

SUBMISSION NO. B0084/2024

November 18, 2024

OWNER(S): THE WICKER IMAGE INC., Attn: Mario Simonato, 1341 Cawthorpe St Sudbury ON P3G 1C1

AGENT(S): DS DORLAND LIMITED, 298 Larch Street, Sudbury ON P3B 1M1

LOCATION: PINs 73478-1159 & 73478-0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

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## SUMMARY

**Zoning:** The property is zoned RU (Rural), OSR(6) (Open Space - Recreation) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

**Application:** To sever and create a new lot from the subject property providing an approximate lot area of 2709.0 sq. m.

CURRENTLY SUBJECT TO REZONING APPLICATION 751-6/23-021 AND CONCURRENT CONSENT APPLICATIONS B0085/2024 TO B0090/2024  
PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, November 14, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 41 m along CKSO Road and an area of 2,709 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of any buildings and structures. The lands to be severed will need to establish a private septic system, municipal water connection, and an entrance from CKSO Road as part of the conditions of consent.

The lands to be retained will have a frontage of 330 m on Goodview Road and a lot area of 50.10 ha. The lands to be retained contain a single detached dwelling, accessory buildings, a driving range, and mini putt course. Building Services has identified that the lands to be retained contain shipping containers, which is not permitted. As such, staff recommend they be removed as a condition of consent. The lands to be retained are serviced by a private septic system and municipal water connection and have existing access from Goodview Road. The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'OSR(6)' Open Space Recreational Special in the City of Greater Sudbury Zoning By-law.

The lands are subject to Official Plan Amendment 132, which permits the creation of seven new rural residential lots, whereas a maximum of three new lots may be created from single rural parent parcel in existence as of June 14th 2006. The lands are subject to Zoning By-law Amendment Application 751-6/23-21, which proposed to rezone the lands to be severed to the 'R1-2' Low Density Residential One Zone. The rezoning application was conditionally approved by Planning Committee on August 12th 2024 and is not yet in effect.

Given the conditional approval, staff have evaluated the severed and retained lands against the zoning standards of the 'R1-2' Zone and 'OSR(6)' zone respectively and are of the opinion that the standards will be met 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 Official Plan Amendment 132 and Zoning By-law Amendment 751-6/23-21 be in full force and effect to the satisfaction of the Consent Official.
3. That the shipping containers on the lands to be retained be removed to the satisfaction of the Consent Official.

CGS: Building Services Section, November 13, 2024

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

- 1) We acknowledge the receipt of associated rezoning application (751-6/23-021) to create 7 lots by means of consent within 3232 CKSO Road.
- 2) Due to the apparent nature of the property use for commercial or industrial activities, the use of the severed lots for residential may be subject to a Record of Site Condition. Contact Ministry of the Environment, Conservation and Parks for further information.

Owner to be informed of the following comments:

- 3) Our records indicate an incomplete building permit for the retained property for a single-family dwelling with attached garage & decks (B12-0011), along with a building permit (B21-2054) and Order to Comply (21-55) for construction of a pre-engineered storage building, and an Order to Discontinue Activity and Work Order due to site alteration activity occurring on the property without benefit of a site-alteration permit in contravention of by-law 2009-170. Please contact Building Services to have these rectified.
- 4) There appears to be several storage containers on the retained property. The use of shipping and storage containers is prohibitive under zoning by-law 2010-100Z and must be removed from the retained property.

CGS: Infrastructure Capital Planning Services, November 12, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Municipal water available at main. Owner to pay to have service brought from main to lot line.  
No Municipal sewer 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.

CGS: Development Engineering, November 05, 2024

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.

Greater Sudbury Hydro Inc., November 04, 2024

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

A three metre (3 m) Frontage Easement along CKSO 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.

CGS: Tax Department, November 04, 2024

No objections.

CGS: Site Plan Control, November 04, 2024

No objection.

CGS: Strategic and Environmental Planning, November 04, 2024

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. Technical Services identified an issue with proposed lot 7, indicating it was not clear on the sketch if that lot would front on the existing watermain. I contacted the agent requesting confirmation of the proposed location of lot 7 in relation to the existing watermain and it was determined after they had communication with Development Engineering that it did not. The agent adjusted proposed lot 4, reducing the lot frontage from 40.0m to 36.0m, which Development Engineering confirmed provided proposed lot 7 with sufficient frontage on the existing watermain to make an appropriate connection. A revised sketch was submitted on November 18, 2024, by agent, which was accepted by Development Approvals, Development Engineering and myself.

