

APPLICATION FOR CONSENT



SUBMISSION NO. PL-CON-2026-00001

Monday, March 30, 2026

OWNER(S): 844367 ONTARIO INC., 64 Guenette drive, Hanmer, ON, Canada

AGENT(S): DANIEL BOUCHARD, 64 Guenette drive, Hanmer, ON, Canada

LOCATION: PIN(s) 735081258, SRO, Part Lot 12, Concession 2, being Parts 3-9, Plan 53R-4320, except Parts 1-27, Plan 53R-12236, Part 1, Plan 53R-10321, Plan 53M-1247, Parts 1-2, Plan 53R-17672, Parts 1-3, Plan 53R-17817, Township of Capreol, 0 Spruce, Hanmer

SUMMARY

Zoning: The property is zoned R2-2, R1-5 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To sever and create one new lot on the north portion of the subject property providing an approximate 4750.0 sq. m lot area, subject to an easement for access purposes.

Comments concerning this application were submitted as follows:

Drainage, March 30, 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.

Development Approvals, March 27, 2026

The purpose and effect of the application is to sever a parcel of land with a lot frontage of +/- 26 m along Carmen Street and an area of +/- 4,750 m² from the subject lands, resulting in the creation of a new lot. The lands to be severed are vacant of buildings and structures and are unserviced.

It is noted that the applicant does not have frontage along Carmen Street as there is a 1ft reserve owned by the City currently preventing access to the public portion of Carmen Street.

The concept plan provided by the applicant for the severed lands appear to be part of a previous or future proposed draft plan of subdivision, which shows a public road south of Carmen Street. It is unclear of the applicant's intentions to further development the subject lands based on the concept provided. Based on the concept plan, staff have concerns with the lot as proposed compromising the future development of the subject lands in terms of access and servicing.

The lands proposed to be retained would have +/- 20 m of frontage along Theresa Avenue and +/- 20 m of frontage along Spruce Street, and have an area of +/- 56 ac. The lands are vacant of buildings and structures and are unserviced.

The application also is proposed an access easement over the severed lands in favour of the retained lands.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', Low Density Residential Two and 'R1-5', Low Density Residential One within the City of Greater Sudbury Zoning By-law. The lands are regulated by Conservation Sudbury and are located within the Pharand(G) well head protection area in the City of Greater Sudbury Source Water Protection Plan.

Staff are of the opinion that the proposed lot creation is considered pre-mature at this time as there is not frontage on a public road due to a 1ft reserve, and it is anticipated to compromise the future development of the lands, by impacting the ability for a future public road and servicing connections from Carmen Street to the remainder of the property. Development of the subject lands should occur comprehensively, or in a way that it can be demonstrated to not compromise the future development of the lands.

Staff therefore cannot support the lot creation or easement proposal and it is recommended that the application be denied.

Bell Canada, March 26, 2026

No Comment Received

Corridor Management, March 26, 2026

No Comment Received

Development Engineering, March 26, 2026

Lot Grading & Drainage Condition:

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

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

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

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

The lot configuration as shown on the application reflects the size of a cul-de-sac that is no longer acceptable within the City of Greater Sudbury. If successful, the lot configuration would need to be modified to suit the current requirement for a 17.5 metre cul-de-sac radius at the property line.

Hydro One, March 26, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNR), March 26, 2026

No Comment Received

Source Water Protection, March 25, 2026

Proposed severance occurring within Pharand Well's WHPA-B. Lands are services with Wastewater collection. No significant drinking water threat identified at this time.

Building Services, March 24, 2026

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

Strategic and Environmental Planning, March 24, 2026

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

Sudbury Hydro, March 19, 2026

No concerns as application falls outside of our service territory.

Sudbury Hydro, March 19, 2026

No concerns as applications falls outside of our service territory.

Ministry of Transportation, March 18, 2026

I can confirm that the subject property is not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Site Plan, March 16, 2026

No Concerns

Conservation Sudbury, March 13, 2026

No Concerns

Revenue Services, March 13, 2026

No Concerns

Meeting Minutes:

03/30/2026 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.

