

SUBMISSION NO. B0054/2024

January 20, 2025

OWNER(S): ROGER CHIASOON, 400 Moxam Landing Road Lively ON P3Y 1H9

AGENT(S):

LOCATION: PIN 73373 0131, Surveys Plan 53R-12819 Part(s) 1 & Plan 53R-14998 Part(s) 1, 2, and 3 & Plan 53R-17344 Part(s) 1 & Plan 53R-21595 Part(s) 2 and 3, Lot Part 1, Concession 3, except LT39590, LT39591 (amended by LT132123), Township of Waters, 400 Moxam Landing Road, Lively

SUMMARY

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

Application: To sever and create one new lot on the west side of the subject property providing an approximate 2.0 ha lot area.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, January 17, 2025

Roads
No concerns.

Transportation and Innovation Support
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 Growth and Infrastructure Services.

Active Transportation
No concerns.

Drainage
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.

CGS: Development Approvals Section, January 16, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 175.81 m (577 ft) on Moxam Landing Road and an area of 2.0 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of buildings and structures. The lands will need to establish a private septic system and well as well as a new access from Moxam Landing Road.

The lands to be retained will have a frontage of 664.5 m on Moxam Landing Road and a lot area of 25.35 ha. The lands contain a single detached dwelling and accessory buildings. The lands are serviced by a private septic system and well and have existing access from Moxam Landing Road.

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

The lands were subject to a Consent Referral process as per Section 19.4.1.a. of the Official Plan. The request was brought to Planning Committee on December 9th, 2024. Planning Committee Resolution

PL2024-189 permitted the creation of one lot to proceed by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on December 10th, 2024 (resolution CC2024-289).

Staff have evaluated the severed and retained lands against the zoning standards of the 'RU' zone and are of the opinion that the standards appear to be met as a result of the severance.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. 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.

CGS: Strategic and Environmental Planning, January 16, 2025

Staff of the City's Strategic and Environmental Planning Section are not opposed to the approval of this application as it appears that the proposed severance is able to support a dwelling, driveway, septic system and well while maintaining appropriate setbacks to the natural heritage features, primarily wetlands.

The applicant is advised that there are known threatened species in the vicinity, specifically Blanding's turtles. It is the sole responsibility of the applicant to ensure compliance with the provincial Endangered Species Act, 2007.

It is the sole responsibility of the applicant to ensure compliance with the federal Migratory Birds Convention Act, 1994.

CGS: Building Services Section, January 14, 2025

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

Owner to be advised of the following comments:

- 1) Our records indicate an incomplete building permit for a detached garage (BP-ACC-2023-00282). Please contact Building Services to proceed in closing the project.
- 2) A Building Permit and documents will be required to be completed to the satisfaction of the Chief Building Official for the pool enclosure.

Nickel District Conservation Authority, January 10, 2025

Conservation Sudbury does not oppose consent application B0054/2024. Subject property and proposed new lot contain wetland features regulated by Conservation Sudbury. Wetland boundary and 30m buffer is shown on the consent sketch. Development, including lot grading, will be restricted to areas shown as "proposed building area" in the consent sketch (undated, received October 8, 2024). Potential purchaser should be made aware of development constraints. Future development in regulated areas requires permission of Conservation Sudbury. 'Development' is defined by the Conservation Authorities Act and includes, but is not limited to, the alteration of a watercourse, grading, placement or removal of fill (even if it originated from the same site), site preparation for construction, and the erection of a building or structure.

Ministry of Transportation, January 08, 2025

The subject lands are located outside the MTO's permit control area (PCA); therefore, no comments to provide at this time.

CGS: Site Plan Control, January 06, 2025

No objections.

Greater Sudbury Hydro Inc., January 03, 2025

No objections - outside of our service area.

CGS: Tax Department, January 03, 2025

No objections.

CGS: Infrastructure Capital Planning Services, August 06, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Technical Services
No Municipal sewer or water available.

Drainage
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.

Planning Committee Resolution PL2024-189 permitted the creation of this lot to proceed by way of Consent Application rather than Plan of Subdivision, which was ratified by Council on December 10, 2024 (resolution CC2024-289).

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:
ROGER CHIASSON

the owner(s) of PIN 73373 0131, Surveys Plan 53R-12819 Part(s) 1 & Plan 53R-14998 Part(s) 1, 2, and 3 & Plan 53R-17344 Part(s) 1 & Plan 53R-21595 Part(s) 2 and 3, Lot Part 1, Concession 3, except LT39590, LT39591 (amended by LT132123), Township of Waters, 400 Moxam Landing Road, Lively

for consent to create a new lot on the west side of the subject property providing an approximate 175.0m lot frontage and 2.0 ha lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an administrative processing fee 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 owner/applicant provide a digital copy of the integrated 53R plan prepared by an Ontario Land Surveyor 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 owner/applicant 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 owner/applicant 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 owner/applicant contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 9) That prior to the issuance of a Certificate, the owner/applicant apply for and receive a driveway entrance permit for the proposed lot, to the satisfaction of the General Manager of Growth & Infrastructure.
- 10) 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:

A handwritten signature in black ink, appearing to read "Pa Lewis", followed by a period.