The following decision was reached:

**DECISION:**

THAT the application by:

THE WICKER IMAGE INC.

the owner(s) of PINs 73478 1159 & 73478 0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

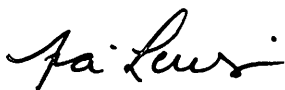
for consent to create a new lot on the northwest vacant side of the subject property providing an approximate 41.0m lot frontage, 60.0m lot depth and 2709.0 sq. m lot area, identified as Part 1 on the plans, be approved, subject to the following conditions:

- 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 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 be submitted to the Office of the Consent Official.
  - 6) That the owner/applicant complete and submit a Record of Site Condition, to be conducted by a qualified person and pursuant to the Environmental Protection Act, R.S.O. 1990, c. E.19 and O. Reg. 153/04, to the satisfaction of the Director of Building Services/Chief Building Official.
  - 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 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.
  - 10) 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.
  - 11) That the amending zoning by-law pertaining to File 751-6/23-21 be in full force and effect prior to the issuance of a Certificate.
  - 12) That the shipping containers on the lands to be retained be removed to the satisfaction of the Director of Building Services/Chief Building Official.
  - 13) That the owner/applicant complete Building Permit File #'s B12-0011 and B21-2054, the Order to Comply File # B21-55 and Order to Discontinue Activity and Work Order, to the satisfaction of the Director of Building Services/Chief Building Official.
  - 14) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along CKSO Road, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
  - 15) That the Certificate for this application be issued at the same time as the Certificates for Consent Application's B0085/2024, B0086/2024, B0087/2024, B0088/2024, B0089/2024 and B0090/2024.
  - 16) 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 Policy 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. B0085/2024

November 18, 2024

OWNER(S): THE WICKER IMAGE INC., Attn: Mario Simonato, 1341 Cawthorpe St Sudbury ON P3G 1C1

AGENT(S): DS DORLAND LIMITED, 298 Larch Street, Sudbury ON P3B 1M1

LOCATION: PINs 73478-1159 & 73478-0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

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SUMMARY

Zoning: The property is zoned OSR(6) (Open Space - Recreation), RU (Rural) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create a new lot from the subject property providing an approximate lot area of 2400.0 sq. m.

CURRENTLY SUBJECT TO REZONING APPLICATION 751-6/23-021 AND CONCURRENT CONSENT APPLICATIONS B0084/2024, B0086/2024 TO B0090/2024 PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, November 14, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 40 m along CKSO Road and an area of 2,400 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of any buildings and structures. The lands to be severed will need to establish a private septic system, municipal water connection, and an entrance from CKSO Road as part of the conditions of consent.

The lands to be retained will have a frontage of 330 m on Goodview Road and a lot area of 50.10 ha. The lands to be retained contain a single detached dwelling, accessory buildings, a driving range, and mini putt course. Building Services has identified that the lands to be retained contain shipping containers, which is not permitted. As such, staff recommend they be removed as a condition of consent. The lands to be retained are serviced by a private septic system and municipal water connection and have existing access from Goodview Road. The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'OSR(6)' Open Space Recreational Special in the City of Greater Sudbury Zoning By-law.

The lands are subject to Official Plan Amendment 132, which permits the creation of seven new rural residential lots, whereas a maximum of three new lots may be created from single rural parent parcel in existence as of June 14th 2006. The lands are subject to Zoning By-law Amendment Application 751-6/23-21, which proposed to rezone the lands to be severed to the 'R1-2' Low Density Residential One Zone. The rezoning application was conditionally approved by Planning Committee on August 12th 2024 and is not yet in effect.

Given the conditional approval, staff have evaluated the severed and retained lands against the zoning standards of the 'R1-2' Zone and 'OSR(6)' zone respectively and are of the opinion that the standards will be met 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 Official Plan Amendment 132 and Zoning By-law Amendment 751-6/23-21 be in full force and effect to the satisfaction of the Consent Official.
3. That the shipping containers on the lands to be retained be removed to the satisfaction of the Consent Official.

CGS: Building Services Section, November 13, 2024

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

- 1) We acknowledge the receipt of associated rezoning application (751-6/23-021) to create 7 lots by means of consent within 3232 CKSO Road.
- 2) Due to the apparent nature of the property use for commercial or industrial activities, the use of the severed lots for residential may be subject to a Record of Site Condition. Contact Ministry of the Environment, Conservation and Parks for further information.

Owner to be informed of the following comments:

- 3) Our records indicate an incomplete building permit for the retained property for a single-family dwelling with attached garage & decks (B12-0011), along with a building permit (B21-2054) and Order to Comply (21-55) for construction of a pre-engineered storage building, and an Order to Discontinue Activity and Work Order due to site alteration activity occurring on the property without benefit of a site-alteration permit in contravention of by-law 2009-170. Please contact Building Services to have these rectified.
- 4) There appears to be several storage containers on the retained property. The use of shipping and storage containers is prohibitive under zoning by-law 2010-100Z and must be removed from the retained property.

CGS: Infrastructure Capital Planning Services, November 12, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Municipal water available at main. Owner to pay to have service brought from main to lot line.  
No Municipal sewer 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.

CGS: Development Engineering, November 05, 2024

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.

Greater Sudbury Hydro Inc., November 04, 2024

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

A three metre (3 m) Frontage Easement along CKSO 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.

CGS: Tax Department, November 04, 2024

No objections.

CGS: Site Plan Control, November 04, 2024

No objection.

CGS: Strategic and Environmental Planning, November 04, 2024

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. Technical Services identified an issue with proposed lot 7, indicating it was not clear on the sketch if that lot would front on the existing watermain. I contacted the agent requesting confirmation of the proposed location of lot 7 in relation to the existing watermain and it was determined after they had communication with Development Engineering that it did not. The agent adjusted proposed lot 4, reducing the lot frontage from 40.0m to 36.0m, which Development Engineering confirmed provided proposed lot 7 with sufficient frontage on the existing watermain to make an appropriate connection. A revised sketch was submitted on November 18, 2024, by agent, which was accepted by Development Approvals, Development Engineering and myself.

