

Tom Davies Square
200 Brady St

Wednesday, May 12, 2021

****REVISED**

A0051/2021

**DANIEL BOURGOIN
GISELE BOURGOIN**

Ward: 2

PIN 73366 0116, Parcel 19657, Survey Plan SR-1090 Part(s) 1, Lot 9, Concession 2, Township of Fairbank, 643 Fairbank Road North, Whitefish, [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Sections 4.25.2, 4.41.2 and 4.41.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to enlarge a legal existing non-complying building and attached deck on the subject property, where enlargement of a legal existing non-complying building is permitted if the enlargement does not increase the gross floor area of the building, providing a minimum 9.0m setback from the high water mark of a navigable waterbody, where a minimum 25.0m setback from the high water mark is required, and also providing 36% of the shoreline length measured at the high water mark to be cleared of natural vegetation, where a maximum of 25% of the length of the cleared area at the high water mark may be cleared of natural vegetation.

A0054/2021

**IVAN FLORES
NATALIE FLORES**

Ward: 12

PIN 02121 0099, Parcel 49681, Survey Plan 53R-13237 Part(s) 4 & 15, Lot 2, Concession 6, Township of McKim, 23 Normandy Court, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a second-storey addition to the existing dwelling maintaining a minimum 1.2m side yard setback, where a minimum 1.8m side yard setback is required.

A0057/2021

**ASHLEIGH SHARON CONLEY-CAYER
SHAWN GILBERT JOSEPH CAYER**

Ward: 7

PIN 73492 0483, Parcel 42680, Survey Plan 53R-5697 Part(s) 1 & 2, Lot 3, Concession 4, Township of Garson, 38 Old Skead Road, Garson, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2.4 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a detached garage having a maximum height of 7.6m, where 5m is permitted.

A0059/2021

BEHAVIOUR ANALYSIS NORTH INC.

Ward: 4

PIN 02135 0206, Lot(s) 20, Subdivision 3S, Lot 6, Concession 4, Township of McKim, 239 Pine Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 4, Section 4.15.1(e), Part 5, Section 5.2.4.3(c)(ii) and Table 5.4 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate an addition to an existing commercial building having firstly, no landscaped area along west lot line, where a 3.0 metre-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0m, secondly, to locate parking within 0.0m of the west lot line, where no outdoor parking area shall be permitted within 3.0m to any road having a width of more than 10.0m and, thirdly, to permit a total of 4 parking spaces, where 8 parking spaces are required.

A0060/2021

JENNIFER HARKINS

Ward: 9

PIN 73476 0502, Parcel 17154, Lot 6, Concession 3, Township of Broder, 4812 Long Lake Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2.4 and Part 6, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a detached garage having firstly, a maximum height of 5.4m, where 5m is permitted and, secondly, providing a minimum 3.0m corner side yard setback, where a minimum 4.5m setback is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B466/1990 (SEP 17/90)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF APRIL 14, 2021 TO IN ORDER TO PROVIDE AN AMENDED SKETCH

A0047/2021

CHEMY DEVELOPMENT INC.

"REVISED"

Ward: 3

PIN 73349 2060, Parcel 31468, Survey Plan 53R-18073 Part(s) 1 to 3, Lot 3, Concession 1, Township of Balfour, 3672 144 Highway, Chelmsford, [2010-100Z, C2 (General Commercial)]

For relief from Part 5, Section 5.7.2 and Table 5.9 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, for approval to provide a minimum of eight (8) queueing spaces in the queueing lane on the subject property, where a minimum of eleven (11) queueing spaces are required for the proposed restaurant use.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0017/2021 AND B0018/2021 (MAR 15/21) AND MINOR VARIANCE APPLICATION A81/2009 (Jul 20/09)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
THURSDAY, MAY 27, 2021**



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): Daniel and Gisele Bourgoin Email: [REDACTED]
Mailing Address: 53 Berkley Ct Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3A 4B5 Fax Phone: [REDACTED]

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: [REDACTED] Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
643 Fairbank Pvt Rd North Business Phone: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED] Fax Phone: [REDACTED]

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: [REDACTED]
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: SLS (4)

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
increase of gross floor area	4.25.2	108.42m2	47.11m2
attached deck/stairs	4.41.2	9m	16m
above 25% of shoreline	4.41.3	12.19m(36%)	3.89m(11%)

- b) Is there an eave encroachment? ☐ Yes ☒ No If 'Yes', size of eaves: (m)

- c) Description of Proposal: See attached Word Doc.
Please see attached Word document

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Please see attached Word document See attached Word Doc.

* RmP sed

Office Use Only 2020 01 01
A 10024/2021
S.P.P. AREA
YES ___ NO ___
NDCA REG. AREA
YES <input checked="" type="checkbox"/> NO ___

- 6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): 73366-0116 Township: Fairbank Ward: 2
 Lot No.: 29 Concession No.: 2 Parcel(s): 1968057
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: M328 Part(s): 1
 Municipal Address or Street(s): 643 Fairbank Pvt Rd North SR-1090

- 7) Date of acquisition of subject land.
- Aug 28th 1998

- 8) Dimensions of land affected.

Frontage 33.85 (m) Depth 113.16 (m) Area 3722.996 (m²) Width of Street 4.9 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>61.31</u> (m ²)	<u>81.12</u> (m ²)
Gross Floor Area:	<u>61.31</u> (m ²)	<u>108.42</u> (m ²)
No. of storeys:	<u>1</u>	<u>2</u>
Width:	<u>9.91</u> (m)	<u>7.92</u> (m)
Length:	<u>7.16</u> (m)	<u>10.36</u> (m)
Height:	<u>5.49</u> (m)	<u>7.98</u> (m)

- 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Front:	<u>12.3 from camp 9.3 from deck</u> (m)	<u>12.3 from camp 9.3 from deck</u> (m)
Rear:	<u>95.71</u> (m)	<u>92.5</u> (m)
Side:	<u>5.4 front corner, 3.2 back corner</u> (m)	<u>7.3 front corner, 3.05 back corner</u> (m)
Side:	<u>20.75</u> (m)	<u>20.75</u> (m)

- 11) What types of water supply, sewage disposal and storm drainage are available?

Municipally owned & operated piped water system ☐
 Municipally owned & operated sanitary sewage system ☐
 Lake ☐
 Individual Well ☐
 Communal Well ☐
 Individual Septic System ☐
 Communal Septic System ☐
 Pit Privy ☐
 Municipal Sewers/Ditches/Swales ☐

What type of access to the land?

Provincial Highway ☐
 Municipal Road ☐
 Maintained Yearly ☐
 Maintained Seasonal ☐
 Right-of-way ☐
 Water ☐
 If access is by water only, provide parking and docking facilities to be used.

- 12) Date(s) of construction of all buildings and structures on the subject land.

Camp was built approx 1960

- 13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): Seasonal Length of time: since 960 (we own since 1998)

- 14) Proposed use(s) of the subject property.

Same as #13 ☐ or, _____

- 15) What is the number of dwelling units on the property?
- 1

- 16) If this application is approved, would any existing dwelling units be legalized?

☐ Yes ☐ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- Seasonal

- 18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? ☐ Yes ☒ No

If "yes", indicate the application number(s): _____
or, describe briefly, _____

- 19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? ☐ Yes ☒ No

If "yes", indicate application number(s) and status of application(s): _____

- 20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? ☐ Yes ☒ No

If "Yes", indicate application number(s) and status of application(s): _____

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?
☐ Yes ☒ No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Daniel and Gisele Bourgoin (please print all names), the registered owner(s) of the property described as 643 Fairbank Pvt Rd North
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

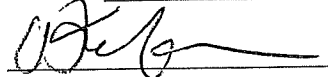
Authority to Enter Land and Photograph


- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- appoint and authorize _____ (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 26 day of March, 20 21.


(witness)


signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: GISELE BOURGOIN Daniel Bourgoin

*I have authority to bind the Corporation

I/We, Daniel and Gisele Bourgoin (please print all names),
the registered owner(s) or authorized agent of the property described as 643 Fairbank Pvt Rd North

solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 26 day of March, 2021

Wendy Rae Kaufman
a Commissioner, etc.,
Province Of Ontario,
for the City of Greater Sudbury,
Expires November 18, 2023

Gisèle Bourgoin
Danielle Bourgoin
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: GISELE BOURGON
 *I have authority to bind the Corporation

* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

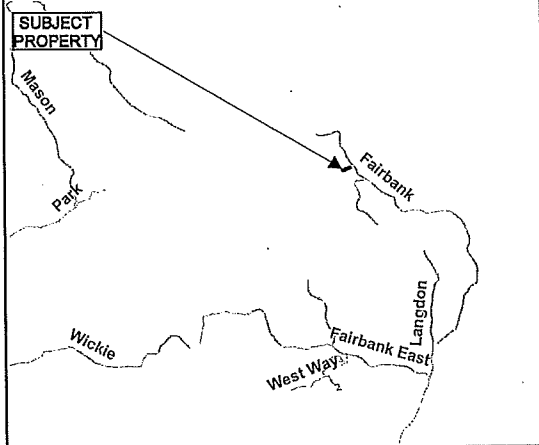
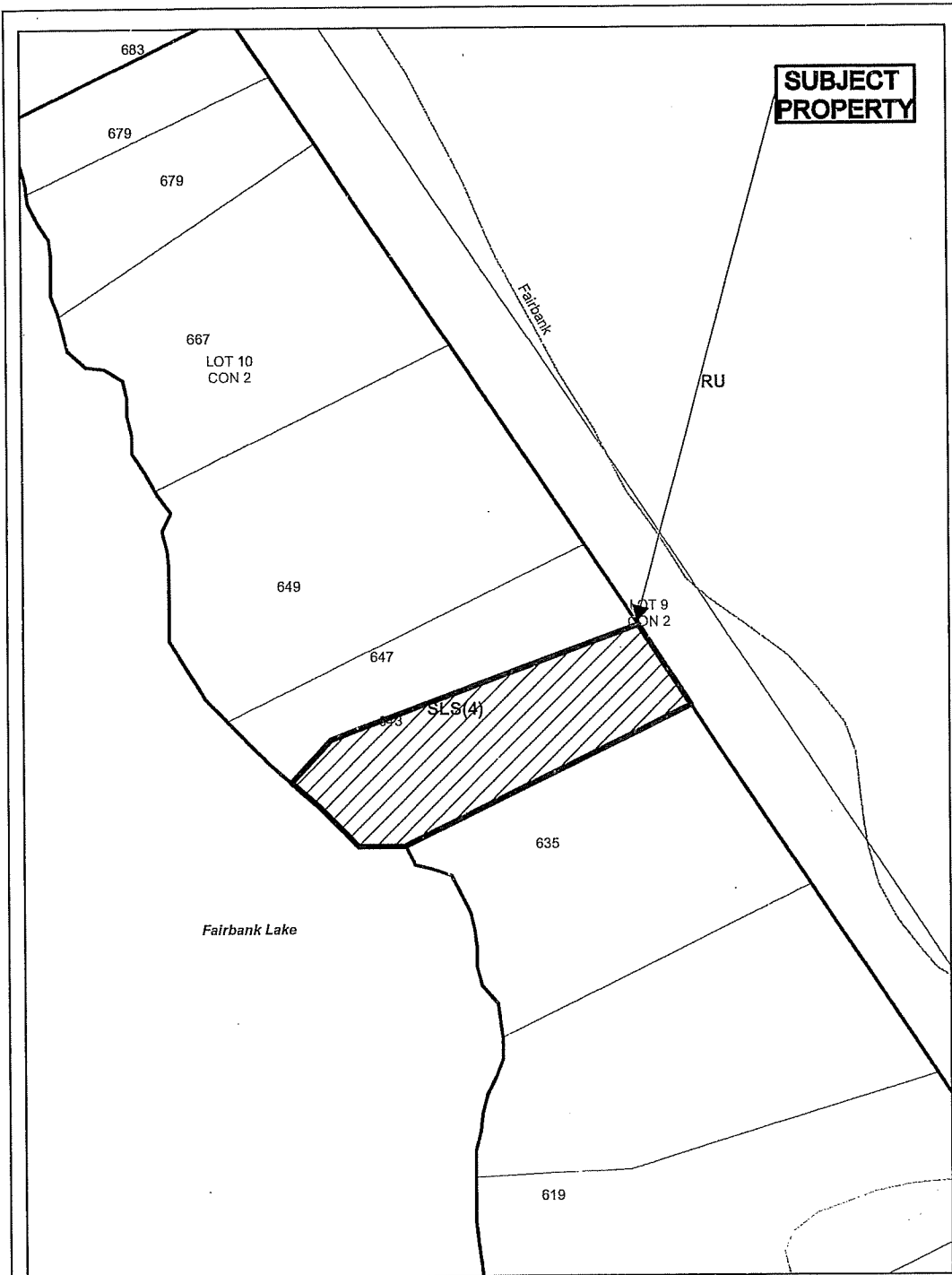
Date of Receipt:	Hearing Date:	Received By:
Zoning Designation:	Resubmission: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		

Description of proposal

We have been advised that we need to apply for a minor variance to replace the old camp with a new modular camp. The old camp which is located closer to the water than the current required setback of 25 m to the high water mark has "non-complying status" because it was constructed prior to enactment of the Bylaw however the new camp has an increase in the gross floor area. We are going with a plan that is narrower but deeper. This new camp with a half loft would increase our gross floor area by 47 m². We would also like to replace the front deck/stairs and the deck will be attached to the building. With the inclusion of this deck we are below the maximum allowance of 25% of shoreline buffer area (15%). We are also seeking a minor variance for the maximum use of length of the shoreline as we are over the 25% (36%) according to our calculations. It is however below the maximum allowance of 23m in length (12m). Most of these structures were in place when we bought the cottage in 1998 (boathouse, dock, platform with stairs to the water). Our neighbours are aware of our plans and have no concerns.

Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:

The property has a special zoning, SLS(4), where the minimum setback for main and accessory buildings is 25 m (82 ') from the high water mark. The existing camp would be considered to have "non-complying status" because it was constructed prior to enactment of the Bylaw, however, any increase in the gross floor area (by reconstruction, repair or renovation) of the building located within the applicable minimum required yard is not permitted. We are seeking to increase the gross floor area. Also, we are unable to build further back at 25 m from the high water mark on the same side of the property as the old camp because the lot line goes on an angle. We are also not able to build further back on the opposite side of the property as there is a spring at approx. 29 m from the high water mark. Several contractors have come out to the property and told us that this would cause issues if we were to put a foundation there. If we continue to move further back, we then have the issue of the hydro line at approx. 41 m. So we are opting to go with a floorplan on the original footprint. As for the variance for the shoreline. The maximum length of the cleared area measured at the *high water mark* shall be 25 % of the length of the *shoreline* of the lot but in no case shall the maximum length of cleared area measured at the *high water mark* exceed 23 metres in length. We are above the 25% in length.



**Application for Minor
Variance or Permission**



Subject Property being PIN 73366-0116,
Parcel 19657, Part 1, Plan SR-1090,
Lot 9, Concession 2, Township of Fairbank
643 Fairbank Private Road North, Sudbury
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A51/2021
Date: 2021 04 09

Neighbouring
property
SLS(4)

PART 2

PART 1

A diagram of a rectangular shed. The width is labeled as 6.10m and the length is labeled as 4.27m. The word "SHED" is written inside the rectangle.

4.88m
SLEEP CAMP

Fairbank Lake

Revised
A0051/2021

[illegible]



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

Office Use Only 2020.01.01
A0054/2021
S.P.P. AREA YES _____ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES _____ NO <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): Ivan Flores Email: [REDACTED]
Mailing Address: 23 Normandy Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3A2E9 Fax Phone: [REDACTED]

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: _____ Email: _____
Mailing Address: _____ Home Phone: _____
Business Phone: _____
City: _____ Postal Code: _____ Fax Phone: _____
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: Sudbury Credit Union
Mailing Address: 9 2nd Ave N
City: Sudbury Postal Code: P3B 3L7

- 4) Current Official Plan designation: LAL IF Current Zoning By-law designation: R1-S IF

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
<u>IF INTERIOR SIDE YARD SETBACK</u>	<u>1.8m</u>	<u>1.2</u>	<u>0.6</u>

- b) Is there an eave encroachment? ☐ Yes ☒ No If 'Yes', size of eaves: 0.6 (m)

- c) Description of Proposal: 2nd Floor addition on Left side of home

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:

too close to neighbour

6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): 02121-0099 Township: M4km Ward: 12
 Lot No.: 2 Concession No.: 6 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-13237 Part(s): 4 + 15
 Municipal Address or Street(s): 23 Normandy

7) Date of acquisition of subject land. April 1 2021

8) Dimensions of land affected.

Frontage 18 (m) Depth 37 (m) Area (m²) Width of Street 4 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>36</u> (m ²)	<u>36</u> (m ²)
Gross Floor Area:	<u>80</u> (m ²)	<u>80</u> (m ²)
No. of storeys:	<u>2</u>	<u>2</u>
Width:	<u>4</u> (m)	<u>4</u> (m)
Length:	<u>9</u> (m)	<u>9</u> (m)
Height:	<u>2.5</u> (m)	<u>2.5</u> (m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Front:	<u>11.3</u> (m)	<u>11.3</u> (m)
Rear:	<u>8</u> (m)	<u>8</u> (m)
Side:	<u>2.3</u> (m)	<u>2.3</u> (m)
Side:	<u>1.3</u> (m)	<u>1.3</u> (m)

11) What types of water supply, sewage disposal and storm drainage are available?

Municipally owned & operated piped water system ☒
 Municipally owned & operated sanitary sewage system ☒
 Lake ☐
 Individual Well ☐
 Communal Well ☐
 Individual Septic System ☐
 Communal Septic System ☐
 Pit Privy ☐
 Municipal Sewers/Ditches/Swales ☐

What type of access to the land?

Provincial Highway ☐
 Municipal Road ☒
 Maintained Yearly ☒
 Maintained Seasonal ☐
 Right-of-way ☐
 Water ☐
 If access is by water only, provide parking and docking facilities to be used.

12) Date(s) of construction of all buildings and structures on the subject land.

Asap July 2nd 2021

13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): 3 mths Length of time: 3 mths

14) Proposed use(s) of the subject property.

Same as #13 ☒ or, _____

15) What is the number of dwelling units on the property? 1

16) If this application is approved, would any existing dwelling units be legalized?

☒ Yes ☒ No

If "yes", how many? _____

17) Existing uses of abutting properties: vac

- 18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? ☐ Yes ☒ No

If "yes", indicate the application number(s): _____
or, describe briefly, _____

- 19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? ☒ Yes ☒ No

If "yes", indicate application number(s) and status of application(s): _____

- 20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? ☐ Yes ☒ No

If "Yes", indicate application number(s) and status of application(s): _____

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?
☐ Yes ☒ No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Ivan Flores Natalie Flores (please print all names), the registered owner(s) of the property described as above in this form
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- appoint and authorize Ivan Flores (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 1 day of April, 20 21

Natalie Flores
(witness)

Ivan Flores Natalie Flores
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Ivan Flores Natalie Flores

*I have authority to bind the Corporation

INWE, ivan Flores Katalie Flores (please print all names),
the registered owner(s) or authorized agent of the property described as above in form

solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 1 day of April, 20 21

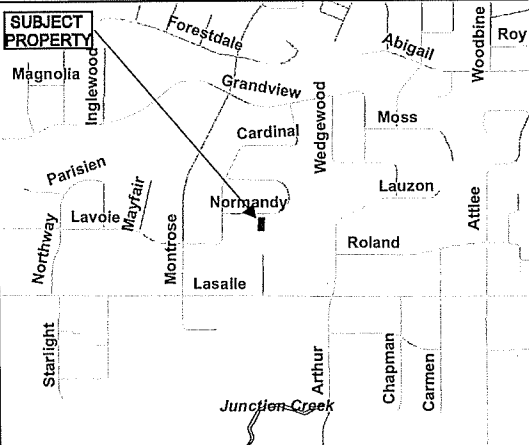
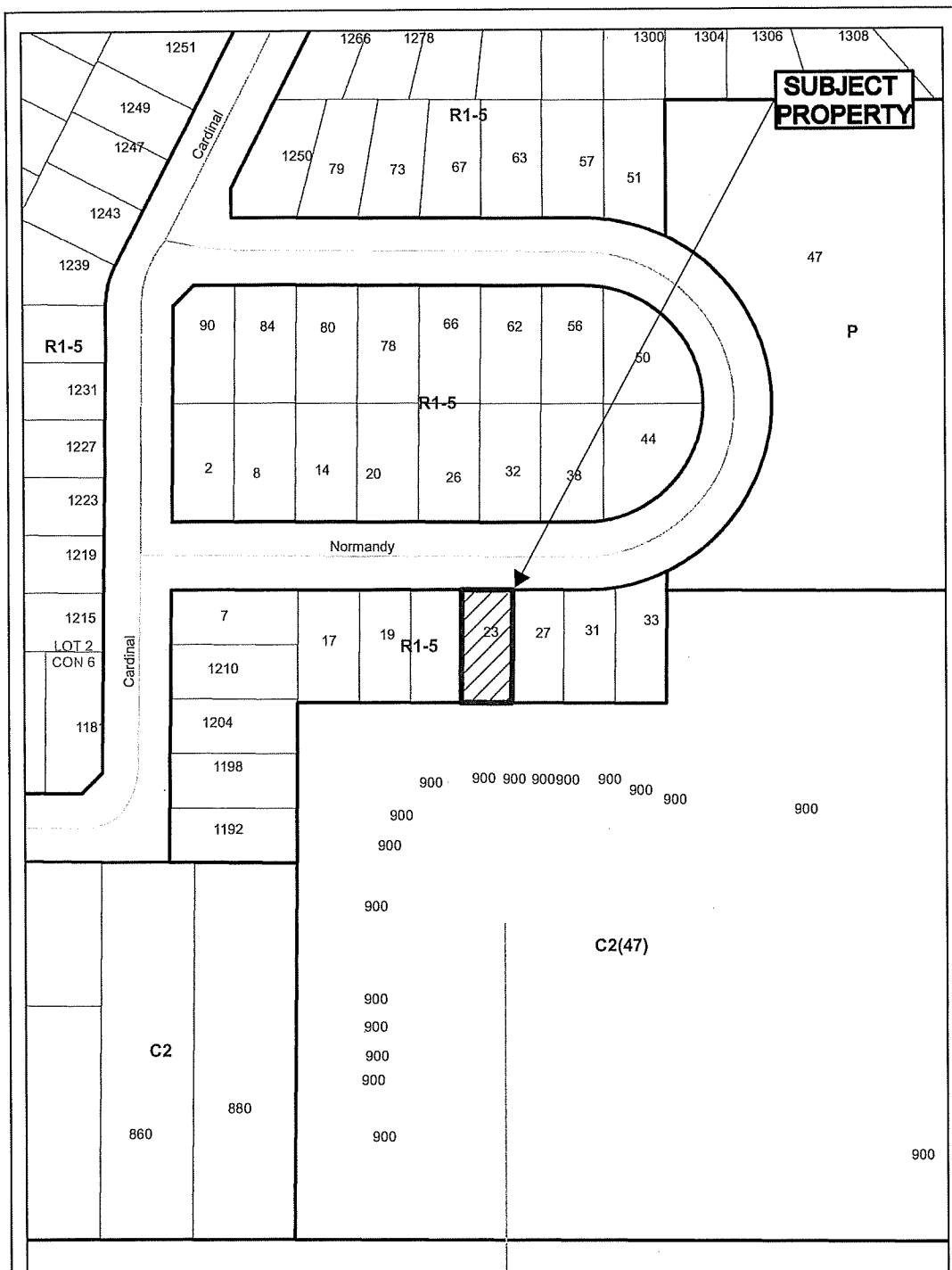
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: Ima Flores Natalie Flores
 *I have authority to bind the Corporation

* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt:	Hearing Date:	Received By:
Zoning Designation:	Resubmission: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		



