APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00038 Monday, October 26, 2026

OWNER(S): TAMMY ROLSTON, 3035 Martin Rd, Blezard Valley, ON, Canada

KEVIN BOYD, 3035 Martin Rd, Blezard Valley, ON, Canada

AGENT(S): KEVIN BOYD, 3035 Martin Rd, Blezard Valley, ON, Canada

LOCATION: PIN(s) 735000008; 735000351, Parcel 53251 SEC SES, Firstly: Part Lane, Plan M-25, Part 3, Plan 53R-16483; Secondly: Lots 13 to 19, Plan M-25; Thirdly: Lane between Lots 19 & 20, Plan M-25; Fourthly: Part King Street, Plan M-25; and Fifthly: Lot 22, Plan M-25, except the westerly 49 feet, 6 inches, Part Lot 11, Concession 6, Township of Blezard, 3035 Martin Road, Blezard Valley P0M 1E0

SUMMARY

Zoning: The property is zoned R1-4 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the south vacant portion of the subject property providing an approximate 4116.0 sq. m lot area.

Comments concerning this application were submitted as follows:

Bell Canada, October 26, 2026

No Comment Received

Corridor Management, October 26, 2026

No Comment Received

Hydro One, October 26, 2026

No concerns.

Hydro One, October 26, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 26, 2026

No Comment Received

Development Engineering, October 22, 2026

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

Municipal Sewer not available.

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.

Development Approvals, October 21, 2026

The purpose and effect of the application is to create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 28.0m, a lot depth of approximately 147.0m and a lot area of approximately 4116.0m2.

The lands proposed to be severed are currently vacant of any buildings or structures. The subject lands are proposed to be accessed from Martin Road and are proposed to be serviced by municipal water and private septic system.
The lands proposed to be retained are irregular in shape and would have a lot frontage of approximately 40.0m, a lot depth of approximately 192.0m and a lot area of approximately 7,008m2. The lands proposed to be retained contain an existing single dwelling unit, detached garage and shed. The subject lands are accessed from an existing driveway on Martin Road and are serviced by municipal water and private septic system.

The subject lands are designated ‘Living Area II’ within the City of Greater Sudbury Official Plan and are zoned ‘R1-4’, Low Density Residential One within the City of Greater Sudbury Zoning By-law.

Drainage staff have advised that the property to be severed is within the Whitson River Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval.

Lands zoned ‘R1-4’, Low Density Residential One require a minimum lot area of 665.0m2, lot frontage of 18.0m and lot depth of 30.0m. The proposed severed and retained lands exceed the minimum requirements for the ‘R1-4’, Low Density Residential One zone.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Greater Sudbury Official Plan. It is recommended that the application be granted.

Building Services, October 20, 2026

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

1) Owner/Applicant to be aware that sheds greater than?15m2 (161 ft2) require a building permit in accordance with the Ontario Building Code Article 1.3.1.1. of Division C.? Applicant/Owner to also be aware

that with the exception of sheds, accessory buildings and structures greater than 10 m2 (108 ft2) would also be subject to the Ontario Building Code and would require a building permit. Zoning By-law requirements.

Strategic and Environmental Planning, October 20, 2026

SEP staff have no objections to the application.

Advisory comment:
The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Drainage, October 19, 2026

The subject property to be severed is within the Whitson River Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Ministry of Transportation, October 19, 2026

Outside the MTO's permit control area; therefore, we have no comments to provide at this time.

Sudbury Hydro, October 13, 2026

Please be advised, the application falls outside of our service territory. Therefore, we have no concerns.

Conservation Sudbury, October 9, 2026

No Concerns

Revenue Services, October 9, 2026

No Concerns

Site Plan, October 9, 2026

No Concerns

Meeting Minutes:

10/26/2026 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:
TAMMY ROLSTON AND KEVIN BOYD

the owner(s) of PIN(s) 735000008; 735000351, Parcel 53251 SEC SES, Firstly: Part Lane, Plan M-25, Part 3,

Plan 53R-16483; Secondly: Lots 13 to 19, Plan M-25; Thirdly: Lane between Lots 19 & 20, Plan M-25; Fourthly: Part King Street, Plan M-25; and Fifthly: Lot 22, Plan M-25, except the westerly 49 feet, 6 inches, Part Lot 11, Concession 6, Township of Blezard, 3035 Martin Road, Blezard Valley P0M 1E0

for consent to create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 28.0m, a lot depth of approximately 147.0m and a lot area of approximately 4116.0 sq. m, be approved, subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.

3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.

4) That the owner(s)/applicant(s) provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.

5) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.