The following decision was reached:

**DECISION:**

THAT the application by:

THE WICKER IMAGE INC.

the owner(s) of PINs 73478 1159 & 73478 0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

for consent to create a new lot on the northwest vacant side of the subject property providing an approximate 40.0m lot frontage, 60.0m lot depth and 2400.0 sq. m lot area, identified as Part 2 on the plans, 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 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 be submitted to the Office of the Consent Official.
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  - 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 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.
  - 10) 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.
  - 11) That the amending zoning by-law pertaining to File 751-6/23-21 be in full force and effect prior to the issuance of a Certificate.
  - 12) That the shipping containers on the lands to be retained be removed to the satisfaction of the Director of Building Services/Chief Building Official.
  - 13) That the owner/applicant complete Building Permit File #'s B12-0011 and B21-2054, the Order to Comply File # B21-55 and Order to Discontinue Activity and Work Order, to the satisfaction of the Director of Building Services/Chief Building Official.
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  - 16) 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 Policy 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. B0086/2024

November 18, 2024

OWNER(S): THE WICKER IMAGE INC., Attn: Mario Simonato, 1341 Cawthorpe St Sudbury ON P3G 1C1

AGENT(S): DS DORLAND LIMITED, 298 Larch Street, Sudbury ON P3B 1M1

LOCATION: PINs 73478-1159 & 73478-0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

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Comments concerning this application were submitted as follows:

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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.

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CGS: Building Services Section, November 13, 2024

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- 1) We acknowledge the receipt of associated rezoning application (751-6/23-021) to create 7 lots by means of consent within 3232 CKSO Road.
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Owner to be informed of the following comments:

- 3) Our records indicate an incomplete building permit for the retained property for a single-family dwelling with attached garage & decks (B12-0011), along with a building permit (B21-2054) and Order to Comply (21-55) for construction of a pre-engineered storage building, and an Order to Discontinue Activity and Work Order due to site alteration activity occurring on the property without benefit of a site-alteration permit in contravention of by-law 2009-170. Please contact Building Services to have these rectified.
- 4) There appears to be several storage containers on the retained property. The use of shipping and storage containers is prohibitive under zoning by-law 2010-100Z and must be removed from the retained property.

CGS: Infrastructure Capital Planning Services, November 12, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Municipal water available at main. Owner to pay to have service brought from main to lot line.  
No Municipal sewer 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.

CGS: Development Engineering, November 05, 2024

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.

Greater Sudbury Hydro Inc., November 04, 2024

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

A three metre (3 m) Frontage Easement along CKSO 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.

CGS: Tax Department, November 04, 2024

No objections.

CGS: Site Plan Control, November 04, 2024

No objection.

CGS: Strategic and Environmental Planning, November 04, 2024

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. Technical Services identified an issue with proposed lot 7, indicating it was not clear on the sketch if that lot would front on the existing watermain. I contacted the agent requesting confirmation of the proposed location of lot 7 in relation to the existing watermain and it was determined after they had communication with Development Engineering that it did not. The agent adjusted proposed lot 4, reducing the lot frontage from 40.0m to 36.0m, which Development Engineering confirmed provided proposed lot 7 with sufficient frontage on the existing watermain to make an appropriate connection. A revised sketch was submitted on November 18, 2024, by agent, which was accepted by Development Approvals, Development Engineering and myself.

The following decision was reached:

**DECISION:**

THAT the application by:

THE WICKER IMAGE INC.

the owner(s) of PINs 73478 1159 & 73478 0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

for consent to create a new lot on the northwest vacant side of the subject property providing an approximate 40.0m lot frontage, 60.0m lot depth and 2400.0 sq. m lot area, identified as Part 3 on the plans, 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 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 be submitted to the Office of the Consent Official.
  - 6) That the owner/applicant complete and submit a Record of Site Condition, to be conducted by a qualified person and pursuant to the Environmental Protection Act, R.S.O. 1990, c. E.19 and O. Reg. 153/04, to the satisfaction of the Director of Building Services/Chief Building Official.
  - 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 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.
  - 10) 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.
  - 11) That the amending zoning by-law pertaining to File 751-6/23-21 be in full force and effect prior to the issuance of a Certificate.
  - 12) That the shipping containers on the lands to be retained be removed to the satisfaction of the Director of Building Services/Chief Building Official.
  - 13) That the owner/applicant complete Building Permit File #'s B12-0011 and B21-2054, the Order to Comply File # B21-55 and Order to Discontinue Activity and Work Order, to the satisfaction of the Director of Building Services/Chief Building Official.
  - 14) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along CKSO Road, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
  - 15) That the Certificate for this application be issued at the same time as the Certificates for Consent Application's B0084/2024, B0085/2024, B0087/2024, B0088/2024, B0089/2024 and B0090/2024.
  - 16) 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 Policy 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. B0087/2024

November 18, 2024

OWNER(S): THE WICKER IMAGE INC., Attn: Mario Simonato, 1341 Cawthorpe St Sudbury ON P3G 1C1

AGENT(S): DS DORLAND LIMITED, 298 Larch Street, Sudbury ON P3B 1M1

LOCATION: PINs 73478-1159 & 73478-0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

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### SUMMARY

**Zoning:** The property is zoned RU (Rural), OSR(6) (Open Space - Recreation) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

**Application:** To sever and create a new lot from the subject property providing an approximate lot area of 2160.0 sq. m.