Application for Minor Variance or Permission



Subject Property being PIN 02121-0099,
Parts 4 & 15, Plan 53R-13237,
Lot 2, Concession 6, Township of McKim,
23 Normandy Crescent, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A54/2021
Date: 2021 04 09

SINGLE FAMILY DWELLING

SECOND STOREY ADDITION

KIMBERLY E. ZARICHNEY

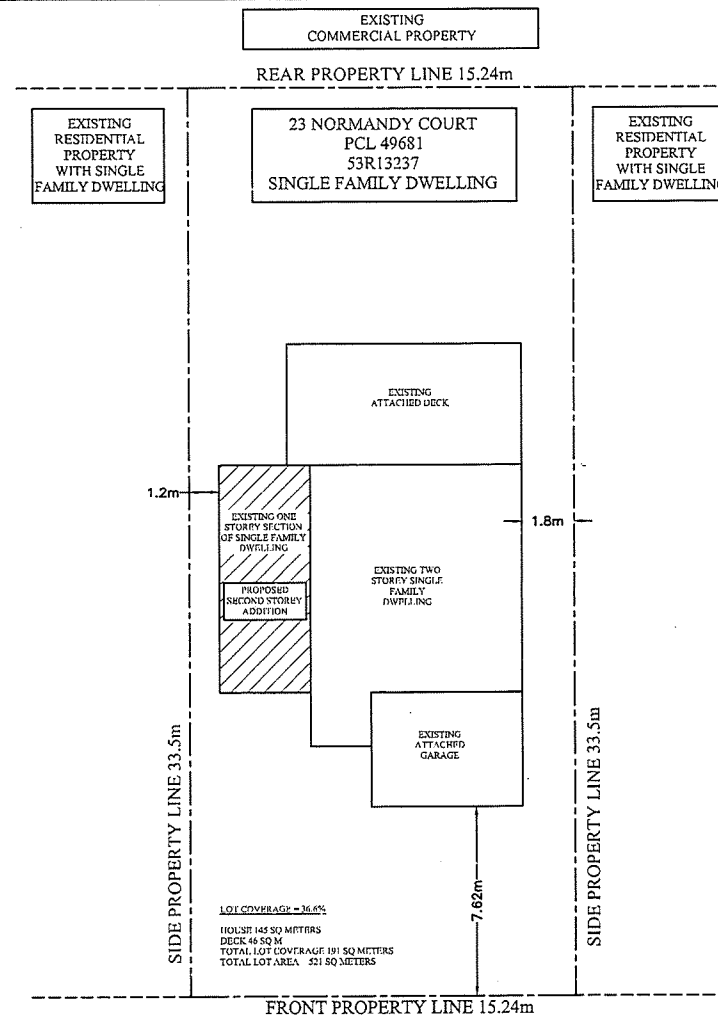


KEZ CAD

251 FORTIER RD. RR#1
WHITEHORN ONT. L0M 2E0
TEL: 700-866-2069
CELL: 400-207-1692

NOTE: IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION

PLOT PLAN



NORMANDY COURT

NTS

KIMBERLY E. ZARICHNEY

KEZ CAD
111-111-1111
111-111-1111
111-111-1111



FLORES RESIDENCE

ADDITION

ADDITION

ADDITION

ADDITION

ADDITION

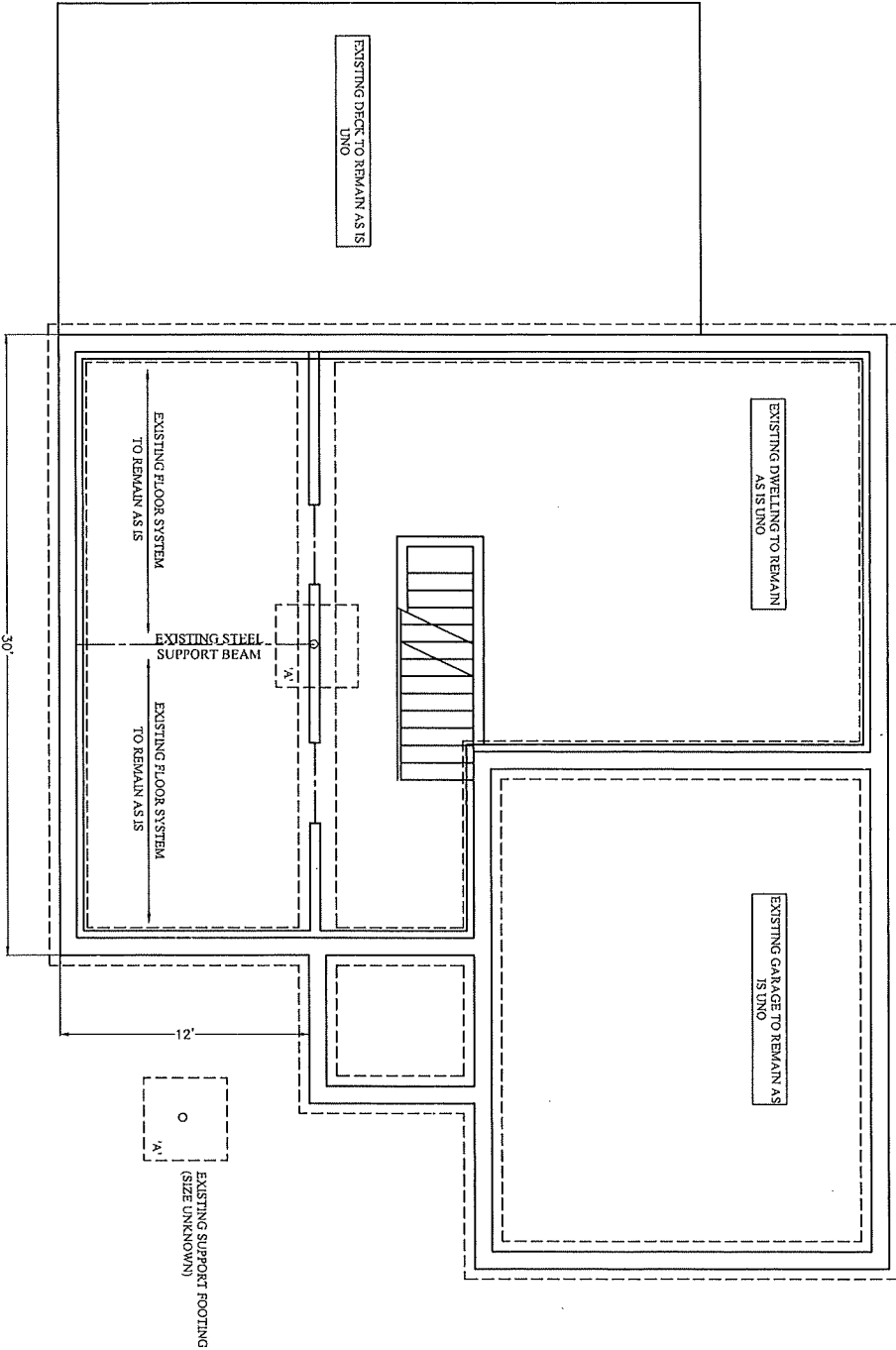
ADDITION

AO

A0054/2021
Sketch 2

Sketch 3

7054/2021



FOUNDATION PLAN - NO CHANGE

3/16"=1'0"

-30'-

-12'-

EXISTING SUPPORT FOOTING
(SIZE UNKNOWN)

