan and are zoned 'R3 (108)' within the City of Greater Sudbury Zoning By-law.

The purpose and effect of the application is to sever a street townhouse dwelling, identified as Unit #1, along the shared wall with a lot frontage of +/- 14.7 m and a lot area of +/- 860 m<sup>2</sup>. The retained lands, identified as Unit #5, would have a lot frontage of +/- 10.5 m along Montee Genereux and a lot area of +/- 955 m<sup>2</sup>. Both proposed severed and retained lands are serviced by municipal water and sewer services.

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.

Sudbury Hydro, October 21, 2025

Please note the application, fall outside of our service territory, therefore we have no concerns.

Conservation Sudbury, October 15, 2025

No Concerns

Site Plan, October 9, 2025

No Concerns

Revenue Services, October 8, 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:

VYTIS LANDS (KAGAWONG) LTD.

the owner(s) of PIN(s) 733480749; 733480750; 733480751; 733480752; 733480753; 733480754, SRO, Lots 12-14, Plan 53M-1420, being Parts 1-21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux, Chelmsford, Ontario

for consent to sever a street townhouse dwelling, identified as Unit #1, along the common wall providing an approximate lot frontage of 14.0m, an approximate lot depth of 60.0m and an approximate lot area of 860.0 sq. m, 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 the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & 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 costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.
- 5) That the owner/applicant provide such 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 & Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.
- 6) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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

A handwritten signature in black ink, appearing to read "Aia Lewis". The signature is fluid and cursive, with a long horizontal stroke at the end.

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Consent Official



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00065

Tuesday, October 28, 2025

OWNER(S): VYTIS LANDS (KAGAWONG) LTD., 0 Montee Genereux Street, Greater Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 733480749; 733480750; 733480751; 733480752; 733480753; 733480754, SRO, Lots 12-14, Plan 53M-1420, being Parts 1-21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux, Chelmsford, Ontario

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SUMMARY

Zoning: The property is zoned R3(108) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Consent to sever a street townhouse dwelling along the common wall providing an approximate 499.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, October 27, 2025

**Lot Grading & Drainage Condition:**

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

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot 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.

Bell Canada, October 24, 2025

No Comment Received

Corridor Management, October 24, 2025

No Comment Received

Hydro One, October 24, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 24, 2025

No Comment Received

Ministry of Transportation, October 24, 2025

Regarding the following applications:

PL-CON-2025-00064 – Vytis Lands (Kagawong) Ltd.

PL-CON-2025-00065 – Vytis Lands (Kagawong) Ltd.

PL-CON-2025-00066 – Vytis Lands (Kagawong) Ltd.

PL-CON-2025-00067 – Vytis Lands (Kagawong) Ltd.

I can confirm that the subject properties are located within the MTO's permit control area (PCA); and therefore, are subject for review under the Public Transportation and Highway Improvement Act R.S.O. 1990 and will require proper MTO permits. I can confirm that the MTO supports the proposed townhouses in principle, with the following comments to consider:

An MTO Building/Land Use Permit is required for the construction of the 5-unit townhouses. Placement of any buildings/structures or any site grading/paving within 45 meters of the highway 144 property line or within 395 meters of the centre-point of the intersection of Hwy 144 and Municipal Road 35 requires an MTO permit.

The new building(s) must be setback a minimum of 14 meters from the Hwy 144 property line. All access must remain from Montee Genereux Rd. No new access to Hwy 144 will be permitted. Any future development or change in land use must be subject to MTO review/approval.

In order to properly review and approve the necessary Building/Land Use Permit. Submission of a Stormwater Management Plan is required. More information below.

#### STORMWATER MANAGEMENT REPORT

Submission of a drainage / stormwater management plan and a letter stamped and signed by an engineer qualified to do stormwater management plans indicating the intended treatment of the calculated runoff and a statement that the proposed works will not affect the highway drainage system. A full stormwater management report may be required and must be completed in accordance with MTO's "Guidelines for Stormwater Management Requirements for Land Development Proposals". For more information on ministry stormwater management requirements for Land Development Proposals, please visit the drainage section of the Ministry of Transportation website.