CURRENTLY SUBJECT TO REZONING APPLICATION 751-6/23-021 AND CONCURRENT CONSENT APPLICATIONS B0084/2024 TO B0086/2024, B0088/2024 AND B0090/2024 PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, November 19, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 36 m along CKSO Road and an area of 2,160 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of any buildings and structures. The lands to be severed will need to establish a private septic system, municipal water connection, and an entrance from CKSO Road as part of the conditions of consent.

The lands to be retained will have a frontage of 330 m on Goodview Road and a lot area of 50.10 ha. The lands to be retained contain a single detached dwelling, accessory buildings, a driving range, and mini putt course. Building Services has identified that the lands to be retained contains shipping containers, which is not permitted, as such staff recommend they be removed as a condition of consent. The lands to be retained are serviced by a private septic system and municipal water connection and have existing access from Goodview Road.

The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'OSR(6)' Open Space Recreational Special in the City of Greater Sudbury Zoning By-law.

The lands are subject to Official Plan Amendment 132, which permits the creation of seven new rural residential lots, whereas a maximum of three new lots may be created from single rural parent parcel in existence as of June 14th 2006. The lands are subject to Zoning By-law Amendment Application 751-6-23-21, which proposed to rezone the lands to be severed to the 'R1-2' Low Density Residential One Zone. The rezoning application was conditionally approved by Planning Committee on August 12th 2024 and is not yet in effect.

Given the conditional approval, staff have evaluated the severed and retained lands against the zoning standards of the 'R1-2' Zone and 'OSR(6)' zone respectively and are of the opinion that the standards will be met 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 Official Plan Amendment 132 and Zoning By-law Amendment 751-6-23-21 be in full force and effect to the satisfaction of the Consent Official.
3. That the shipping containers on the lands to be retained be removed to the satisfaction of the

Consent Official.

CGS: Building Services Section, November 13, 2024

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

- 1) We acknowledge the receipt of associated rezoning application (751-6/23-021) to create 7 lots by means of consent within 3232 CKSO Road.
- 2) Due to the apparent nature of the property use for commercial or industrial activities, the use of the severed lots for residential may be subject to a Record of Site Condition. Contact Ministry of the Environment, Conservation and Parks for further information.

Owner to be informed of the following comments:

- 3) Our records indicate an incomplete building permit for the retained property for a single-family dwelling with attached garage & decks (B12-0011), along with a building permit (B21-2054) and Order to Comply (21-55) for construction of a pre-engineered storage building, and an Order to Discontinue Activity and Work Order due to site alteration activity occurring on the property without benefit of a site-alteration permit in contravention of by-law 2009-170. Please contact Building Services to have these rectified.
- 4) There appears to be several storage containers on the retained property. The use of shipping and storage containers is prohibitive under zoning by-law 2010-100Z and must be removed from the retained property.

CGS: Infrastructure Capital Planning Services, November 12, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Municipal water available at main. Owner to pay to have service brought from main to lot line.  
No Municipal sewer 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.

CGS: Development Engineering, November 05, 2024

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.

Greater Sudbury Hydro Inc., November 04, 2024

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

A three metre (3 m) Frontage Easement along CKSO 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.

CGS: Tax Department, November 04, 2024

No objections.

CGS: Site Plan Control, November 04, 2024

No objection.

CGS: Strategic and Environmental Planning, November 04, 2024

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. Technical Services identified an issue with proposed lot 7, indicating it was not clear on the sketch if that lot would front on the existing watermain. I contacted the agent requesting confirmation of the proposed location of lot 7 in relation to the existing watermain and it was determined after they had communication with Development Engineering that it did not. The agent adjusted proposed lot 4, reducing the lot frontage from 40.0m to 36.0m, which Development Engineering confirmed provided proposed lot 7 with sufficient frontage on the existing watermain to make an appropriate connection. A revised sketch was submitted on November 18, 2024, by agent, which was accepted by Development Approvals, Development Engineering and myself.