EXISTING DECK TO REMAIN AS IS
UNO

EXISTING DWELLING TO REMAIN
AS IS UNO

EXISTING GARAGE TO REMAIN AS
IS UNO

EXISTING FLOOR SYSTEM

EXISTING STEEL
SUPPORT BEAM

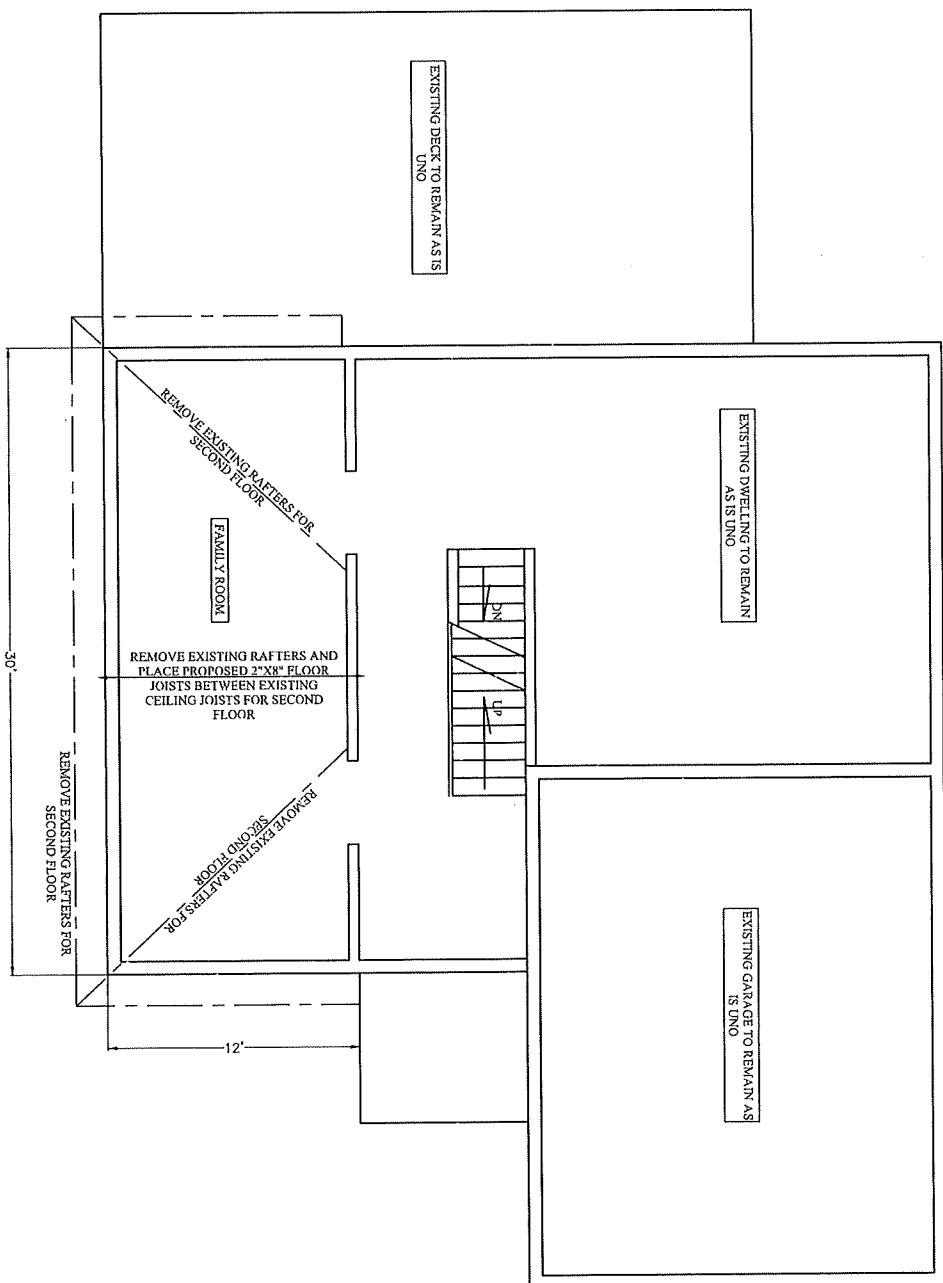
EXISTING FLOOR SYSTEM

A1

2021-20
FLOR
ELEVATIONS

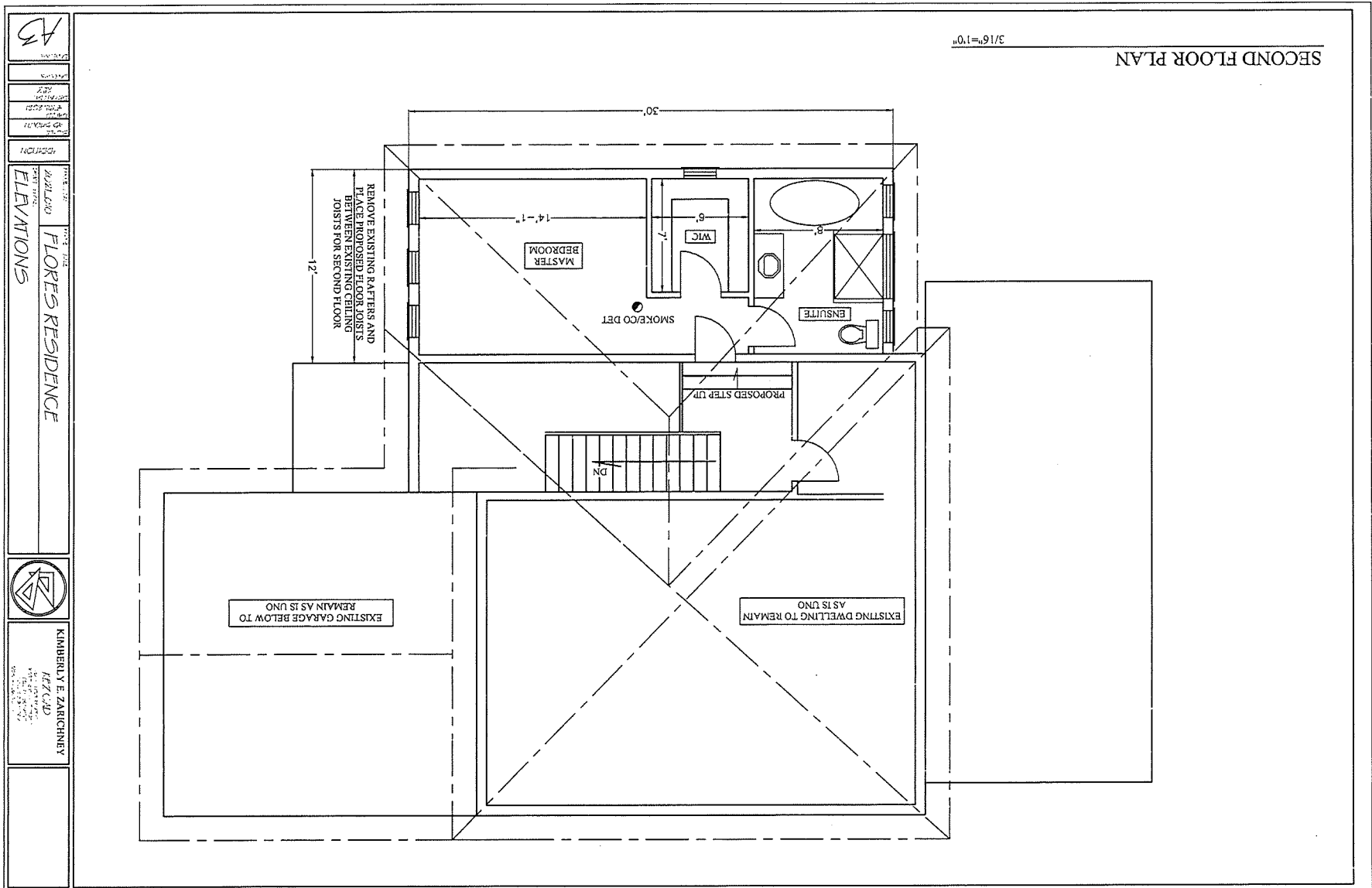
KIMBERLY E. ZARICHNEY
REZCAD
1000 10th St NW
Room 1000
Washington, DC 20004
202-462-1111

3/16"=1'0"

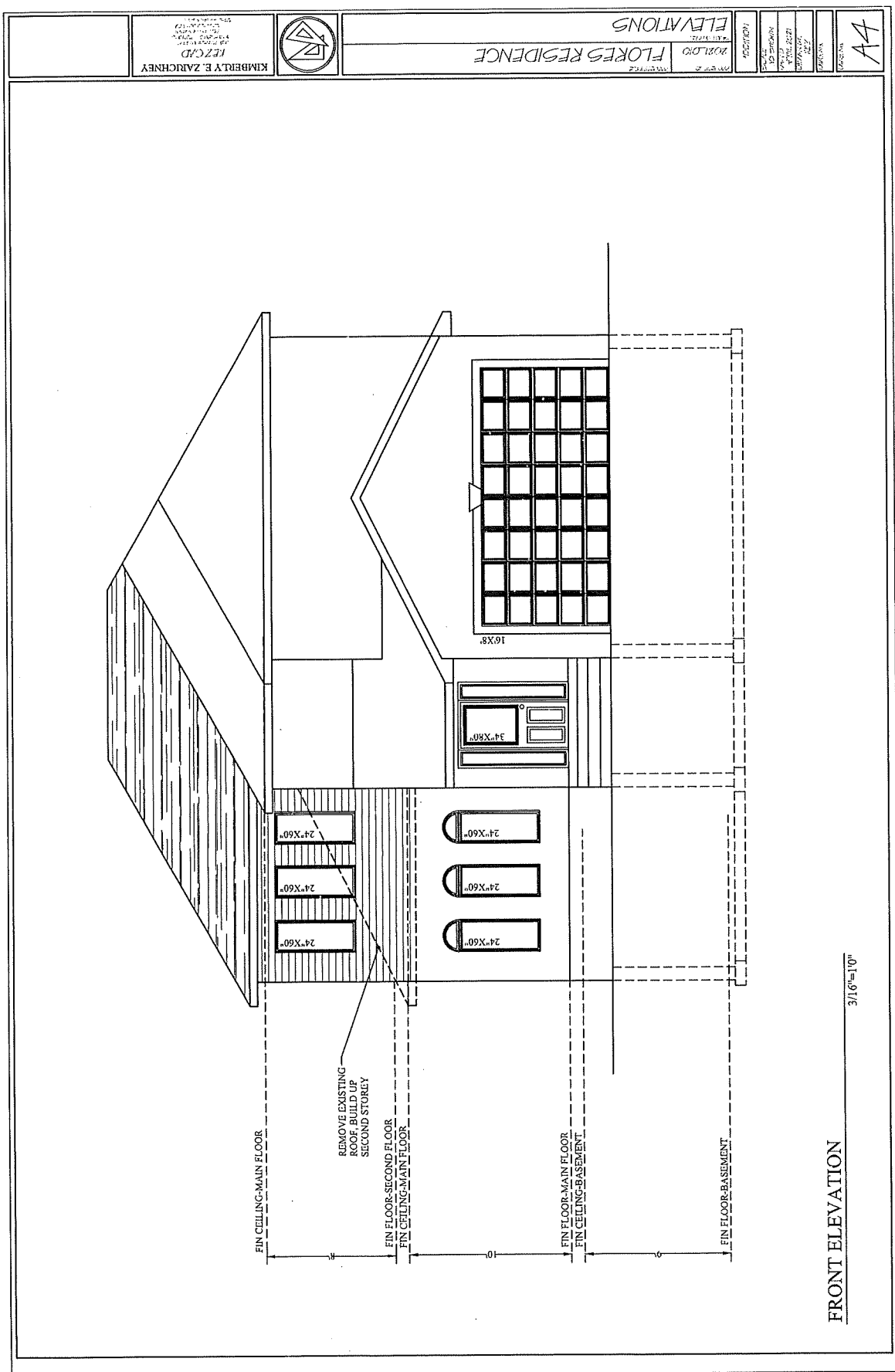
[illegible]

1700541 20031
Sketch 4

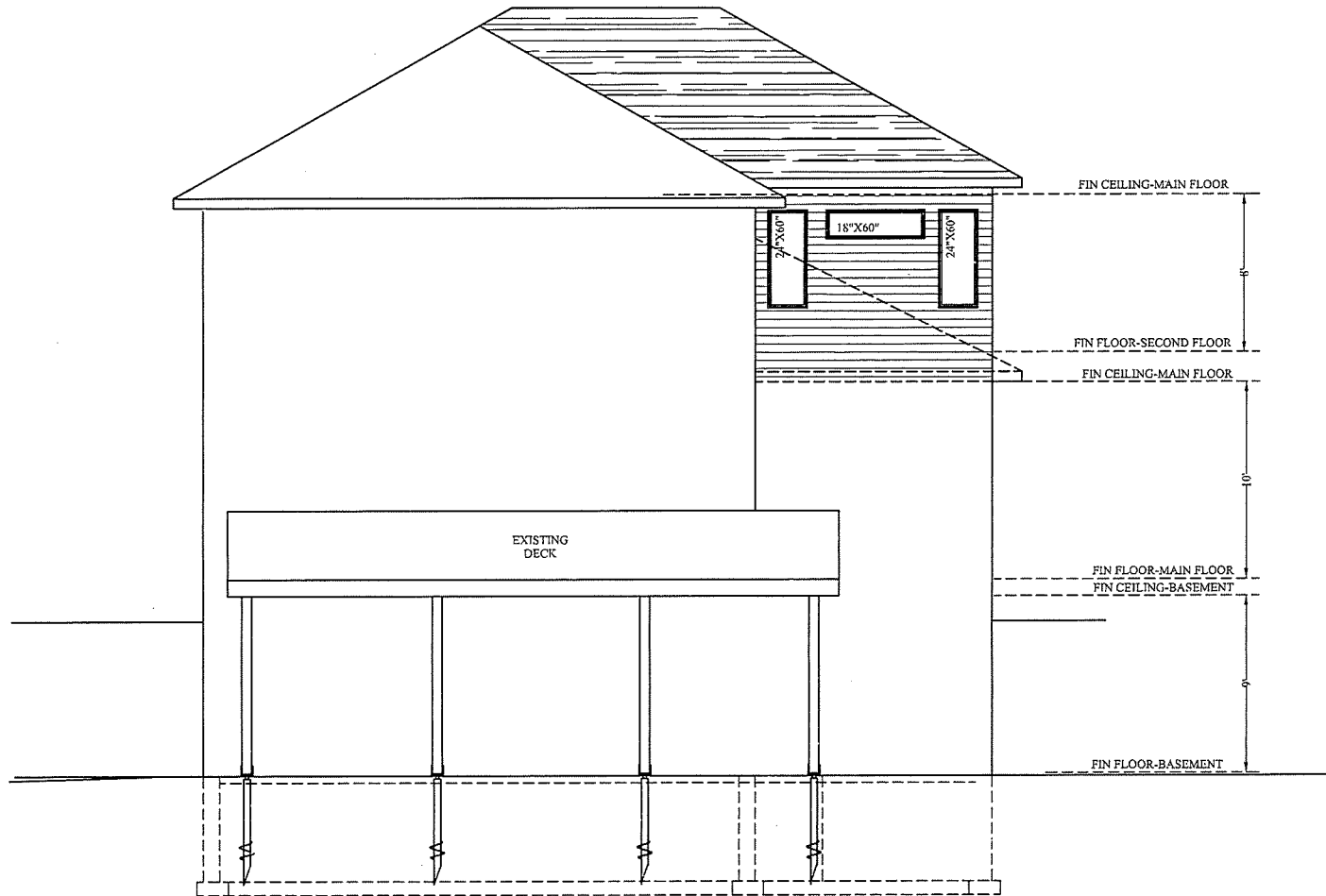
A0054/2021
Sketch 5



Sketch 6
KOC/H3COA



Sketch #
10054/2021



FRONT ELEVATION

3/16"=1'0"