The SWM plan / report must be reviewed and approved prior to the issuance of any permits by the MTO.

Once the SWMP plan is completed, please circulate to me and I will circulate it internally.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>

Don't hesitate to contact me if there are any questions or concerns.

Strategic and Environmental Planning, October 24, 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.

Drainage, October 22, 2025

No Concerns

Revenue Services, October 22, 2025

No Concerns

Building Services, October 21, 2025

Building Services has reviewed the application and can advise that we have no concerns with the proposed consent.

We acknowledge Building Permit application BP-NEW-2025-01595 for the construction of the townhouse which requires review and inspection of the subject party wall.

Development Approvals, October 21, 2025

The subject lands are designated 'Living Area 1' within the City of Greater Sudbury Official Plan and are zoned 'R3 (108)' within the City of Greater Sudbury Zoning By-law.

The purpose and effect of the application is to sever a street townhouse dwelling, identified as Unit #2, along the shared wall with a lot frontage of +/- 9.15 m and a lot area of +/- 499 m<sup>2</sup>. The retained lands, identified as Unit #5, would have a lot frontage of +/- 10.5 m along Montee Genereux and a lot area of +/- 955 m<sup>2</sup>. Both proposed severed and retained lands are serviced by municipal water and sewer services.

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.

Sudbury Hydro, October 21, 2025

Please note the application, fall outside of our service territory, therefore we have no concerns.

Conservation Sudbury, October 15, 2025

No Concerns

Site Plan, October 9, 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:

VYTIS LANDS (KAGAWONG) LTD.

the owner(s) of PIN(s) 733480749; 733480750; 733480751; 733480752; 733480753; 733480754, SRO, Lots 12-14, Plan 53M-1420, being Parts 1-21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux, Chelmsford, Ontario

for consent to sever a street townhouse dwelling, identified as Unit #2, along the common wall providing an approximate lot frontage of 9.15m, an approximate lot depth of 56.0m and an approximate lot area of 499.0 sq. m, 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 the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & 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 costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.
- 5) That the owner/applicant provide such 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 & Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.
- 6) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



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Consent Official

**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00066

Monday, October 27, 2025

OWNER(S): VYTIS LANDS (KAGAWONG) LTD., 0 Montee Genereux Street, Greater Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 733480749; 733480750; 733480751; 733480752; 733480753; 733480754, SRO, Lots 12-14, Plan 53M-1420, being Parts 1-21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux, Chelmsford, Ontario

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**SUMMARY**

Zoning: The property is zoned R3(108) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Consent to sever a street townhouse dwelling along the common wall providing an approximate 473.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, October 27, 2025

**Lot Grading & Drainage Condition:**

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

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot 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.

Bell Canada, October 24, 2025

No Comment Received

Corridor Management, October 24, 2025

No Comment Received

Hydro One, October 24, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 24, 2025

No Comment Received

Ministry of Transportation, October 24, 2025

Regarding the following applications:

PL-CON-2025-00064 – Vytis Lands (Kagawong) Ltd.

PL-CON-2025-00065 – Vytis Lands (Kagawong) Ltd.

PL-CON-2025-00066 – Vytis Lands (Kagawong) Ltd.

PL-CON-2025-00067 – Vytis Lands (Kagawong) Ltd.

I can confirm that the subject properties are located within the MTO's permit control area (PCA); and therefore, are subject for review under the Public Transportation and Highway Improvement Act R.S.O. 1990 and will require proper MTO permits. I can confirm that the MTO supports the proposed townhouses in principle, with the following comments to consider:

An MTO Building/Land Use Permit is required for the construction of the 5-unit townhouses. Placement of any buildings/structures or any site grading/paving within 45 meters of the highway 144 property line or within 395 meters of the centre-point of the intersection of Hwy 144 and Municipal Road 35 requires an MTO permit.

The new building(s) must be setback a minimum of 14 meters from the Hwy 144 property line. All access must remain from Montee Genereux Rd. No new access to Hwy 144 will be permitted. Any future development or change in land use must be subject to MTO review/approval.

In order to properly review and approve the necessary Building/Land Use Permit. Submission of a Stormwater Management Plan is required. More information below.

#### STORMWATER MANAGEMENT REPORT

Submission of a drainage / stormwater management plan and a letter stamped and signed by an engineer qualified to do stormwater management plans indicating the intended treatment of the calculated runoff and a statement that the proposed works will not affect the highway drainage system. A full stormwater management report may be required and must be completed in accordance with MTO's "Guidelines for Stormwater Management Requirements for Land Development Proposals". For more information on ministry stormwater management requirements for Land Development Proposals, please visit the drainage section of the Ministry of Transportation website.

The SWM plan / report must be reviewed and approved prior to the issuance of any permits by the MTO.

Once the SWMP plan is completed, please circulate to me and I will circulate it internally.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>

Don't hesitate to contact me if there are any questions or concerns.

Strategic and Environmental Planning, October 24, 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, October 24, 2025

Please note the application, falls outside of our service territory, therefore we have no concerns.

Building Services, October 22, 2025

Building Services has reviewed the application and can advise that we have no concerns with the proposed consent.

We acknowledge Building Permit application BP-NEW-2025-01596 for the construction of the townhouse which requires review and inspection of the subject party wall / Firewall.

Drainage, October 22, 2025

No Concerns

Development Approvals, October 21, 2025

The subject lands are designated 'Living Area 1' within the City of Greater Sudbury Official Plan and are zoned 'R3 (108)' within the City of Greater Sudbury Zoning By-law.

The purpose and effect of the application is to sever a street townhouse dwelling, identified as Unit #3, along the shared wall with a lot frontage of +/- 9.17 m and a lot area of +/- 473 m<sup>2</sup>. The retained lands, identified as Unit #5, would have a lot frontage of +/- 10.5 m along Montee Genereux and a lot area of +/- 955 m<sup>2</sup>. Both proposed severed and retained lands are serviced by municipal water and sewer services.

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.

Conservation Sudbury, October 15, 2025

No Concerns

Site Plan, October 9, 2025

No Concerns

Revenue Services, October 8, 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:

VYTIS LANDS (KAGAWONG) LTD.

the owner(s) of PIN(s) 733480749; 733480750; 733480751; 733480752; 733480753; 733480754, SRO, Lots 12-14, Plan 53M-1420, being Parts 1-21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux, Chelmsford, Ontario

for consent to sever a street townhouse dwelling, identified as Unit #3, along the common wall providing an approximate lot frontage of 9.17m, an approximate lot depth of 53.0m and an approximate lot area of 473.0 sq. m, 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 the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & 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 costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.
- 5) That the owner/applicant provide such 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 & Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.
- 6) That no Certificate be issued after two years from the day the Notice of Decision is sent.

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



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Consent Official



**APPLICATION FOR CONSENT**

SUBMISSION NO. PL-CON-2025-00067

Monday, October 27, 2025

OWNER(S): VYTIS LANDS (KAGAWONG) LTD., 0 Montee Genereux Street, Greater Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Greater Sudbury, ON, Canada P3Y1L7

LOCATION: PIN(s) 733480749; 733480750; 733480751; 733480752; 733480753; 733480754, SRO, Lots 12-14, Plan 53M-1420, being Parts 1-21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux, Chelmsford, Ontario

SUMMARY

Zoning: The property is zoned R3(108) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Consent to sever a street townhouse dwelling along the common wall providing an approximate 446.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Development Engineering, October 29, 2025

**Lot Grading & Drainage Condition:**

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

The owner/applicant shall provide such drainage easements as may be required for drainage purposes on the lot 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.

Bell Canada, October 24, 2025

No Comment Received

Corridor Management, October 24, 2025

No Comment Received

Hydro One, October 24, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 24, 2025

No Comment Received

Ministry of Transportation, October 24, 2025

Regarding the following applications:

- PL-CON-2025-00064 – Vytis Lands (Kagawong) Ltd.
- PL-CON-2025-00065 – Vytis Lands (Kagawong) Ltd.
- PL-CON-2025-00066 – Vytis Lands (Kagawong) Ltd.
- PL-CON-2025-00067 – Vytis Lands (Kagawong) Ltd.

I can confirm that the subject properties are located within the MTO's permit control area (PCA); and therefore, are subject for review under the Public Transportation and Highway Improvement Act R.S.O. 1990 and will require proper MTO permits. I can confirm that the MTO supports the proposed townhouses in principle, with the following comments to consider:

- An MTO Building/Land Use Permit is required for the construction of the 5-unit townhouses.
  - o Placement of any buildings/structures or any site grading/paving within 45 meters of the highway 144 property line or within 395 meters of the centre-point of the intersection of Hwy 144 and Municipal Road 35 requires an MTO permit.
- The new building(s) must be setback a minimum of 14 meters from the Hwy 144 property line.
- All access must remain from Montee Genereux Rd. No new access to Hwy 144 will be permitted.
- Any future development or change in land use must be subject to MTO review/approval.

In order to properly review and approve the necessary Building/Land Use Permit. Submission of a Stormwater Management Plan is required. More information below.

#### STORMWATER MANAGEMENT REPORT

- Submission of a drainage / stormwater management plan and a letter stamped and signed by an engineer qualified to do stormwater management plans indicating the intended treatment of the calculated runoff and a statement that the proposed works will not affect the highway drainage system. A full stormwater management report may be required and must be completed in accordance with MTO's "Guidelines for Stormwater Management Requirements for Land Development Proposals". For more information on ministry stormwater management requirements for Land Development Proposals, please visit the drainage section of the Ministry of Transportation website.
- The SWM plan / report must be reviewed and approved prior to the issuance of any permits by the MTO.

Once the SWMP plan is completed, please circulate to me and I will circulate it internally.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>

Don't hesitate to contact me if there are any questions or concerns.

Strategic and Environmental Planning, October 24, 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, October 24, 2025

Please note the application, falls outside of our service territory, therefore we have no concerns.

Drainage, October 22, 2025

No Concerns

Building Services, October 21, 2025

Building Services has reviewed the application and can advise that we have no concerns with the proposed consent.

We acknowledge Building Permit application BP-NEW-2025-01597 for the construction of the townhouse which requires review and inspection of the subject party wall / Firewall.

Development Approvals, October 21, 2025

The subject lands are designated 'Living Area 1' within the City of Greater Sudbury Official Plan and are zoned 'R3 (108)' within the City of Greater Sudbury Zoning By-law.

The purpose and effect of the application is to sever a street townhouse dwelling, identified as Unit #4, along the shared wall with a lot frontage of +/- 9.17 m and a lot area of +/- 446 m<sup>2</sup>. The retained lands, identified as Unit #5, would have a lot frontage of +/- 10.5 m along Montee Genereux and a lot area of +/- 955 m<sup>2</sup>. Both proposed severed and retained lands are serviced by municipal water and sewer services.

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.

Conservation Sudbury, October 15, 2025

No Concerns

Site Plan, October 9, 2025

No Concerns

Revenue Services, October 8, 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:

VYTIS LANDS (KAGAWONG) LTD.

the owner(s) of PIN(s) 733480749; 733480750; 733480751; 733480752; 733480753; 733480754, SRO, Lots 12-14, Plan 53M-1420, being Parts 1-21, Plan 53R-20477, Part Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux, Chelmsford, Ontario

for consent to sever a street townhouse dwelling, identified as Unit #4, along the common wall providing an approximate lot frontage of 9.17m, an approximate lot depth of 50.0m and an approximate lot area of 446.0 sq. m, 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 the owner/applicant provide a grading and drainage plan, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work. Said plan shall deal with the lot being created, the retained lot and abutting properties, to the satisfaction of the General Manager of Growth & 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 costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.
- 5) That the owner/applicant provide such 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 & Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.
- 6) 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 "J. Lewis". The signature is written in a cursive, flowing style.

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Consent Official