The following decision was reached:

**DECISION:**

THAT the application by:

THE WICKER IMAGE INC.

the owner(s) of PINs 73478 1159 & 73478 0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

for consent to create a new lot on the northwest vacant side of the subject property providing an approximate 36.0m lot frontage, 60.0m lot depth and 2160.0 sq. m lot area, identified as Part 4 on the plans, 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 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 be submitted to the Office of the Consent Official.
- 6) That the owner/applicant complete and submit a Record of Site Condition, to be conducted by a qualified person and pursuant to the Environmental Protection Act, R.S.O. 1990, c. E.19 and O. Reg. 153/04, to the satisfaction of the Director of Building Services/Chief Building Official.
- 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 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.
- 10) 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.
- 11) That the amending zoning by-law pertaining to File 751-6/23-21 be in full force and effect prior to the issuance of a Certificate.
- 12) That the shipping containers on the lands to be retained be removed to the satisfaction of the Director of Building Services/Chief Building Official.
- 13) That the owner/applicant complete Building Permit File #'s B12-0011 and B21-2054, the Order to Comply File # B21-55 and Order to Discontinue Activity and Work Order, to the satisfaction of the Director of Building Services/Chief Building Official.
- 14) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along CKSO Road, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
- 15) That the Certificate for this application be issued at the same time as the Certificates for Consent Application's B0084/2024, B0085/2024, B0086/2024, B0088/2024, B0089/2024 and B0090/2024.
- 16) 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 Policy 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. B0088/2024

November 18, 2024

OWNER(S): THE WICKER IMAGE INC., Attn: Mario Simonato, 1341 Cawthorpe St Sudbury ON P3G 1C1

AGENT(S): DS DORLAND LIMITED, 298 Larch Street, Sudbury ON P3B 1M1

LOCATION: PINs 73478-1159 & 73478-0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

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### SUMMARY

Zoning: The property is zoned RU (Rural), OSR(6) (Open Space - Recreation) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create a new lot from the subject property providing an approximate lot area of 2160.0 sq. m.

CURRENTLY SUBJECT TO REZONING APPLICATION 751-6/23-021 AND CONCURRENT CONSENT APPLICATIONS B0084/2024 TO B0087/2024, B0089/2024 AND B0090/2024 PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, November 14, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 36 m along CKSO Road and an area of 2,160 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of any buildings and structures. The lands to be severed will need to establish a private septic system, municipal water connection, and an entrance from CKSO Road as part of the conditions of consent.

The lands to be retained will have a frontage of 330 m on Goodview Road and a lot area of 50.10 ha. The lands to be retained contain a single detached dwelling, accessory buildings, a driving range, and mini putt course. Building Services has identified that the lands to be retained contain shipping containers, which is not permitted. As such, staff recommend they be removed as a condition of consent. The lands to be retained are serviced by a private septic system and municipal water connection and have existing access from Goodview Road.

The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'OSR(6)' Open Space Recreational Special in the City of Greater Sudbury Zoning By-law.

The lands are subject to Official Plan Amendment 132, which permits the creation of seven new rural residential lots, whereas a maximum of three new lots may be created from single rural parent parcel in existence as of June 14th 2006. The lands are subject to Zoning By-law Amendment Application 751-6/23-21, which proposed to rezone the lands to be severed to the 'R1-2' Low Density Residential One Zone. The rezoning application was conditionally approved by Planning Committee on August 12th 2024 and is not yet in effect.

Given the conditional approval, staff have evaluated the severed and retained lands against the zoning standards of the 'R1-2' Zone and 'OSR(6)' zone respectively and are of the opinion that the standards will be met 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 Official Plan Amendment 132 and Zoning By-law Amendment 751-6/23-21 be in full force and

effect to the satisfaction of the Consent Official.

3. That the shipping containers on the lands to be retained be removed to the satisfaction of the Consent Official.

CGS: Building Services Section, November 13, 2024

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

1) We acknowledge the receipt of associated rezoning application (751-6/23-021) to create 7 lots by means of consent within 3232 CKSO Road.

2) Due to the apparent nature of the property use for commercial or industrial activities, the use of the severed lots for residential may be subject to a Record of Site Condition. Contact Ministry of the Environment, Conservation and Parks for further information.

Owner to be informed of the following comments:

3) Our records indicate an incomplete building permit for the retained property for a single-family dwelling with attached garage & decks (B12-0011), along with a building permit (B21-2054) and Order to Comply (21-55) for construction of a pre-engineered storage building, and an Order to Discontinue Activity and Work Order due to site alteration activity occurring on the property without benefit of a site-alteration permit in contravention of by-law 2009-170. Please contact Building Services to have these rectified.

4) There appears to be several storage containers on the retained property. The use of shipping and storage containers is prohibitive under zoning by-law 2010-100Z and must be removed from the retained property.

CGS: Infrastructure Capital Planning Services, November 12, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Technical Services  
Municipal water available at main. Owner to pay to have service brought from main to lot line.  
No Municipal sewer 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.

CGS: Development Engineering, November 05, 2024

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.

Greater Sudbury Hydro Inc., November 04, 2024

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

A three metre (3 m) Frontage Easement along CKSO 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.

CGS: Tax Department, November 04, 2024

No objections.

CGS: Site Plan Control, November 04, 2024

No objection.

CGS: Strategic and Environmental Planning, November 04, 2024

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. Technical Services identified an issue with proposed lot 7, indicating it was not clear on the sketch if that lot would front on the existing watermain. I contacted the agent requesting confirmation of the proposed location of lot 7 in relation to the existing watermain and it was determined after they had communication with Development Engineering that it did not. The agent adjusted proposed lot 4, reducing the lot frontage from 40.0m to 36.0m, which Development Engineering confirmed provided proposed lot 7 with sufficient frontage on the existing watermain to make an appropriate connection. A revised sketch was submitted on November 18, 2024, by agent, which was accepted by Development Approvals, Development Engineering and myself.