SUBMISSION NO. B0097/2024

January 20, 2025

OWNER(S): COLIN'S HAULAGE INC., Attn: Sheldon Ellsworth and Colin Ellsworth 2665 Radar Road Sudbury ON PP 1T3

AGENT(S): 3RDLINE STUDIO INC. , Attn: Tim James 289 Centre St. Suite 300, Sudbury, On P3B 1M8

LOCATION: PINs 73508 1009 & 73508 1441 & 73508 1010, Parcel 9436 and 9323 SEC SES, Survey Plan SR-944 Part(s) except LT66540 and Part 2, Lot Part 12, Concession 3, as in LT51598, LT50828, LT66540 and LT59495 as confirmed by BA 48, Township of Capreol, 4548 Notre Dame Avenue, 4572 Notre Dame Avenue, 4574 Notre Dame Avenue, Hanmer

SUMMARY

Zoning: The property is zoned C2 (General Commercial) 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 4654.0 sq. m lot area.

ALSO SUBJECT TO REZONING 751-7/24-09

Comments concerning this application were submitted as follows:

CGS: Development Engineering, January 20, 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.

CGS: Infrastructure Capital Planning Services, January 17, 2025

Roads
No concerns.

Transportation and Innovation Support
No new driveway is permitted for the severed lot of the Notre Dame Avenue. Access to the severed lot will need to be shared with the retained lot or access of Oscar Street.

Active Transportation
No concerns.

Drainage

The subject property to be severed is within the Whitson 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.

Source Water Protection Plan, January 16, 2025

No activity or activities engaged in or proposed to be engaged in on the above noted property are considered to be significant drinking water threats at this time. You may undertake the activity or activities described in your application and proceed to apply for a Building Permit or Planning Approval as they are neither prohibited nor restricted for the purpose of Part IV of the Clean Water Act, 2006.

CGS: Development Approvals Section, January 16, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 45.86 m on Notre Dame Avenue and an area of 1.15 ac from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of buildings and structures. Municipal servicing and access will be required.

The lands to be retained will have a frontage of 48.86 m on Notre Dame Avenue and a lot area of 1.38 ac. The lands contain a commercial building. The lands are serviced by a municipal water and sanitary connection, and have existing access from Notre Dame Avenue.

The subject lands are designated 'Mixed Use Commercial' in the City's Official Plan, are zoned 'C2' General Commercial in the City of Greater Sudbury Zoning By-law, and are located in a Wellhead Protection Area (WHPA) C of the Pharand Well.

Staff have evaluated the severed and retained lands against the zoning standards of the 'C2' zone and are of the opinion that the lot frontage and area standards appear to be met as a result of the severance. It is noted that the lands are subject to a Zoning By-law Amendment Application which is not yet in effect.

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 Sudbury Official Plan and Zoning By-law. It is recommended that the application be granted subject to the following conditions:

1. That 2% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.
2. That Zoning By-law Amendment 751-7-24-09 be in full force and effect, to the satisfaction of the Consent Official.

CGS: Strategic and Environmental Planning, January 16, 2025

Staff are not opposed to the proposed development. Applicants are advised that it is their sole responsibility to ensure compliance with provincial Endangered Species Act, 2007 and the federal Migratory Birds Convention Act, 1994.

CGS: Building Services Section, January 14, 2025

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

Owner to be advised of the following comments:

- 1) We acknowledge the receipt of associated rezoning application (751-7/24-09) to permit a rental store with outdoor storage on the retained property.
- 2) Our records indicate an incomplete building permit for the retained property for a storage structure (BP-ACC-2023-00035), along with an Order to Comply (00035) for construction of the storage structure, and a Stop Work Order. Please contact Building Services to have these rectified following the approval of rezoning application 751-7/24-09.
- 3) Due to the apparent nature of the property use for commercial activities, the use of the severed lot for residential may be subject to a Record of Site Condition. Contact Ministry of the Environment, Conservation and Parks for further information.

Nickel District Conservation Authority, January 10, 2025

Conservation Sudbury does not object to Consent Application B0097/2024. The subject property is not located in any area regulated by the Conservation Authority.

Ministry of Transportation, January 08, 2025

The subject lands are located outside the MTO's permit control area (PCA); therefore, no comments to provide at this time.

CGS: Site Plan Control, January 06, 2025

A pre-consultation meeting for site plan control was held on October 2, 2024, however, we have not yet received a site plan control application. The owner should consider waiting until the first circulation of the site plan control application has been submitted and reviewed before completing the severance in order to confirm the extents of property required for the proposed use.