6) That the owner(s)/applicant(s) 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 Planning and Growth. The owner(s)/applicant(s) will also be responsible for the construction of any drainage outlet that may be required, prior to the issuance of a Certificate and to the satisfaction of the General Manager of Planning and Growth. The owner(s)/applicant(s) shall be responsible for the legal costs of preparing and registering the associated lot grading agreement, to the satisfaction of the City Solicitor.

7) That the owner(s)/applicant(s) 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 (s)/applicant(s).

8) That the owner(s)/applicant(s) 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.

9) That the owner(s)/applicant(s) contribute $1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.

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

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

Consent Official

APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00056 Monday, October 26, 2026

OWNER(S): GILLES BROSSEAU, 0 Vermilion Lake Road, Chelmsford, ON, Canada

LISE BROSSEAU, 0 Vermilion Lake Road, Chelmsford, Ontario, Canada

AGENT(S): MATTHEW DUMONT, 5 LEXINGTON COURT, SUDBURY, Ontario, Canada P3A 5S1

LOCATION: PIN(s) 733500691, Part Lot 9, Concession 2, Parts 3-20, Plan 53R-22048 and Parts 3-4, Plan 53R-12935, Township of Balfour, 666 Vermilion Lake Road, Chelmsford P0M 1L0

SUMMARY

Zoning: The property is zoned RU (110) & (111) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the south vacant portion of the subject property providing an approximate 21000.0 sq. m lot area and also consolidate an approximate 1800.0 sq. m portion of the subject property with PIN 73350-0168, municipally known as 648 Vermilion Lake Road.

Comments concerning this application were submitted as follows:

Development Engineering, October 30, 2026

Municipal water not available. The existing watermain must be extended along Vermilion Lake Road. This watermain extension must be designed by Professional Engineer registered in the Province of Ontario to the satisfaction of the General Manager of Growth and Development and submitted to Development Engineering for review and approval.. All costs associated with this watermain extension must be borne by the owner. The owner must enter into an agreement with the City regarding the works addressing such things as construction, inspection, insurance and cash deposits.

Municipal Sewer not available.

Bell Canada, October 26, 2026

No Comment Received

Corridor Management, October 26, 2026

No Comment Received

Hydro One, October 26, 2026

Please be advised that Hydro One Networks Inc. (“HONI”) has completed a preliminary review of the above noted consent to sever application. As the subject property is abutting and/or bisected by a HONI high voltage transmission corridor (the “transmission corridor”), HONI has no objection in principle to the proposed

severance, provided HONI's easement rights are protected and maintained.

Please be advised that any placement of permanent structures, facilities or landscaping within the transmission corridor is prohibited without the prior written approval of HONI.

If in the future the owner proceeds with a site plan, plan of subdivision and/or plan of condominium application, the owner must make arrangements satisfactory to HONI for lot grading and drainage, and any proposed uses on the transmission corridor. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this proposal will become the responsibility of the developer.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

Ministry of Natural Resources and Forestry (MNRF), October 26, 2026

No Comment Received

Building Services, October 21, 2026

Building Services has no objections to the proposed consent application.

However, we wish to advise you of the following:

For the Retained Lands:
1) There is an open building permit application (12-1542), for the construction of an Addition, Attached Deck, & Covered Entry on the retained lands. Please contact Building Services to proceed with booking outstanding inspections and closing the project.

2) Our research indicates that there may be several shipping containers that are situated on the lands in contravention with the RU(111) zoning Special and Section 4.34 of the City's Zoning By-law 2010-100Z. The containers must either be removed from the property or brought into full compliance with the Zoning By-law.

The Owner is advised that shipping containers greater than 15 m² require a building permit.

For the Proposed Severed Lot 1:
1) We acknowledge reference to a proposed dwelling on the site plan provided. Owner to be aware that a building permit is required to be submitted to the satisfaction of the Chief Building Official.

Comments provided by A.Dittrich, Plans Examiner

Development Approvals, October 21, 2026

Staff are of the opinion that the proposed application for lot creation and lot addition has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Greater Sudbury Official Plan. It is recommended that the application be granted.

See PDF document attached for complete comments.

Strategic and Environmental Planning, October 20, 2026

SEP staff have no objections to the application.

Advisory comment:
The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Drainage, October 19, 2026

1. Please note that the Bradley Municipal Drain A is located on the subject property (PIN 733500691) proposed to be consolidated with 648 Vermilion Lake Road (PIN 73350-0168 (LT)).

Municipal drains are governed under the Drainage Act, R.S.O. 1990, c. D.17. No alterations to the drain, or activities that may impede the operation, maintenance, or function of the municipal drain, are permitted unless the applicable processes and approvals under the Drainage Act have been followed.

For additional information regarding municipal drains and the requirements of the Drainage Act, please contact the City's Stormwater Engineer.

2. The subject property to be severed is within the Mid-Vermilion Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Ministry of Transportation, October 19, 2026

Outside the MTO's permit control area; therefore, we have no comments to provide at this time.

Conservation Sudbury, October 13, 2026

Conservation Sudbury has no objection to the creation of a new lot and a lot addition.

The subject property includes a section of the Bradley Drain A Municipal Drain, which has an associated flood and erosion hazard, which is regulated under S.28 of the Conservation Authorities Act. These features are shown on the conceptual plan. However, the regulated area is misrepresented on the plan. Please note that the regulated area extends 15m from the flood and erosion hazards and 30m from the wetlands. If development is proposed within the regulated area a permit from Conservation Sudbury may be required at the building permit stage. Please note that development in regulated areas is restricted.

Sudbury Hydro, October 13, 2026

Please be advised, the application falls outside of our service territory. Therefore, we have no concerns.

Revenue Services, October 9, 2026

No Concerns

Site Plan, October 9, 2026

No Concerns

Meeting Minutes:

10/26/2026 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:
GILLES BROSSEAU AND LISE BROSSEAU

the owner(s) of PIN(s) 733500691, Part Lot 9, Concession 2, Parts 3-20, Plan 53R-22048 and Parts 3-4, Plan 53R-12935, Township of Balfour, 666 Vermilion Lake Road, Chelmsford P0M 1L0

for consent to create a new lot on the south vacant portion of the subject property providing a lot frontage of approximately 44.0m, a lot depth of approximately 192.0m and a lot area of approximately 21000.0 sq. m. and also consolidate an approximate 1800.0 sq. m portion of the subject property with PIN 73350-0168 (LT), municipally known as 648 Vermilion Lake Road, be approved, with the stipulation that subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction and subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.

3) That 5% of the value of the land to be transferred as of the day before the day of the giving of the consent be paid to the City of Greater Sudbury for park or other recreational purposes.

4) That the owners/applicants provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.

5) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.

6) That the owners/applicants provide the Consent Official with comments from the Sudbury & District Health Unit stating that both the part to be transferred and the part to be retained are capable of supporting a subsurface sewage disposal system.

7) The existing watermain must be extended along Vermilion Lake Road. This watermain extension must be designed by Professional Engineer registered in the Province of Ontario to the satisfaction of the General Manager of Growth and Development and submitted to Development Engineering for review and approval. All costs associated with this watermain extension must be borne by the owners/applicants. The owners/applicants must enter into an agreement with the City regarding the works addressing such things as construction, inspection, insurance and cash deposits.

8) That the owners/applicants contribute $1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.

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

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

Consent Official

APPLICATION FOR CONSENT

SUBMISSION NO. PL-CON-2026-00060 Monday, October 26, 2026

OWNER(S): B&D REAL ESTATE ACQUISITION CORP., 4703 Regional Road 15, Chelmsford, ON, Canada

AGENT(S): PERMIT.LAND, 304 - 51 York Mills Rd, Toronto, ON, Canada

LOCATION: PIN(s) 733471664; 733471666, Part Lot 11, Concession 3, Parts 1-3, Plan 53R-19672, Township of Rayside, 4703 Municipal Road 15 Unknown, Chelmsford P0M 1L0

SUMMARY

Zoning: The property is zoned M2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the north vacant portion of the subject property providing an approximate lot area of 15440.0 sq. m.

Comments concerning this application were submitted as follows:

Bell Canada, October 26, 2026

No Comment Received

Corridor Management, October 26, 2026

No Comment Received

Hydro One, October 26, 2026

No concerns.

Hydro One, October 26, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 26, 2026

No Comment Received

Development Engineering, October 22, 2026

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

Municipal Sewer not available.

Building Services, October 21, 2026

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

For the Owner’s information Building Services has the following comments,

Our research indicates that there may be shipping containers that are situated on the lands. Shipping and storage containers to be in compliance of 4.34 of the City’s Zoning By-law 2010-100Z.

The Owner is advised that sheds (including shipping and storage containers) greater than 15 m² require a building permit?in accordance with?Article 1.3.1.1.?of Division?C of the Ontario Building Code. The Applicant/Owner is also advised that,?with the exception of?sheds, accessory?buildings?and structures greater than 10 m² (108 ft²) are subject to the Ontario Building Code and require a building permit.??

Accessory buildings and structures constructed after the applicable by-law came into effect are?required?to? comply with?the applicable building permit requirements. Regardless of whether a building permit is?required, all accessory buildings and structures must?comply with?the applicable zoning by-law.???