The following decision was reached:

**DECISION:**

THAT the application by:

THE WICKER IMAGE INC.

the owner(s) of PINs 73478 1159 & 73478 0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

for consent to create a new lot on the northwest vacant side of the subject property providing an approximate 36.0m lot frontage, 60.0m lot depth and 2160.0 sq. m lot area, identified as Part 5 on the plans, 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 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 be submitted to the Office of the Consent Official.
  - 6) That the owner/applicant complete and submit a Record of Site Condition, to be conducted by a qualified person and pursuant to the Environmental Protection Act, R.S.O. 1990, c. E.19 and O. Reg. 153/04, to the satisfaction of the Director of Building Services/Chief Building Official.
  - 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 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.
  - 10) 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.
  - 11) That the amending zoning by-law pertaining to File 751-6/23-21 be in full force and effect prior to the issuance of a Certificate.
  - 12) That the shipping containers on the lands to be retained be removed to the satisfaction of the Director of Building Services/Chief Building Official.
  - 13) That the owner/applicant complete Building Permit File #'s B12-0011 and B21-2054, the Order to Comply File # B21-55 and Order to Discontinue Activity and Work Order, to the satisfaction of the Director of Building Services/Chief Building Official.
  - 14) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along CKSO Road, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
  - 15) That the Certificate for this application be issued at the same time as the Certificates for Consent Application's B0084/2024, B0085/2024, B0086/2024, B0087/2024, B0089/2024 and B0090/2024.
  - 16) 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 Policy 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. B0089/2024

November 18, 2024

OWNER(S): THE WICKER IMAGE INC., Attn: Mario Simonato, 1341 Cawthorpe St Sudbury ON P3G 1C1

AGENT(S): DS DORLAND LIMITED, 298 Larch Street, Sudbury ON P3B 1M1

LOCATION: PINs 73478-1159 & 73478-0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

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SUMMARY

Zoning: The property is zoned RU (Rural), OSR(6) (Open Space - Recreation) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create a new lot from the subject property providing an approximate lot area of 2160.0 sq. m.

CURRENTLY SUBJECT TO REZONING APPLICATION 751-6/23-021 AND CONCURRENT CONSENT APPLICATIONS B0084/2024 TO B0088/2024 AND B0090/2024 PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, November 14, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 36 m along CKSO Road and an area of 2,160 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of any buildings and structures. The lands to be severed will need to establish a private septic system, municipal water connection, and an entrance from CKSO Road as part of the conditions of consent.

The lands to be retained will have a frontage of 330 m on Goodview Road and a lot area of 50.10 ha. The lands to be retained contain a single detached dwelling, accessory buildings, a driving range, and mini putt course. Building Services has identified that the lands to be retained contain shipping containers, which is not permitted. As such, staff recommend they be removed as a condition of consent. The lands to be retained are serviced by a private septic system and municipal water connection and have existing access from Goodview Road. The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'OSR(6)' Open Space Recreational Special in the City of Greater Sudbury Zoning By-law. The lands are subject to Official Plan Amendment 132, which permits the creation of seven new rural residential lots, whereas a maximum of three new lots may be created from single rural parent parcel in existence as of June 14th 2006. The lands are subject to Zoning By-law Amendment Application 751-6/23-21, which proposed to rezone the lands to be severed to the 'R1-2' Low Density Residential One Zone. The rezoning application was conditionally approved by Planning Committee on August 12th 2024 and is not yet in effect.

Given the conditional approval, staff have evaluated the severed and retained lands against the zoning standards of the 'R1-2' Zone and 'OSR(6)' zone respectively and are of the opinion that the standards will be met 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 Official Plan Amendment 132 and Zoning By-law Amendment 751-6/23-21 be in full force and

effect to the satisfaction of the Consent Official.

3. That the shipping containers on the lands to be retained be removed to the satisfaction of the Consent Official.

CGS: Building Services Section, November 13, 2024

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

1) We acknowledge the receipt of associated rezoning application (751-6/23-021) to create 7 lots by means of consent within 3232 CKSO Road.

2) Due to the apparent nature of the property use for commercial or industrial activities, the use of the severed lots for residential may be subject to a Record of Site Condition. Contact Ministry of the Environment, Conservation and Parks for further information.

Owner to be informed of the following comments:

3) Our records indicate an incomplete building permit for the retained property for a single-family dwelling with attached garage & decks (B12-0011), along with a building permit (B21-2054) and Order to Comply (21-55) for construction of a pre-engineered storage building, and an Order to Discontinue Activity and Work Order due to site alteration activity occurring on the property without benefit of a site-alteration permit in contravention of by-law 2009-170. Please contact Building Services to have these rectified.

4) There appears to be several storage containers on the retained property. The use of shipping and storage containers is prohibitive under zoning by-law 2010-100Z and must be removed from the retained property.

CGS: Infrastructure Capital Planning Services, November 12, 2024

Roads

No concerns.

Transportation and Innovation Support

No concerns.

Active Transportation

No concerns.