CGS: Tax Department, January 03, 2025

No objections.

Greater Sudbury Hydro Inc., January 03, 2025

No objections - outside of our service area.

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. Transportation and Innovation Support, and Part Lot Control provided cautionary comments which were forwarded to the applicant's agent prior to provisional consent being granted. The agent confirmed that the applicants acknowledged the comments and requested that a decision be issued. No other concerns were identified.

The following decision was reached:

DECISION:

THAT the application by:

COLIN'S HAULAGE INC.

the owner(s) of PINs 73508 1009 & 73508 1441 & 73508 1010, Parcel 9436 and 9323 SEC SES, Survey Plan SR-944 Part(s) except LT66540 and Part 2, Lot Part 12, Concession 3, as in LT51598, LT50828, LT66540 and LT59495 as confirmed by BA 48, Township of Capreol, 4548 Notre Dame Avenue, 4572 Notre Dame Avenue, 4574 Notre Dame Avenue, Hanmer

for consent to create a new lot on the north side of the subject property providing an approximate 45.0m lot frontage, 58.0m lot depth and 4654.0 sq. m lot area, 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 2% cash in lieu of parkland dedication be provided for the severed lot to the satisfaction of the Consent Official.
- 4) That the owner/applicant provide a digital copy of the integrated 53R plan prepared by an Ontario Land Surveyor 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. This Plan of Survey must illustrate the dimensions and setbacks of all existing buildings, structures and/or foundations to the surveyed boundary lines.
- 6) That the amending zoning by-law pertaining to File 751-7/24-009 be in full force and effect prior to the issuance of a Certificate.
- 7) 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.
- 8) 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.
- 9) That the owner/applicant contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 10) 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:

A handwritten signature in black ink, appearing to read "J. Lewis". The signature is written in a cursive, flowing style.

SUBMISSION NO. B0101/2024

January 20, 2025

OWNER(S): WILLIAM JOHN WATTERSON, 1410 RR10 Whitefish ON P0M 3E0

AGENT(S): STEVE BYERS, 3141 Elm St Val Caron ON P3N 1E9

LOCATION: PIN 73397 0180, Surveys Plan 53R-1909 Part(s) 2 & Plan 53R-20186 Part(s) except 1 and 2 & Plan SR-8234 Part(s) except 4 and 6, Lot Parts 4 and 5, Concession 2, Township of Louise, 1410 Panache Lake Road, Whitefish

SUMMARY

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

Application: To sever and create one new lot on the south side of the subject property providing an approximate 24.0 ha lot area.

Comments concerning this application were submitted as follows:

CGS: Development Engineering, January 20, 2025

Municipal Sewer not available.

Municipal Water not available.

Potable Water Condition:

Owner must prove to the satisfaction of the General Manager of Infrastructure Services that an adequate quantity of potable water is available and if the water can only be made potable by treatment, an agreement with the City must be placed on title to clear this condition.

CGS: Infrastructure Capital Planning Services, January 17, 2025

Roads

No concerns.

Transportation and Innovation Support

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 Growth and Infrastructure Services.

Active Transportation

No concerns.

Drainage

The subject property to be severed is within the Lower Vermilion 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.

CGS: Development Approvals Section, January 16, 2025

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 167.26 m on Lake Panache Road and an area of 24.8 ha from the subject lands, resulting in the creation of a new lot. The lands to be severed are currently vacant of buildings and structures. The lands will need to establish a private septic system and well as well as a new access from Panache Lake Road.

The lands to be retained will have a frontage of 303.20 m on Panache Lake Road and a lot area of 11.2 ha. The lands contain a single detached dwelling and accessory buildings. The lands are serviced by a private septic system and well, and have existing access from Panache Lake Road.

The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'RU' Rural in the City of Greater Sudbury Zoning By-law.

Staff have evaluated the severed and retained lands against the zoning standards of the 'RU' zone and are of the opinion that the standards appear to be met as a result of the severance.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Sudbury Official Plan and Zoning By-law. 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.

CGS: Strategic and Environmental Planning, January 16, 2025

Staff are not opposed to the proposed development. Applicants are advised that it is their sole responsibility to ensure compliance with provincial Endangered Species Act, 2007 and the federal Migratory Birds Convention Act, 1994.

CGS: Building Services Section, January 14, 2025

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

Owner to be advised of the following comments:

- 1) Our records indicate an incomplete building permit for a single-family dwelling on the retained property (89-1132). Please contact Building Services to proceed in closing the project.

Nickel District Conservation Authority, January 10, 2025

Conservation Sudbury does not object to Consent Application B0101/2024. Please be advised that Conservation Sudbury regulates the hazards associated with natural features. Although Conservation Sudbury makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, and valley slopes.