The following decision was reached:

DECISION:

THAT the application by:
844367 ONTARIO INC.

the owner(s) of PIN(s) 735081258, SRO, Part Lot 12, Concession 2, being Parts 3-9, Plan 53R-4320, except Parts 1-27, Plan 53R-12236, Part 1, Plan 53R-10321, Plan 53M-1247, Parts 1-2, Plan 53R-17672, Parts 1-3, Plan 53R-17817, Township of Capreol, 0 Spruce, Hanmer P3P 1L7

for consent for consent to create a new lot on the north portion of the subject property providing ap-proximately 26.0m of lot frontage, 52.0m of lot depth and 4750.0 sq. m of lot area, subject to an easement for access purposes, be denied.

Consideration was given to Section 51(24) of the *Planning Act*. The proposal is NOT in conformity with the Official Plan and is NOT 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-2026-00004

Monday, March 30, 2026

OWNER(S): KEYSTONE HOMES INC., MTR Construction 2113 Lasalle Blvd., Sudbury, ON, Canada

AGENT(S): DORLAND GEOMATICS, 1771 Old Falconbridge Road, Sudbury, ON, Canada P3B1M1

LOCATION: PIN(s) 735042024, 735043177, 735043064, Parcel 24838 SEC SES, Part Lot 5, Concession 3, as in LT55597; Parts 1, 2, and 3, Plan 53R-21423; Parts 1, 2, 13, and 14, Plan 53R-18226; except Parts 4, 5, 8, 11, and 12, Plan 53R-21563; subject to an easement over Parts 1, 2, 3, and 4, Plan 53R-21687, as in SD458612; subject to an easement as in LT139740 and LT139741; together with LT155597; subject to LT139738 and LT139739, Township of Hanmer, 4633 Deschene Road, Hanmer P3P 1B9, Deschene Road, Hanmer P3P 0E4

SUMMARY

Zoning: The property is zoned OSP(7), R3-1(35) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Mortgage an approximate 4048.0 sq. m west portion of the subject property.

Comments concerning this application were submitted as follows:

Drainage, March 30, 2026

No Concerns

Development Approvals, March 27, 2026

The purpose and effect of the application is to mortgage an approximate 4,048 m² portion of the subject property shown as Phase 5 on the sketch submitted with the application.

The subject lands contains a portion of a 122 townhome unit development, which will be serviced by a municipal water and sanitary connection with accesses proposed from Deschene Road and Philippe Street.

The applicant advised that a mortgage is to be registered as financial security on the improvements contained on that part of the property.

It is understood that the lands are subject to a site plan control agreement, which have the effect of binding all phases together. It is understood that in the event of a bank foreclosure the lands would continue to function as one townhome complex due to the site plan agreement.

Based on the phases being subject to Site Plan Control, staff are supportive of the application.

Bell Canada, March 26, 2026

No Comment Received

Corridor Management, March 26, 2026

No Comment Received

Development Engineering, March 26, 2026

No Concerns

Hydro One, March 26, 2026

No Comment Received

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

No Comment Received

Source Water Protection, March 25, 2026

Consent application for mortgage purposes for Phases 5,6,and 7 of #4633 Deschene Road row housing development. At this time, the activity of storing snow within the WHPA-B zone is a significant drinking water threat if there's 1 ha (or more) of impervious area. However, the most recent version of the MECP Director's Technical Rules (DTRs) provides an exemption for the threat of storing snow if the property has an ECA for it's Storm Management Facility, which is the case for 4633 Deschene. At this time, a Risk Management Plan will not be required for the threat activity of storing snow.It's anticipated that an amendment to the current Greater Sudbury Source Protection Plan will be passed imminently by MECP. This amendment will have additional restrictions for the activity of storing Road Salt and applying road salt within the WHPA-A and WHPA-B. The exemption from the DTRs will not apply to these activities relating Road Salt and a Risk Management Plan will be required after the amendment is passed. This Risk Management Plan can be agreed upon prior to the Building Permit Process, assuming it has passed by then.

Strategic and Environmental Planning, March 24, 2026

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

Sudbury Hydro, March 19, 2026

No concerns as application falls outside of our service territory.