Technical Services

Municipal water available at main. Owner to pay to have service brought from main to lot line.  
No Municipal sewer 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.

CGS: Development Engineering, November 05, 2024

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.

Greater Sudbury Hydro Inc., November 04, 2024

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

A three metre (3 m) Frontage Easement along CKSO 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.

CGS: Tax Department, November 04, 2024

No objections.

CGS: Site Plan Control, November 04, 2024

No objection.

CGS: Strategic and Environmental Planning, November 04, 2024

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. Technical Services identified an issue with proposed lot 7, indicating it was not clear on the sketch if that lot would front on the existing watermain. I contacted the agent requesting confirmation of the proposed location of lot 7 in relation to the existing watermain and it was determined after they had communication with Development Engineering that it did not. The agent adjusted proposed lot 4, reducing the lot frontage from 40.0m to 36.0m, which Development Engineering confirmed provided proposed lot 7 with sufficient frontage on the existing watermain to make an appropriate connection. A revised sketch was submitted on November 18, 2024, by agent, which was accepted by Development Approvals, Development Engineering and myself.

The following decision was reached:

DECISION:

THAT the application by:

THE WICKER IMAGE INC.

the owner(s) of PINs 73478 1159 & 73478 0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

for consent to create a new lot on the northwest vacant side of the subject property providing an approximate 36.0m lot frontage, 60.0m lot depth and 2160.0 sq. m lot area, identified as Part 6 on the plans, 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 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 be submitted to the Office of the Consent Official.
- 6) That the owner/applicant complete and submit a Record of Site Condition, to be conducted by a qualified person and pursuant to the Environmental Protection Act, R.S.O. 1990, c. E.19 and O. Reg. 153/04, to the satisfaction of the Director of Building Services/Chief Building Official.
- 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 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.
- 10) 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.
- 11) That the amending zoning by-law pertaining to File 751-6/23-21 be in full force and effect prior to the issuance of a Certificate.
- 12) That the shipping containers on the lands to be retained be removed to the satisfaction of the Director of Building Services/Chief Building Official.
- 13) That the owner/applicant complete Building Permit File #'s B12-0011 and B21-2054, the Order to Comply File # B21-55 and Order to Discontinue Activity and Work Order, to the satisfaction of the Director of Building Services/Chief Building Official.
- 14) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along CKSO Road, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
- 15) That the Certificate for this application be issued at the same time as the Certificates for Consent Application's B0084/2024, B0085/2024, B0086/2024, B0087/2024, B0088/2024 and B0090/2024.
- 16) 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 Policy 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. B0090/2024

November 18, 2024

OWNER(S): THE WICKER IMAGE INC., Attn: Mario Simonato, 1341 Cawthorpe St Sudbury ON P3G 1C1

AGENT(S): DS DORLAND LIMITED, 298 Larch Street, Sudbury ON P3B 1M1

LOCATION: PINs 73478-1159 & 73478-0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

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SUMMARY

Zoning: The property is zoned RU (Rural), OSR(6) (Open Space - Recreation) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create a new lot from the subject property providing an approximate lot area of 3000.0 sq. m.

CURRENTLY SUBJECT TO REZONING APPLICATION 751-6/23-021 AND CONCURRENT CONSENT APPLICATIONS B0084/2024 TO B0089/2024  
PREVIOUSLY SUBJECT TO B85/11 (Jul 28/11), B86/11 (Jul 28/11), B87/11 (Jul 28/11), B88/11 (Jul 28/11), B89/11 (Jul 28/11), B174/13 (Feb 20/14), B175/13 (Feb 20/14), AND B82/14 (Aug 25/14)

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, November 14, 2024

The purpose and effect of the application is to sever a parcel of land with a lot frontage of 50 m along CKSO Road and an area of 3,000 m<sup>2</sup> from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of any buildings and structures. The lands to be severed will need to establish a private septic system, municipal water connection, and an entrance from CKSO Road as part of the conditions of consent.

The lands to be retained will have a frontage of 330 m on Goodview Road and a lot area of 50.10 ha. The lands to be retained contain a single detached dwelling, accessory buildings, a driving range, and mini putt course. Building Services has identified that the lands to be retained contain shipping containers, which is not permitted. As such, staff recommend they be removed as a condition of consent. The lands to be retained are serviced by a private septic system and municipal water connection and have existing access from Goodview Road. The subject lands are designated 'Rural' in the City's Official Plan and are zoned 'OSR(6)' Open Space Recreational Special in the City of Greater Sudbury Zoning By-law. The lands are subject to Official Plan Amendment 132, which permits the creation of seven new rural residential lots, whereas a maximum of three new lots may be created from single rural parent parcel in existence as of June 14th 2006. The lands are subject to Zoning By-law Amendment Application 751-6/23-21, which proposed to rezone the lands to be severed to the 'R1-2' Low Density Residential One Zone. The rezoning application was conditionally approved by Planning Committee on August 12th 2024 and is not yet in effect. Given the conditional approval, staff have evaluated the severed and retained lands against the zoning standards of the 'R1-2' Zone and 'OSR(6)' zone respectively and are of the opinion that the standards will be met 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 Official Plan Amendment 132 and Zoning By-law Amendment 751-6/23-21 be in full force and

effect to the satisfaction of the Consent Official.