Ministry of Transportation, January 08, 2025

The subject lands are located outside the MTO's permit control area (PCA); therefore, no comments to provide at this time.

CGS: Site Plan Control, January 06, 2025

No objections.

Greater Sudbury Hydro Inc., January 03, 2025

No objections - outside of our service area.

CGS: Tax Department, January 03, 2025

No objections.

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:

WILLIAM JOHN WATTERSON

the owner(s) of PIN 73397 0180, Surveys Plan 53R-1909 Part(s) 2 & Plan 53R-20186 Part(s) except 1 and 2 & Plan SR-8234 Part(s) except 4 and 6, Lot Parts 4 and 5, Concession 2, Township of Louise, 1410 Panache Lake Road, Whitefish

for consent to create a new lot on the south side of the subject property providing an approximate 167.0m lot frontage and 24.0 ha lot area, be approved, subject to the following conditions:

- 1) That all outstanding municipal taxes be paid.
- 2) That an administrative processing fee 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 owner/applicant provide a digital copy of the integrated 53R plan prepared by an Ontario Land Surveyor 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 owner/applicant 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 owner/applicant 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 owner/applicant contribute \$1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.
- 9) That prior to the issuance of a Certificate, the owner/applicant apply for and receive a driveway entrance permit for the proposed lot, to the satisfaction of the General Manager of Growth & Infrastructure.
- 10) 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:



SUBMISSION NO. B0105/2024

January 20, 2025

OWNER(S): LIVELY GOLF & COUNTRY CLUB, 305 - A 6th Avenue Lively ON P3Y 1N1

AGENT(S): SINCLAIR & SINCLAIR , Atte: M.D. Sinclair, 214 Alder Street, Sudbury ON P3C 4J2

LOCATION: PINs 73376 0064 & 73376 0064, Parcel 26251 SEC SWS SRO, Surveys Plan 53R-7790 Part(s) 2 to 20 & Plan 53R-15295 Part(s) 4 to 7, Lot Part 6, Concession 6, Township of Waters, 305 Sixth Avenue, 353 Sixth Avenue, Lively

SUMMARY

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

Application: Grant an approximate 2093.0 sq.m easement/right-of-way.

Comments concerning this application were submitted as follows:

CGS: Development Engineering, January 20, 2025

No objection.

CGS: Infrastructure Capital Planning Services, January 17, 2025

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Drainage
No concerns.

CGS: Development Approvals Section, January 16, 2025

The purpose and effect of the application is to create an easement for the construction and maintenance of a system to monitor water seepage from abutting Vale Canada Limited lands onto the subject lands. No concerns.

CGS: Strategic and Environmental Planning, January 16, 2025

Staff are not opposed to the proposed development. Applicants are advised that it is their sole responsibility to ensure compliance with provincial Endangered Species Act, 2007 and the federal Migratory Birds Convention Act, 1994.

CGS: Building Services Section, January 14, 2025

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

Owner to be advised of the following comments:

1) Our records indicate incomplete building permits for siding (BP-ALT-2023-00111), exterior alteration's (BP-NEW-2023-00405), and siding & windows (BP-NEW-2024-01777). Please contact Building Services to proceed in closing the projects.

Nickel District Conservation Authority, January 10, 2025

Conservation Sudbury has no objection to consent application B0105/2024. Subject property contains features regulated by Conservation Sudbury, including wetland features, a watercourse with associated flood and erosion hazards. The easement/right-of-way may be located partially within the erosion and/or flood hazard. Any future development within regulated areas requires permission of Conservation Sudbury.

Hydro One Networks Inc., January 09, 2025

We are in receipt of your Application for Consent, B0105/2024 dated 2025-01-02. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre (hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Ministry of Transportation, January 08, 2025

The subject lands are located outside the MTO's permit control area (PCA); therefore, no comments to provide at this time.

CGS: Site Plan Control, January 06, 2025

No objections.

CGS: Tax Department, January 03, 2025

No objections.

Greater Sudbury Hydro Inc., January 03, 2025

No objections - outside of our service area.

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:

LIVELY GOLF & COUNTRY CLUB

the owner(s) of PINs 73376 0064 & 73376 0064, Parcel 26251 SEC SWS SRO, Surveys Plan 53R-7790 Part(s) 2 to 20 & Plan 53R-15295 Part(s) 4 to 7, Lot Part 6, Concession 6, Township of Waters, 305 Sixth Avenue, 353 Sixth Avenue, Lively

for consent to grant an approximate 2093.0 sq.m easement/right-of-way for the construction and maintenance of a system to monitor water seepage from abutting Vale Canada Limited lands onto the subject lands 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 prepared by an Ontario Land Surveyor 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.

Consent Official:

A handwritten signature in cursive script, appearing to read "A. Lewis", followed by a period.