Development Approvals, October 21, 2026

The purpose and effect of the application is to create a new lot on the north vacant portion of the subject property providing a lot frontage of approximately 126.0m, a lot depth of approximately 184.0m and a lot area of approximately 15440.0m2.

Previously the subject of consent applications B0098/2011 (AUG 4/11), B0111/2005 & B0112/2005 (OCT 3/05), B0060/1997 (MAY 5/97), B0142/1993 (JUNE 7/93) and B0149/1981 & B0150/1981 (JULY 27/81) and minor variance application A0109/2005 (NOV 28/05).

The lands proposed to be severed are currently vacant of any buildings or structures. The subject lands are proposed to be accessed from Industrial Road and are proposed to be serviced by municipal water and individual septic system. There are no buildings or structures proposed on the severed lot at this time.

The lands proposed to be retained have a lot frontage of approximately 137.0m, a lot depth of approximately 194.0m and a lot area of approximately 26720.0m2. The lands proposed to be retained contains an existing industrial building and accessory building. The subject lands are accessed from an existing driveway on Municipal Road 15 and are serviced by municipal water and sanitary sewer.

The subject lands are designated ‘General Industrial’ within the City of Greater Sudbury Official Plan, are zoned ‘M2’, Light Industrial within the City of Greater Sudbury Zoning By-law, are within the Vermilion Intake Protection Zone 3 and are regulated by Conservation Sudbury (NDCA).

Conservation Sudbury has no objection to the creation of the new lot but notes that there is an existing watercourse that crosses the property. Development is prohibited 15.0m from the top of bank of watercourse and all development within 30.0m'.

Drainage staff note that the property to be severed is within the Whitson River Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval.

Staff are of the opinion that the proposed lot creation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, and is in conformity with the City of Greater Sudbury Official Plan. It is recommended that the application be granted.

Conservation Sudbury, October 20, 2026

Conservation Sudbury has no objection to the creation of a new lot as described in Consent application 2026-00060. Please note that on the new lot there is a watercourse that crosses the property. See map attached in pronto. Development is prohibited 15m from the top of bank of watercourse and all development within 30m of the watercourse requires permission of Conservation Sudbury. Pre-consultation with Conservation Sudbury is suggested for all development on the new lot.

Drainage, October 20, 2026

The subject property to be severed is within the Whitson River Watershed. Stormwater improvements are required within the watershed and cost contribution in the amount of $1,000 is required as a condition of approval. The contribution is to be deposited to the Stormwater Reserve Account #36700-01.

Strategic and Environmental Planning, October 20, 2026

SEP staff have no objections to the application.

Advisory comment:
The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Ministry of Transportation, October 19, 2026

Outside the MTO’s permit control area; therefore, we have no comments to provide at this time.

Sudbury Hydro, October 13, 2026

Please be advised, the application falls outside of our service territory. Therefore, we have no concerns.

Revenue Services, October 9, 2026

No Concerns

Site Plan, October 9, 2026

No Concerns

Meeting Minutes:

10/26/2026 Reliance was placed on the public agencies and municipal departments notified for the purpose of identifying any major concerns or issues of a technical nature that would have precluded the severance. None were identified.

The following decision was reached:

DECISION:

THAT the application by:
B&D REAL ESTATE ACQUISITION CORP.

the owner(s) of PIN(s) 733471664; 733471666, Part Lot 11, Concession 3, Parts 1-3, Plan 53R-19672, Township of Rayside, 4703 Municipal Road 15 Unknown, Chelmsford P0M 1L0

for consent to create a new lot on the north vacant portion of the subject property providing a lot frontage of approximately 126.0m, a lot depth of approximately 184.0m and a lot area of approximately 15440.0 sq. m, be approved, subject to the following conditions:

1) That all outstanding municipal taxes be paid.

2) That an appraisal fee for application for consent to sever be paid to the City of Greater Sudbury.

3) That 2% 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(s)/applicant(s) provide a digital copy of the integrated 53R plan prior to registration of the final plan of survey. The integrated plan must be referenced to NAD83(CSRS) with coordinates expressed in UTM Zone 17 projection or the City of Greater Sudbury's custom MTM z81 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The integrated plan must be submitted in an AutoCAD compatible digital format with the corresponding registered 53R number. The submission shall be the final integrated 53R plan in content, form and format and properly geo-referenced.

5) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.

6) That the owner(s)/applicant(s) provide the Consent Official with comments from the Sudbury & District Health Unit stating that both the part to be transferred and the part to be retained are capable of supporting a subsurface sewage disposal system.

7) That the owner(s)/applicant(s) contribute $1,000.00 toward the City of Greater Sudbury's future storm water management works downstream of the subject property.

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

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

Consent Official