3. That the shipping containers on the lands to be retained be removed to the satisfaction of the Consent Official.

CGS: Building Services Section, November 13, 2024

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

- 1) We acknowledge the receipt of associated rezoning application (751-6/23-021) to create 7 lots by means of consent within 3232 CKSO Road.
- 2) Due to the apparent nature of the property use for commercial or industrial activities, the use of the severed lots for residential may be subject to a Record of Site Condition. Contact Ministry of the Environment, Conservation and Parks for further information.

Owner to be informed of the following comments:

- 3) Our records indicate an incomplete building permit for the retained property for a single-family dwelling with attached garage & decks (B12-0011), along with a building permit (B21-2054) and Order to Comply (21-55) for construction of a pre-engineered storage building, and an Order to Discontinue Activity and Work Order due to site alteration activity occurring on the property without benefit of a site-alteration permit in contravention of by-law 2009-170. Please contact Building Services to have these rectified.
- 4) There appears to be several storage containers on the retained property. The use of shipping and storage containers is prohibitive under zoning by-law 2010-100Z and must be removed from the retained property.

CGS: Infrastructure Capital Planning Services, November 12, 2024

Roads

No concerns.

Transportation and Innovation Support

No concerns.

Active Transportation

No concerns.

Technical Services

Municipal Water available at main. Owner to pay to have service brought from main to lot line. The north proposed property line (between lot 6 and 7), may have to be adjusted northerly to ensure that the seventh and last property, fronts the existing water main, otherwise the water main will have to be extended at the cost of the owner. No Municipal sewer 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.

CGS: Development Engineering, November 05, 2024

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 to be created and the lot to be retained to the satisfaction of the General Manager of Growth and Infrastructure/City Solicitor. All legal and survey costs shall be borne by the owner/applicant.

Greater Sudbury Hydro Inc., November 04, 2024

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

A three metre (3 m) Frontage Easement along CKSO 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.

CGS: Tax Department, November 04, 2024

No objections.

CGS: Site Plan Control, November 04, 2024

No objection.

CGS: Strategic and Environmental Planning, November 04, 2024

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. Technical Services identified an issue with proposed lot 7, indicating it was not clear on the sketch if that lot would front on the existing watermain. I contacted the agent requesting confirmation of the proposed location of lot 7 in relation to the existing watermain and it was determined after they had communication with Development Engineering that it did not. The agent adjusted proposed lot 4, reducing the lot frontage from 40.0m to 36.0m, which Development Engineering confirmed provided proposed lot 7 with sufficient frontage on the existing watermain to make an appropriate connection. A revised sketch was submitted on November 18, 2024, by agent, which was accepted by Development Approvals, Development Engineering and myself.

The following decision was reached:

**DECISION:**

THAT the application by:

THE WICKER IMAGE INC.

the owner(s) of PINs 73478 1159 & 73478 0815, Parcel 10720 SEC SES, Surveys Plan 53R-19839 Part(s) 3 to 9 & Plan 53R-19839 Part(s) except 16 and 17 & Plan 53R-20140 Part(s) except 3 to 9, 12 to 16 & 19 to 21, Lot(s) Unit 1, except Unit 2, Subdivision D-365, Lot Part 1, Concession 5, Township of Broder, 3232 CKSO Road, Sudbury

for consent to create a new lot on the northwest vacant side of the subject property providing an approximate 50.0m lot frontage, 60.0m lot depth and 3000.0 sq. m lot area, identified as Part 7 on the plans, 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 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 be submitted to the Office of the Consent Official.
  - 6) That the owner/applicant complete and submit a Record of Site Condition, to be conducted by a qualified person and pursuant to the Environmental Protection Act, R.S.O. 1990, c. E.19 and O. Reg. 153/04, to the satisfaction of the Director of Building Services/Chief Building Official.
  - 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 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.
  - 10) 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.
  - 11) That the amending zoning by-law pertaining to File 751-6/23-21 be in full force and effect prior to the issuance of a Certificate.
  - 12) That the shipping containers on the lands to be retained be removed to the satisfaction of the Director of Building Services/Chief Building Official.
  - 13) That the owner/applicant complete Building Permit File #'s B12-0011 and B21-2054, the Order to Comply File # B21-55 and Order to Discontinue Activity and Work Order, to the satisfaction of the Director of Building Services/Chief Building Official.
  - 14) That the owner/applicant convey and have registered on title to the subject property a three metre (3.0m) Frontage Easement along CKSO Road, across the entire parcel, both severed and retained, in favour of Greater Sudbury Hydro Inc. The owner/applicant will be responsible for all legal and survey costs associated with the conveyance. 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 registered on title to the subject property. The owner/applicant will be responsible for all costs associated with obtaining said Postponement.
  - 15) That the Certificate for this application be issued at the same time as the Certificates for Consent Application's B0084/2024, B0085/2024, B0086/2024, B0087/2024, B0088/2024 and B0089/2024.
  - 16) 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 Policy Statement. As no public comment, written or oral, has been received, there was no effect on the Consent Official's decision.

Consent Official:

