

B0100-2024 – 1293 Dew Drop Road

Presented To:	Planning Committee
Meeting Date:	February 19, 2025
Type:	Routine Management Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	B0100/2024

Report Summary

This report provides a recommendation regarding a consent referral to create one new rural lot in addition to the four rural lots already created by way of the consent process.

Resolution

THAT the City of Greater Sudbury approves the request by Ross and Valerie Mantle to allow Consent Application B0100/2024 on those lands described as Part Broken Lot 9, Concession 3 and in LT178783; and Part of Broken Lot 9, Concession 3 as in EP6160, save and except LT97863, LT161624, LT178783, Part 1, Plan 53R-7190, Parts 2 to 7, Plan 53R-10979, Part 1, Plan 53R-20458, Parts 1 to 4, Plan 53R-19682, Parts 1 to 3, Plan 53R-21852, Township of Broder (1293 Dew Drop Road, Sudbury), to proceed by way of the consent process, as outlined in the report entitled “B0100-2024 – 1293 Dew Drop Road” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 19, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The request to create one new rural lot in addition to four rural lots already created by way of the consent process as opposed to requiring a plan of subdivision is an operational matter under the Planning Act to which the City is responding.

Financial Implications

There are no financial implications associated with this report.

However, creation of a new lot may result in future development and could increase the municipal assessment base. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

Staff Report

Applicants:

Ross and Valerie Mantle

Agent:

Scott Mantle

Location:

Part Broken Lot 9, Concession 3 and in LT178783; and Part of Broken Lot 9, Concession 3 as in EP6160, save and except LT97863, LT161624, LT178783, Part 1, Plan 53R-7190, Parts 2 to 7, Plan 53R-10979, Part 1, Plan 53R-20458, Parts 1 to 4, Plan 53R-19682, Parts 1 to 3, Plan 53R-21852, Township of Broder

Official Plan and Zoning By-law:

[Official Plan](#)

The subject lands are designated Rural in the Official Plan for the City of Greater Sudbury.

Section 19.4.1.a. of the City's Official Plan requires "that all proposals which have the effect of creating more than three new lots be process as applications for a Plan of Subdivision, unless in The City's opinion a Plan of Subdivision is not necessary for the proper development of the area".

[Zoning By-law](#)

The subject lands are presently zoned "RU", Rural and "RS" Rural Shoreline under By-law 2010-100Z being the Zoning By-Law for the City of Greater Sudbury. The "RU" Zone permits specified residential and non-residential uses. The minimum lot area required in the "RU" Zone is 2 ha, and the minimum lot frontage required is 90 m. The "RS" Zone permits specified residential uses. The minimum lot area required in the "RS" Zone is 2 ac, and the minimum lot frontage required is 45 m.

The request from the owner would not change the zoning classification of the subject lands.

Site Description & Surrounding Land Uses:

The subject lands are located on the south side of Dew Drop Road and on the north side of South Shore Road. The lands have a total area of 65.5 ha (162 acres) with frontage of approximately 796 metres along South Shore Road and approximately 137 m of frontage along Dew Drop Road. The subject lands contain a single detached dwelling and shed that are proposed to remain with the retained lands. The single detached dwelling is serviced by a private septic system and lake water. The lands to be severed contain a boathouse and shed. Surrounding uses are rural, residential and parks in nature.

Application:

In accordance with Section 19.4.1 of the Official Plan, the Consent Official has referred the subject applications for consent to the Planning Committee and Council in order to determine whether the proposed lot creation should be permitted to proceed by the way of the consent process, or alternatively if a plan of subdivision is required.

Proposal:

The owner is seeking approval from the Consent Official to create one additional new rural lot having a minimum lot frontage of 496 m (1,627 ft) on South Shore Road and an area of 11.8 ha (30 ac). The parent parcel of land has been the subject of a number of previous applications for consent that resulted in a cluster of new waterfront and rural lots.

Planning Considerations:

The lands have been the subject of a number of previous consent applications to create rural lots (Files # B0103/2022, B0203/1986, B0204/1986, B0121/1985).

With respect to Section 19.4.1 of the City's Official Plan, staff note that a fulsome review of the proposal would be conducted by internal departments and external agencies through the consent process. Any concerns identified with the proposal are able to be addressed through the consent process, by amendments to the application, conditions of approval, or refusal of the application. Staff further advises that no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this case have been identified during the review of the request.

Summary:

Staff has reviewed the consent referral request and advises that in general there are no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this instance. It is on this basis that staff recommends that the proposed new rural lot be considered by way of the consent process.