Ministry of Transportation, March 18, 2026

Ministry of Transportation, March 18, 2026

I can confirm that the subject property is not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Building Services, March 17, 2026

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

Site Plan, March 16, 2026

A site plan control agreement is registered for all Phases of this development. Phase 5 shares, water, storm, sanitary and other utility services with Phase 1 & 2.

Conservation Sudbury, March 13, 2026

No Concerns

Revenue Services, March 13, 2026

No Concerns

Meeting Minutes:

03/30/2026 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:
KEYSTONE HOMES INC.

the owner(s) of PIN(s) 735042024, 735043177, 735043064, Parcel 24838 SEC SES, Part Lot 5, Concession 3, as in LT55597; Parts 1, 2, and 3, Plan 53R-21423; Parts 1, 2, 13, and 14, Plan 53R-18226; except Parts 4, 5, 8, 11, and 12, Plan 53R-21563; subject to an easement over Parts 1, 2, 3, and 4, Plan 53R-21687, as in SD458612; subject to an easement as in LT139740 and LT139741; together with LT155597; subject to LT139738 and LT139739, Township of Hanmer, 4633 Deschene Road, Hanmer P3P 1B9, Deschene Road, Hanmer P3P 0E4

for consent for consent to mortgage an approximate 4048.0 sq. m west portion of the subject property identified as Phase 5 on the sketch submitted with the application, be approved, subject to the following conditions:

- 1) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 2) That owner/applicant provide a draft shared facilities agreement, between the Owner and the Chargee, identifying the lands subject to the Consent to the satisfaction of the Consent Official.
- 3) That owner/applicant provide the fully executed shared facilities agreement re-ferred to in #2 above.
- 4) That a letter of undertaking, executed by an Ontario Solicitor in good standing, be provided to the Consent Official to register an Application to Annex Restrictive Covenants under S. 119 to address the shared facilities agreement.

- 5) 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-2026-00005

Monday, March 30, 2026

OWNER(S): KEYSTONE HOMES INC., MTR Construction 2113 Lasalle Blvd., Sudbury, ON, Canada

AGENT(S): DORLAND GEOMATICS, 1771 Old Falconbridge Road, Sudbury, ON, Canada P3B1M1

LOCATION: PIN(s) 735042024, 735043177, 735043064, Parcel 24838 SEC SES, Part Lot 5, Concession 3, as in LT55597; Parts 1, 2, and 3, Plan 53R-21423; Parts 1, 2, 13, and 14, Plan 53R-18226; except Parts 4, 5, 8, 11, and 12, Plan 53R-21563; subject to an easement over Parts 1, 2, 3, and 4, Plan 53R-21687, as in SD458612; subject to an easement as in LT139740 and LT139741; together with LT155597; subject to LT139738 and LT139739, Township of Hanmer, 4633 Deschene Road, Hanmer P3P 1B9, Deschene Road, Hanmer P3P 0E4

SUMMARY

Zoning: The property is zoned OSP(7), R3-1(35) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Mortgage an approximate 14836.0 sq. m east portion of the subject property.

Comments concerning this application were submitted as follows:

Drainage, March 30, 2026

No Concerns

Development Approvals, March 27, 2026

The purpose and effect of the application is to mortgage an approximate 14,836 m² portion of the subject property shown as Phase 6 on the sketch submitted with the application.

The subject lands contains a portion of a 122 townhome unit development, which will be serviced by a municipal water and sanitary connection with accesses proposed from Deschene Road and Philippe Street.

The applicant advised that a mortgage is to be registered as financial security on the improvements contained on that part of the property.

It is understood that the lands are subject to a site plan control agreement, which have the effect of binding all phases together. It is understood that in the event of a bank foreclosure the lands would continue to function as one townhome complex due to the site plan agreement.

Based on the phases being subject to Site Plan Control, staff are supportive of the application.

Bell Canada, March 26, 2026

No Comment Received

Corridor Management, March 26, 2026

No Comment Received

Development Engineering, March 26, 2026

No Concerns

Hydro One, March 26, 2026

No Comment Received

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

No Comment Received

Source Water Protection, March 25, 2026

Consent application for mortgage purposes for Phases 5,6,and 7 of #4633 Deschene Road row housing development. At this time, the activity of storing snow within the WHPA-B zone is a significant drinking water threat if there's 1 ha (or more) of impervious area. However, the most recent version of the MECP Director's Technical Rules (DTRs) provides an exemption for the threat of storing snow if the property has an ECA for it's Storm Management Facility, which is the case for 4633 Deschene. At this time, a Risk Management Plan will not be required for the threat activity of storing snow.It's anticipated that an amendment to the current Greater Sudbury Source Protection Plan will be passed imminently by MECP. This amendment will have additional restrictions for the activity of storing Road Salt and applying road salt within the WHPA-A and WHPA-B. The exemption from the DTRs will not apply to these activities relating Road Salt and a Risk Management Plan will be required after the amendment is passed. This Risk Management Plan can be agreed upon prior to the Building Permit Process, assuming it has passed by then.

Strategic and Environmental Planning, March 24, 2026

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

Sudbury Hydro, March 19, 2026

No concerns as application falls outside of our service territory.

Ministry of Transportation, March 18, 2026

I can confirm that the subject property is not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Building Services, March 17, 2026

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

Site Plan, March 16, 2026

A site plan control agreement is registered for all Phases of this development. Phase 6 shares, water, storm and other utility services with Phase 1, 3 and 4. Sanitary is serviced separately.

Conservation Sudbury, March 13, 2026

Conservation Sudbury has no concerns with the proposed for PL-CON-2026-00005. The subject property does not contain features regulated by Conservation Sudbury.

Revenue Services, March 13, 2026

No Concerns

Meeting Minutes:

03/30/2026 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:
KEYSTONE HOMES INC.

the owner(s) of PIN(s) 735042024, 735043177, 735043064, Parcel 24838 SEC SES, Part Lot 5, Concession 3, as in LT55597; Parts 1, 2, and 3, Plan 53R-21423; Parts 1, 2, 13, and 14, Plan 53R-18226; except Parts 4, 5, 8, 11, and 12, Plan 53R-21563; subject to an easement over Parts 1, 2, 3, and 4, Plan 53R-21687, as in SD458612; subject to an easement as in LT139740 and LT139741; together with LT155597; subject to LT139738 and LT139739, Township of Hanmer, 4633 Deschene Road, Hanmer P3P 1B9, Deschene Road, Hanmer P3P 0E4

for consent for consent to Mortgage an approximate 14836.0 sq. m east portion of the subject property identified as Phase 6 on the sketch submitted with the application, be approved, subject to the following conditions:

- 1) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 2) That owner/applicant provide a draft shared facilities agreement, between the Owner and the Chargee, identifying the lands subject to the Consent to the satisfaction of the Consent Official.
- 3) That owner/applicant provide the fully executed shared facilities agreement referred to in #2 above.
- 4) That a letter of undertaking, executed by an Ontario Solicitor in good standing, be provided to the Consent Official to register an Application to Annex Restrictive Covenants under S. 119 to address the shared facilities agreement.
- 5) 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-2026-00007

Monday, March 30, 2026

OWNER(S): KEYSTONE HOMES INC., MTR Construction 2113 Lasalle Blvd., Sudbury, ON, Canada

AGENT(S): DORLAND GEOMATICS, 1771 Old Falconbridge Road, Sudbury, ON, Canada P3B1M1

LOCATION: PIN(s) 735042024, 735043177, 735043064, Parcel 24838 SEC SES, Part Lot 5, Concession 3, as in LT55597; Parts 1, 2, and 3, Plan 53R-21423; Parts 1, 2, 13, and 14, Plan 53R-18226; except Parts 4, 5, 8, 11, and 12, Plan 53R-21563; subject to an easement over Parts 1, 2, 3, and 4, Plan 53R-21687, as in SD458612; subject to an easement as in LT139740 and LT139741; together with LT155597; subject to LT139738 and LT139739, Township of Hanmer, 4633 Deschene Road, Hanmer P3P 1B9, Deschene Road, Hanmer P3P 0E4

SUMMARY

Zoning: The property is zoned OSP(7), R3-1(35) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Mortgage an approximate 1675.0 sq. m eastern middle portion of the subject property.

Comments concerning this application were submitted as follows:

Drainage, March 30, 2026

No Concerns

Development Approvals, March 27, 2026

The purpose and effect of the application is to mortgage an approximate 1,675 m² portion of the subject property shown as Phase 7 on the sketch submitted with the application.

The subject lands contains a portion of a 122 townhome unit development, which will be serviced by a municipal water and sanitary connection with accesses proposed from Deschene Road and Philippe Street.

The applicant advised that a mortgage is to be registered as financial security on the improvements contained on that part of the property.

It is understood that the lands are subject to a site plan control agreement, which have the effect of binding all phases together. It is understood that in the event of a bank foreclosure the lands would continue to function as one townhome complex due to the site plan agreement.

Based on the phases being subject to Site Plan Control, staff are supportive of the application.

Bell Canada, March 26, 2026

No Comment Received

Corridor Management, March 26, 2026

No Comment Received

Development Engineering, March 26, 2026

No Concerns

Hydro One, March 26, 2026

No Comment Received

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

No Comment Received

Source Water Protection, March 25, 2026

Consent application for mortgage purposes for Phases 5,6,and 7 of #4633 Deschene Road row housing development. At this time, the activity of storing snow within the WHPA-B zone is a significant drinking water threat if there's 1 ha (or more) of impervious area. However, the most recent version of the MECP Director's Technical Rules (DTRs) provides an exemption for the threat of storing snow if the property has an ECA for it's Storm Management Facility, which is the case for 4633 Deschene. At this time, a Risk Management Plan will not be required for the threat activity of storing snow.It's anticipated that an amendment to the current Greater Sudbury Source Protection Plan will be passed imminently by MECP. This amendment will have additional restrictions for the activity of storing Road Salt and applying road salt within the WHPA-A and WHPA-B. The exemption from the DTRs will not apply to these activities relating Road Salt and a Risk Management Plan will be required after the amendment is passed. This Risk Management Plan can be agreed upon prior to the Building Permit Process, assuming it has passed by then.

Strategic and Environmental Planning, March 24, 2026

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

Sudbury Hydro, March 19, 2026

No concerns as application falls outside of our service territory.

Ministry of Transportation, March 18, 2026

I can confirm that the subject property is not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Building Services, March 17, 2026

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

Site Plan, March 16, 2026

A site plan control agreement is registered for all Phases of this development. Phase 7 shares, water, storm, sanitary and other utility services with Phase 1.

Conservation Sudbury, March 13, 2026

No Concerns

Revenue Services, March 13, 2026

No Concerns

Meeting Minutes:

03/30/2026 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:
KEYSTONE HOMES INC.

the owner(s) of PIN(s) 735042024, 735043177, 735043064, Parcel 24838 SEC SES, Part Lot 5, Concession 3, as in LT55597; Parts 1, 2, and 3, Plan 53R-21423; Parts 1, 2, 13, and 14, Plan 53R-18226; except Parts 4, 5, 8, 11, and 12, Plan 53R-21563; subject to an easement over Parts 1, 2, 3, and 4, Plan 53R-21687, as in SD458612; subject to an easement as in LT139740 and LT139741; together with LT155597; subject to LT139738 and LT139739, Township of Hanmer, 4633 Deschene Road, Hanmer P3P 1B9, Deschene Road, Hanmer P3P 0E4

for consent for consent to Mortgage an approximate 1675.0 sq. m eastern middle portion of the subject property identified as Phase 7 on the sketch submitted with the application, be approved, subject to the following conditions:

- 1) That a copy of the final Plan of Survey prepared by an Ontario Land Surveyor be submitted to the Office of the Consent Official.
- 2) That owner/applicant provide a draft shared facilities agreement, between the Owner and the Chargee, identifying the lands subject to the Consent to the satisfaction of the Consent Official.
- 3) That owner/applicant provide the fully executed shared facilities agreement referred to in #2 above.
- 4) That a letter of undertaking, executed by an Ontario Solicitor in good standing, be provided to the Consent Official to register an Application to Annex Restrictive Covenants under S. 119 to address the shared facilities agreement.
- 5) 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