KIMBERLY E. ZARCHNEY
ARCHITECT



PROJECT: FLORES RESIDENCE
ELEVATIONS

LOCATION

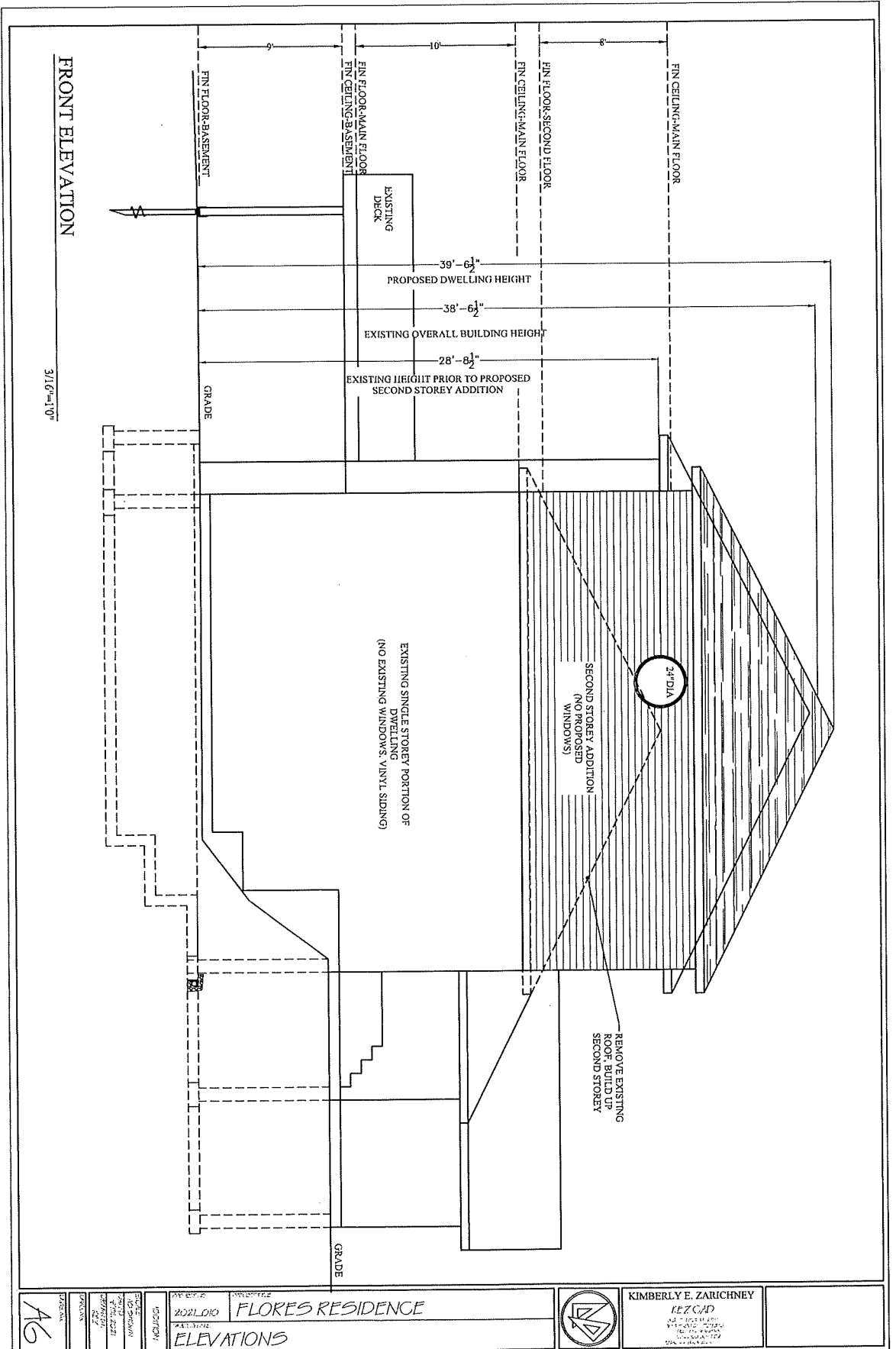
DATE: 10/20/21

BY: K.E.Z.

CHECKED BY: K.E.Z.

SCALE: 3/16"=1'0"

A5



FRONT ELEVATION

3/16"=1'-0"

A6

DATE

DESCRIPTION

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

NO. 10

NO. 11

NO. 12

NO. 13

NO. 14

NO. 15

NO. 16

NO. 17

NO. 18

NO. 19

NO. 20

NO. 21

NO. 22

NO. 23

NO. 24

NO. 25

NO. 26

NO. 27

NO. 28

NO. 29

NO. 30

NO. 31

NO. 32

NO. 33

NO. 34

NO. 35

NO. 36

NO. 37

NO. 38

NO. 39

NO. 40

NO. 41

NO. 42

NO. 43

NO. 44

NO. 45

10/5/2021
Sketch 8



KIMBERLY E. ZARICHNEY
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF FLORIDA
EXPIRATION DATE: 12/31/2024
OFFICE: 10000 N. W. 10TH AVE., SUITE 100, MIAMI, FL 33157
PHONE: (305) 555-1000
FAX: (305) 555-1001
EMAIL: KZARICHNEY@KZCAD.COM

FLORES RESIDENCE
ELEVATIONS

6477913
1000/150004

- ROOF ASSEMBLY**
- 1/2" GYPSUM BOARD
 - R60 BATT INSULATION WITH 6 mil POLYETHYLENE VAPOR BARRIER
 - PRE-ENGINEERED TRUSSES AND BRACING AS PER MANUFACTURER SPECS
 - 3/8" PLYWOOD SHEATHING OR 7/16" ASPENITE WITH "H" CLIPS
 - TYPAR AIR BARRIER
 - EAVES PROTECTION TO RUN 35-1/2" PAST FACE OF EXTERIOR WALL FOR SLOPES BETWEEN 4:12 AND 8:12
 - 25 YEAR ASPHALT SHINGLES WITH STARTER STRIP AS PER OBC 9.26.7, NOT REQUIRED IF TYPE "M" EAVES PROTECTION IS USED
 - PROVIDE ROOF VENTILATION OF 1:300 OF INSULATED CEILING AREA, 50% AT SOFFIT USING BAFFLES BETWEEN RAFTERS AND VENTED SOFFIT
 - PRE-PAINTED ALUMINUM VENTED SOFFIT AND FASCIA WITH PRE-PAINTED METAL EAVESTROUGHING

FIN CEILING-MAIN FLOOR

- CEILING ASSEMBLY**
- R60 INSULATION
 - CONTINUOUS AIR/VAPOUR BARRIER
 - 1/2" GYPSUM BOARD

FIN FLOOR-SECOND FLOOR

FIN CEILING-MAIN FLOOR

- EXTERIOR WALL ASSEMBLY**
- 1/2" GYPSUM BOARD
 - 6 MIL POLYETHYLENE VAPOUR BARRIER
 - 2"x6" STUDS @ 16" O.C.
 - R24 BATT INSULATION
 - 7/16" ASPENITE SHEATHING WITH 3/32" GAP BETWEEN BOARDS
 - TYPAR OR TYPEX AIR BARRIER
 - HORIZONTAL VINYL SIDING

FIN FLOOR-MAIN FLOOR

FIN CEILING-BASEMENT

REMOVE EXISTING RAFTERS AND PLACE PROPOSED 2"x8" FLOOR JOISTS BETWEEN EXISTING CEILING JOISTS FOR SECOND FLOOR

PROPOSED STEP UP

EXISTING DWELLING TO REMAIN AS IS UNO

EXISTING DWELLING TO REMAIN AS IS UNO

TYPICAL SECTION

3/16"=1'0"

KIMBERLY E. ZARCHINEY

REGISTERED



FLORES RESIDENCE

ELEVATIONS

LOCATION:

DATE:

BY:

CHECKED:

DATE:

A7

[illegible]

NTS

NORMANDY COURT

SITE PLAN



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2020.01.01	
A 0057/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

APPLICATION FEE: \$960.00 (includes \$230.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$292.00 (includes \$230.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): CAYER SHAWN GILBERT JOSEPH Email: [REDACTED]
Mailing Address: 348 OLD SKEAD RD Home Phone: [REDACTED]
City: GARSON ON Postal Code: B3L 1N1 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: _____ Email: _____
Mailing Address: _____ Home Phone: _____
City: _____ Postal Code: _____ Business Phone: _____
Fax Phone: _____

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: CIBC
Mailing Address: 2975 Hwy 69 NORTH
City: VALETON ON Postal Code: R3N 1E1

- 4) Current Official Plan designation: LIVING AREA 2 Current Zoning By-law designation: R1-2

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
GARAGE HEIGHT	5M	7.6 M	2.6 M

- b) Is there an eave encroachment? ☐ Yes ☒ No If 'Yes', size of eaves: _____ (m)

- c) Description of Proposal: BUILD GARAGE TO PARK RV INSIDE

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: I NEED A DOOR HEIGHT OF 4.28 M, WITH THE ROOF I WILL BE OVER THE 5M THAT I'M ALLOWED

- 6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): 73492-0483 Township: GARSON Ward: 7
 Lot No.: 3 Concession No.: 4 Parcel(s): 42680
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R5697 Part(s): 1 and 2
 Municipal Address or Street(s): 38 OLD SKEAD RD

- 7) Date of acquisition of subject land.
- 2019

- 8) Dimensions of land affected.

Frontage 93 (m) Depth 57.44 (m) Area 5341 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>246.57</u> (m ²)	<u>216</u> (m ²)
Gross Floor Area:	<u>492.54</u> (m ²)	<u>216</u> (m ²)
No. of storeys:	<u>2</u>	<u>1</u>
Width:	<u>13.80</u> (m)	<u>12</u> (m)
Length:	<u>13.94</u> (m)	<u>18</u> (m)
Height:	<u>7.6</u> (m)	<u>7.6</u> (m)

- 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Front:	<u>14.9</u> (m)	<u>24.2</u> (m)
Rear:	<u>22</u> (m)	<u>4.0</u> (m)
Side:	<u>42</u> (m)	<u>4.0</u> (m)
Side:	<u>40</u> (m)	<u>63.162</u> (m)

- 11) What types of water supply, sewage disposal and storm drainage are available?

Municipally owned & operated piped water system ☒
 Municipally owned & operated sanitary sewage system ☐
 Lake ☐
 Individual Well ☐
 Communal Well ☐
 Individual Septic System ☒
 Communal Septic System ☐
 Pit Privy ☐
 Municipal Sewers/Ditches/Swales ☐

What type of access to the land?

Provincial Highway ☐
 Municipal Road ☐
 Maintained Yearly ☒
 Maintained Seasonal ☐
 Right-of-way ☐
 Water ☐
 If access is by water only, provide parking and docking facilities to be used. _____

- 12) Date(s) of construction of all buildings and structures on the subject land.

2010 HOUSE 2019 POOL

- 13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): RESIDENTIAL Length of time: ALWAYS

- 14) Proposed use(s) of the subject property.

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property?
- ONE

- 16) If this application is approved, would any existing dwelling units be legalized?

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- RESIDENTIAL

- 18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? ☐ Yes ☒ No

If "yes", indicate the application number(s): _____
or, describe briefly, _____

- 19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? ☐ Yes ☒ No

If "yes", indicate application number(s) and status of application(s): _____

- 20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? ☐ Yes ☒ No

If "Yes", indicate application number(s) and status of application(s): _____

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?
☐ Yes ☒ No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, SHAWN CAYER Ashleigh Conley-Cayer (please print all names), the registered owner(s) of the property described as 38 OLD SKEAD RD GARRISON CON
4 LOT 3 PCL 42680 RP53R5697 PART 1 and 2
in the City of Greater Sudbury;

Collection, Use and Disclosure of Information:

- acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- appoint and authorize SHAWN CAYER (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 06 day of APRIL, 20 21

Dale Beausoleil
(witness)
Dale Beausoleil


Shawn Cayer
Shawn Cayer
Signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: SHAWN CAYER
Ashleigh Conley-Cayer

*I have authority to bind the Corporation

1We, SHAWN CAYER ~~ASHLEY CAYER~~ ²¹⁵ (please print all names),
the registered owner(s) or authorized agent of the property described as 380 LUSKEAD RD GARSON
CON 4 LOT 3 PCL 42680 RP53R5697 PART 1 and 2

solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 9 day of April, 20 21


Commissioner of Oaths
Wendy Rae Kaufman
a Commissioner, etc.,
Province Of Ontario,
for the City of Greater Sudbury,
Expires November 18, 2023

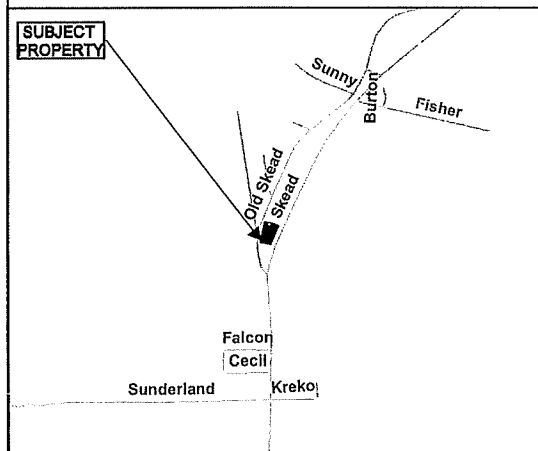
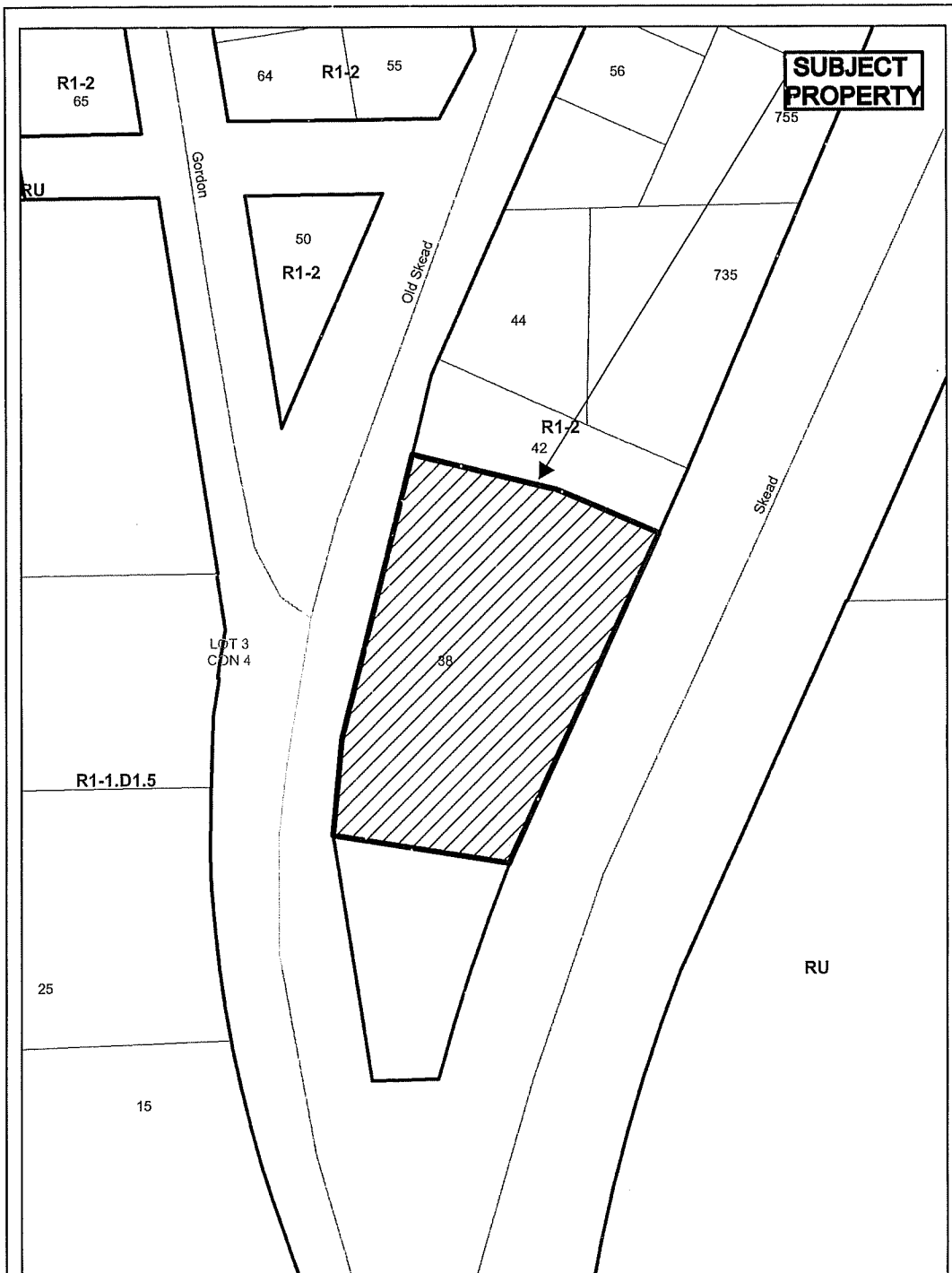

signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: SHAWN CAYER
 *I have authority to bind the Corporation

* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: April	Hearing Date: 12 May 2021	Received By:
Zoning Designation: M-2	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		



<p>Application for Minor Variance or Permission</p>	
<p>Subject Property being PIN 73492-0483, Parts 1 & 2, Plan 53R-5697, Lot 3, Concession 4, Township of Garson, 38 Old Skead Road, Garson, City of Greater Sudbury</p>	
<p>Sketch 1, NTS NDCA Watershed</p>	<p>A57/2021 Date: 2021 04 27</p>

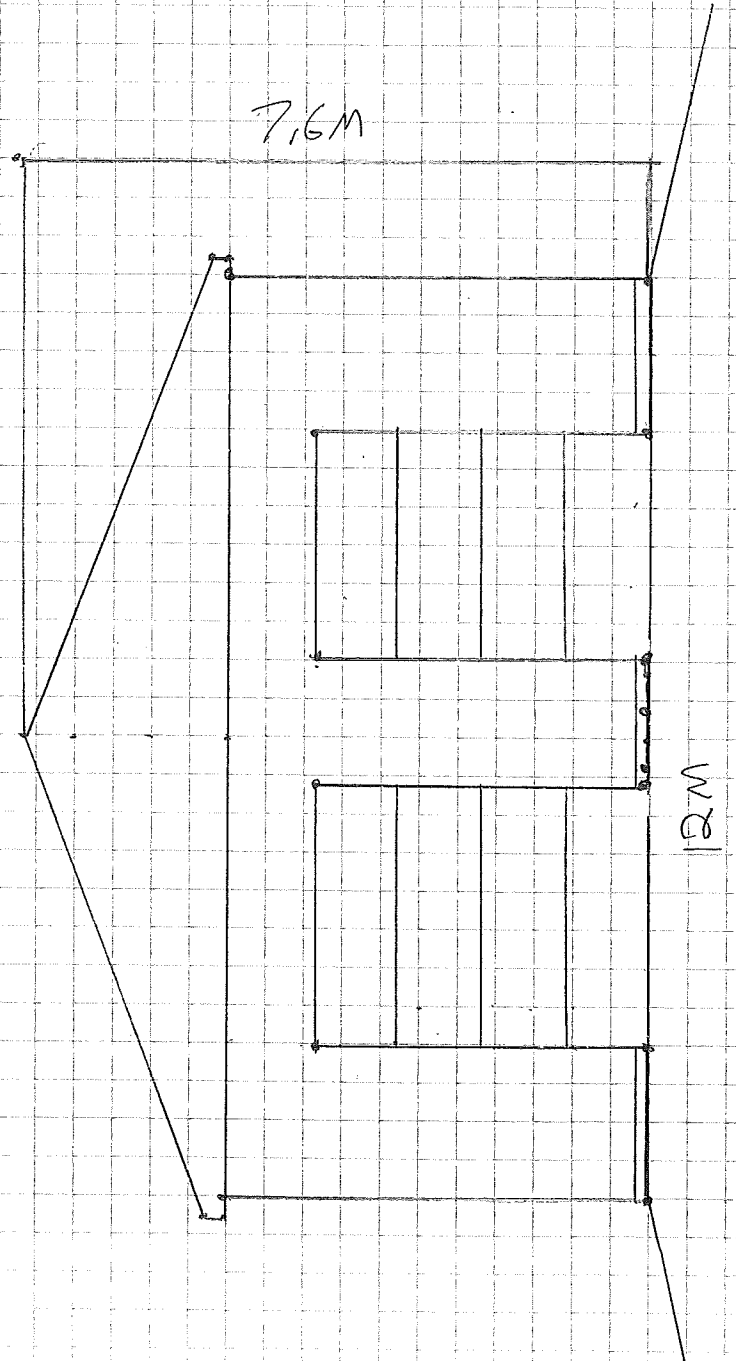
SOUTH SIDE

AP057/2021
Sketch 2

11 = 0.5M

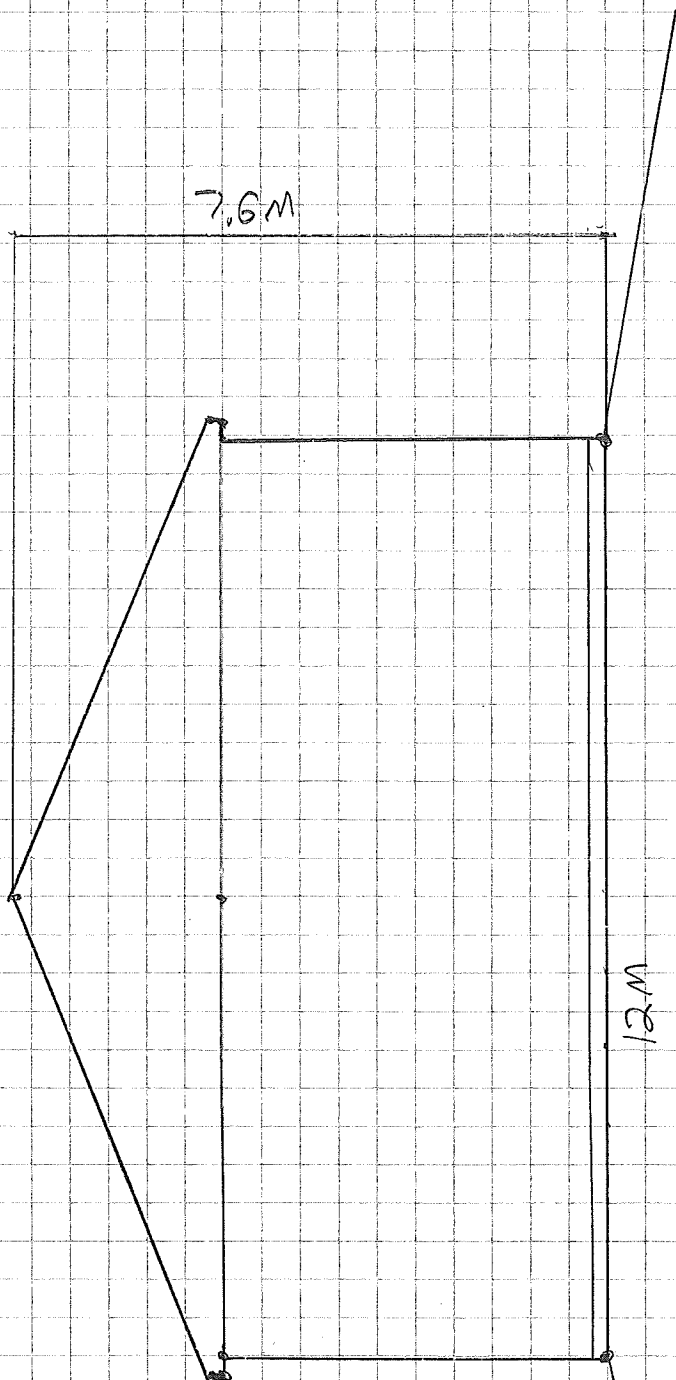
WEST SIDE

NORTH SIDE



NORTH

Figures
1002/15004



EAST

SOUTH

EAST

NORTH SIDE

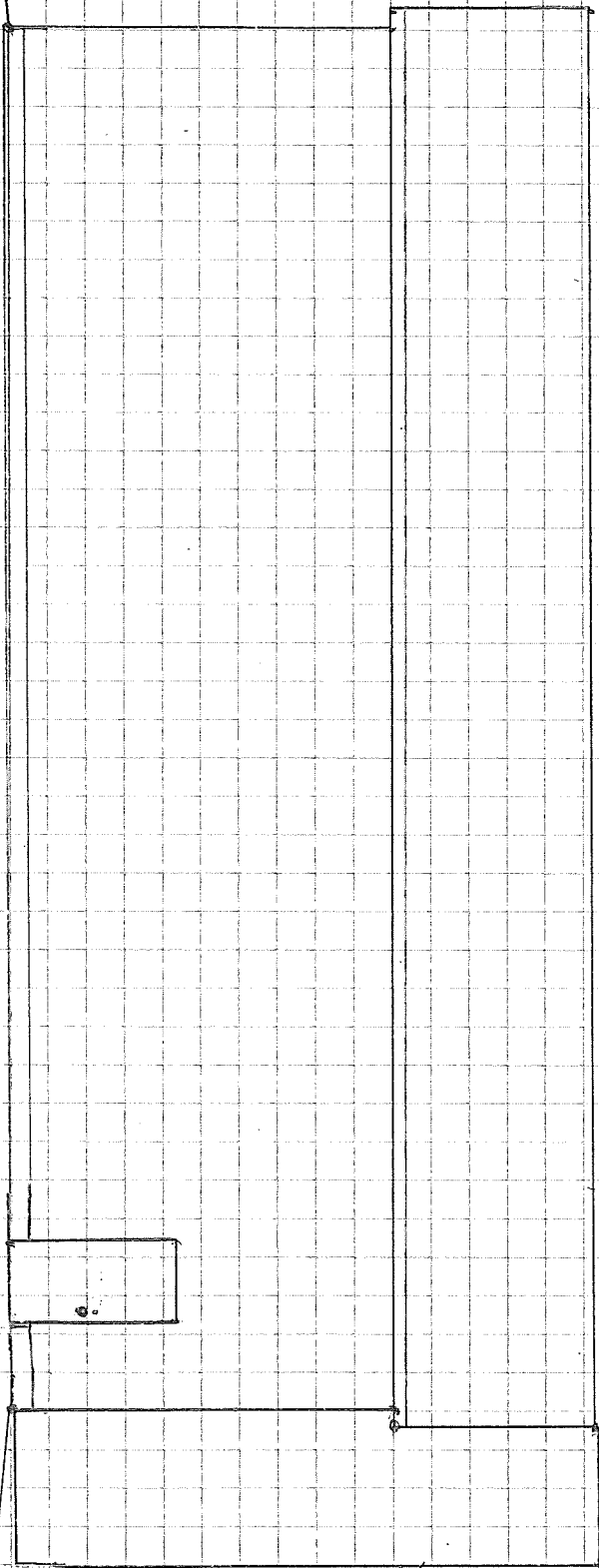
$\square = 0.5M$

WEST

18M

2.6M

AD057/2001
Sketch 5

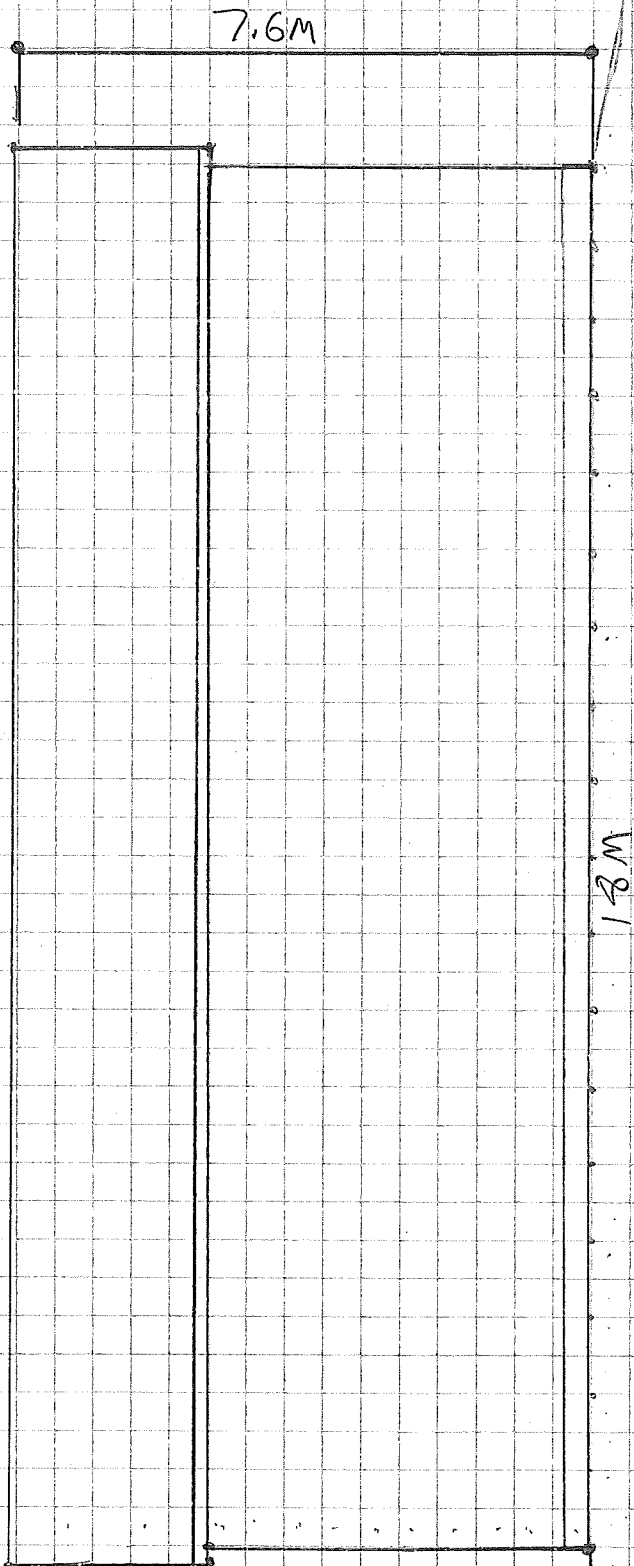


SOUTH SIDE

$iD = 0.5m$

EAST

AD057/2004
Sketch 6





Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

Office Use Only 2020.01.01	
A 0659/202	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): Behaviour Analysis North, Inc.

Email:

Mailing Address: 239 Pine Street

Home Phone:

Business Phone:

City: Sudbury

Postal Code: P3C 1X4

Fax Phone:

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: Mr. Nero Contracting

Email:

Mailing Address:

Home Phone:

Business Phone:

City: Sudbury

Postal Code: P3C 4R3

Fax Phone:

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name:

Mailing Address:

City:

Postal Code:

- 4) Current Official Plan designation: DOWNTOWN Current Zoning By-law designation: C4(1)

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
Refer to Attachment			

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: (m)

- c) Description of Proposal:

proposed addition + recognizing existing situation

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:

see attachment

67 Legal Description (include any abutting property registered under the same ownership).

PIN(s): 02135-0206 Township: McKim Ward: 4
Lot No.: 6 Concession No.: 4 Parcel(s):
Subdivision Plan No.: 35 Lot: 20 Reference Plan No.: Part(s):
Municipal Address or Street(s): 239 PINE ST., SUDBURY

7) Date of acquisition of subject land. SEPTEMBER 30, 2020

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36575 (m) Area 557.4 (m²) Width of Street 10.667 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	32	(m ²)	38	(m ²)
Gross Floor Area:	209	(m ²)	209	(m ²)
No. of storeys:	2		2	
Width:	7.92	(m)	7.92	(m)
Length:	9.7	(m)	9.7	(m)
Height:	7.5	(m)	7.3	(m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed	
Front:	4.72	(m)	4.72	(m)
Rear:	23.92	(m)	23.92	(m)
Side:	1.22	(m)	1.22	(m)
Side:	1.82	(m)	1.82	(m)

11) What types of water supply, sewage disposal and storm drainage are available?

Municipally owned & operated piped water system ☒
Municipally owned & operated sanitary sewage system ☒
Lake ☐
Individual Well ☐
Communal Well ☐
Individual Septic System ☐
Communal Septic System ☐
Pit Privy ☐
Municipal Sewers/Ditches/Swales ☐

What type of access to the land?

Provincial Highway ☐
Municipal Road ☒
Maintained Yearly ☒
Maintained Seasonal ☐
Right-of-way ☐
Water ☐
If access is by water only, provide parking and docking facilities to be used.

12) Date(s) of construction of all buildings and structures on the subject land.

1940's ±

13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): OFFICE SPACE Length of time: 3 MONTHS

14) Proposed use(s) of the subject property.

Same as #13 ☒ or, WITH WHEEL CHAIR ACCESSIBILITY

15) What is the number of dwelling units on the property? 0

16) If this application is approved, would any existing dwelling units be legalized?

☐ Yes ☒ No

If "yes", how many?

17) Existing uses of abutting properties: COMMERCIAL

- 18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? ☐ Yes ☒ No

If "yes", indicate the application number(s): _____
or, describe briefly, _____

- 19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? ☐ Yes ☒ No

If "yes", indicate application number(s) and status of application(s): _____

- 20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? ☐ Yes ☒ No

If "Yes", indicate application number(s) and status of application(s): _____

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?
☐ Yes ☒ No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Kim Morris (please print all names), the registered owner(s) of the property described as Behaviour Analysis North, Inc
239 Pine St.
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- g) appoint and authorize MR. NERO CONTRACTING (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 21 day of March, 20 21

Sean Bilinsky
(Witness) WITNESS Bilinsky

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent

I/We, KIM MORRIS (please print all names),
the registered owner(s) or authorized agent of the property described as 239 PINE ST.

solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 16th day of March, 20 21

signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name:

"I have authority to bind the Corporation

- * Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: 20 April '21 Hearing Date: 12 May 2021
Zoning Designation: Resubmission: ☐ Yes ☐ No

Received By: Glen F.

Previous File Number(s):

Previous Hearing Date:

Notes:



EDWARD ENGINEERING INC.

SUDBURY, ONTARIO P3E 3Z6

PROJECT _____

REFERENCE _____

SCALE _____ DATE _____

DRAWN _____ CHECKED _____

VARIANCES SOUGHT - QUESTION #5

VARIANCE TO BY-LAW PROPOSED DIFFERENCE
REQUIREMENT

- 1) TABLE 5.4 8 4 +
MEDICAL OFFICE

* INSUFFICIENT LOT AREA TO ACCOMMODATE REQ'D PARKING

- 2) BY-LAW 5.2.4.3 (c)(ii)

EXISTING PARKING IS WITHIN 3.0M OF
ALDER ST., ON WEST SIDE OF LOT

* INSUFFICIENT LOT AREA TO ACCOMMODATE REQ'D PARKING

- 3) BY-LAW 4.1.5.1 (e)

3.0M LANDSCAPED AREA IS NOT PROVIDED
ALONG ALDER, DUE TO BUILDING EXTENSION
AND PARKING ENCROACHMENT

* INSUFFICIENT LOT AREA TO ACCOMMODATE REQ'D
LANDSCAPING

Alder

30575

3050

PINE

1220

9705

1830

CONC STAIR

4725

7925

2440

11125

10300

SOD

1220 CONC

SIDE WALK

SOD

PARKING AREA

ASPHALT COVERED

1 2 3 4

VANIER LANE

75240

11280

PROPOSED ADDITION
27'40" x 27'10"

PROPOSED PARKING
3 SPACES 2.75 x 6.0m

1 SPACE 4.4 x 6.0m

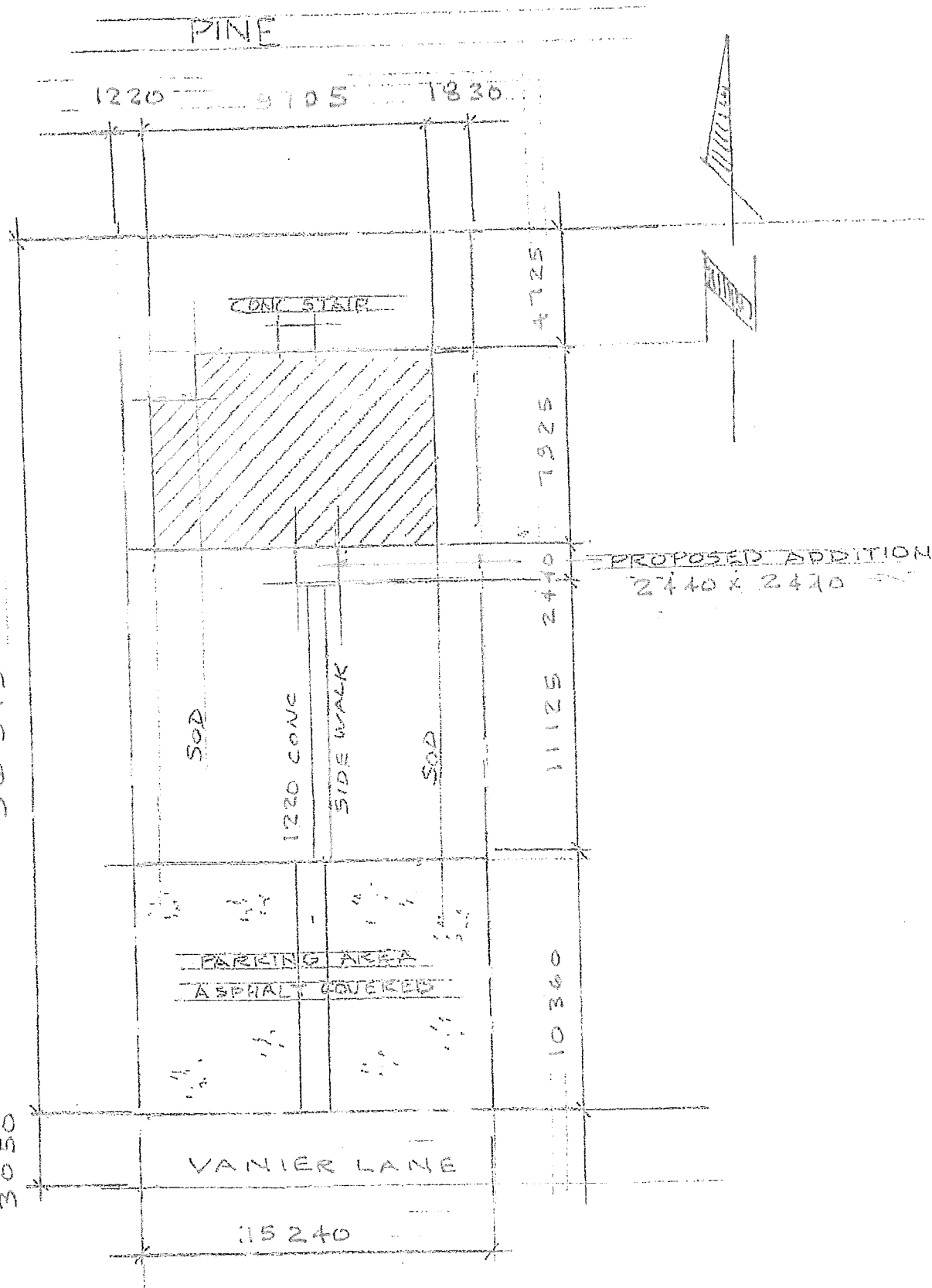
PROPOSED PLOT PLAN

2005/9/20/21
Sketch 2

ALDER

30575

3050



1:250

EXISTING PLOT PLAN

A0059/2021
Sketch 3



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

Office Use Only 2020.01.01	
A 0060/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$985.00 (Includes \$235.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$299.00 (Includes \$235.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): Jennifer Hackins Email: [REDACTED]
Mailing Address: 4812 Longlake Road Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3G 1K6 Fax Phone: [REDACTED]

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: KEN O'Malley Email: [REDACTED]
Mailing Address: 1276 Paquette St Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3A 3Y2 Fax Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: Scotiabank
Mailing Address: 2040 Algonquin Road
City: Sudbury Postal Code: P3E 4Z6

- 4) Current Official Plan designation: LA1 or 2 Current Zoning By-law designation: R1-2

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
Reduce extension Side yard set Back.	4.5m.	3m.	1.5M.
increase accessory Building Height	5M.	5.4	.4M.

- b) Is there an eave encroachment? ☐ Yes ☒ No If 'Yes', size of eaves: _____ (m)

- c) Description of Proposal: Construction of a detached garage.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: only accessible location on lot. Required to store 32 R.V. & 24 enclosed trailer, 17 Boat.

- 6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): 53R.129.57. 0502. Township: Brader. Ward: 9
 Lot No.: 6 Concession No.: 3 Parcel(s): 171.54
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 4812. Long L.K. Rd.

- 7) Date of acquisition of subject land.
- Oct 2020.

- 8) Dimensions of land affected.

Frontage 37.24 (m) Depth 52 (m) Area 3572 (m²) Width of Street 17 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>230.</u>	(m ²)	<u>133.59.</u>	(m ²)
Gross Floor Area:	<u>230.</u>	(m ²)	<u>133.59.</u>	(m ²)
No. of storeys:	<u>1</u>		<u>1</u>	
Width:	<u>17.35.</u>	(m)	<u>9.15.</u>	(m)
Length:	<u>19.5.</u>	(m)	<u>14.6.</u>	(m)
Height:	<u>6.7</u>	(m)	<u>5.4.</u>	(m)

- 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed	
Front:	<u>12.1</u>	(m)	<u>15.2.</u>	(m)
Rear:	<u>10.1</u>	(m)	<u>20.14</u>	(m)
Side:	<u>20.2</u>	(m)	<u>59.8</u>	(m)
Side:	<u>13.5</u>	(m)	<u>3</u>	(m)

- 11) What types of water supply, sewage disposal and storm drainage are available?

What type of access to the land?

Municipally owned & operated piped water system
 Municipally owned & operated sanitary sewage system
 Lake
 Individual Well
 Communal Well
 Individual Septic System
 Communal Septic System
 Pit Privy
 Municipal Sewers/Ditches/Swales

☐ Provincial Highway
☐ Municipal Road
☒ Maintained Yearly
☐ Maintained Seasonal
☒ Right-of-way
☐ Water
☐ If access is by water only, provide parking and docking facilities to be used.

- 12) Date(s) of construction of all buildings and structures on the subject land.

unknown.

- 13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): R1-2. Length of time: 50 plus years

- 14) Proposed use(s) of the subject property.

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property?
- one

- 16) If this application is approved, would any existing dwelling units be legalized?

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- R1

- 18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? ☐ Yes ☒ No

If "yes", indicate the application number(s): _____
or, describe briefly, _____

- 19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? ☐ Yes ☒ No

If "yes", indicate application number(s) and status of application(s): _____

- 20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? ☐ Yes ☒ No

If "Yes", indicate application number(s) and status of application(s): _____

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan? ☐ Yes ☒ No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Jennifer Harkins (please print all names), the registered owner(s) of the property described as 4812 Long Lake Road in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- appoint and authorize Ken O'Malley (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 16 day of April, 20 21

(witness)

Signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Jennifer Harkins

*I have authority to bind the Corporation

I/We, Jennifer Harkins (please print all names),
the registered owner(s) or authorized agent of the property described as 4812 Longlake Road:

solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 16th day of April, 20 21

Glen Stewart Ferguson,
a Commissioner, etc.,
Province of Ontario,
for the City of Greater Sudbury,
Expires July 21, 2023

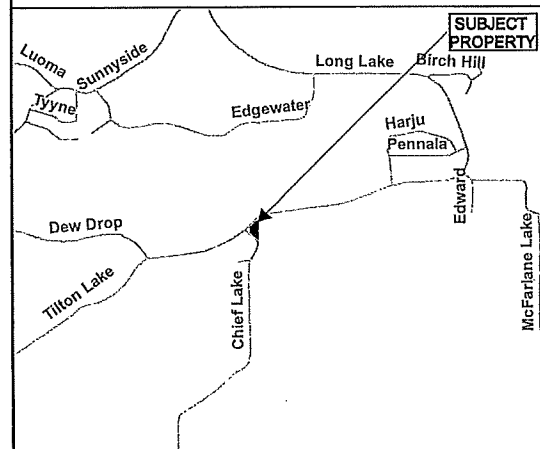
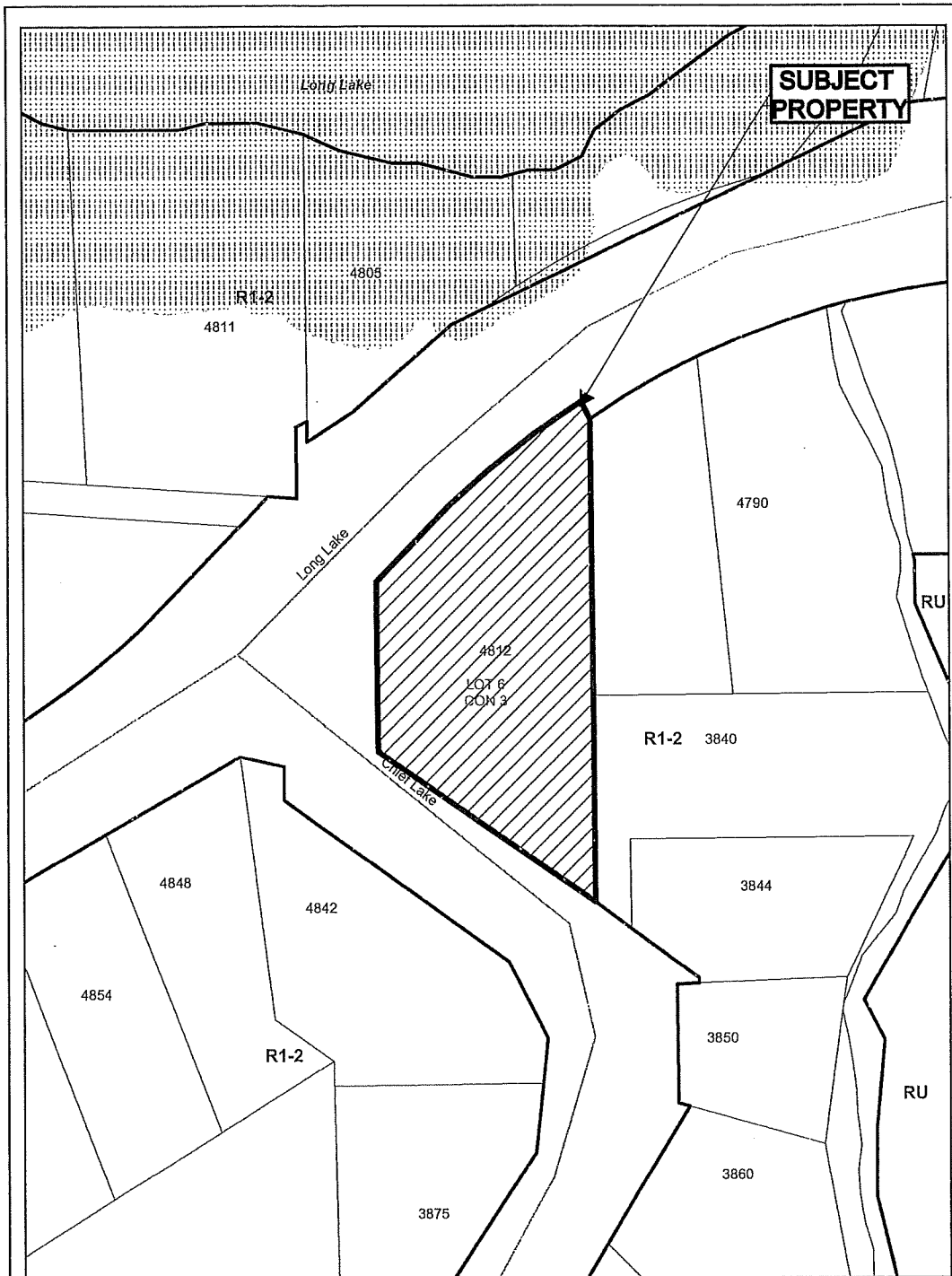
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: Jennifer Harkins
*I have authority to bind the Corporation

* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: 16 April 21	Hearing Date: 12 May 2021	Received By: Glen F
Zoning Designation: 1	Resubmission: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		



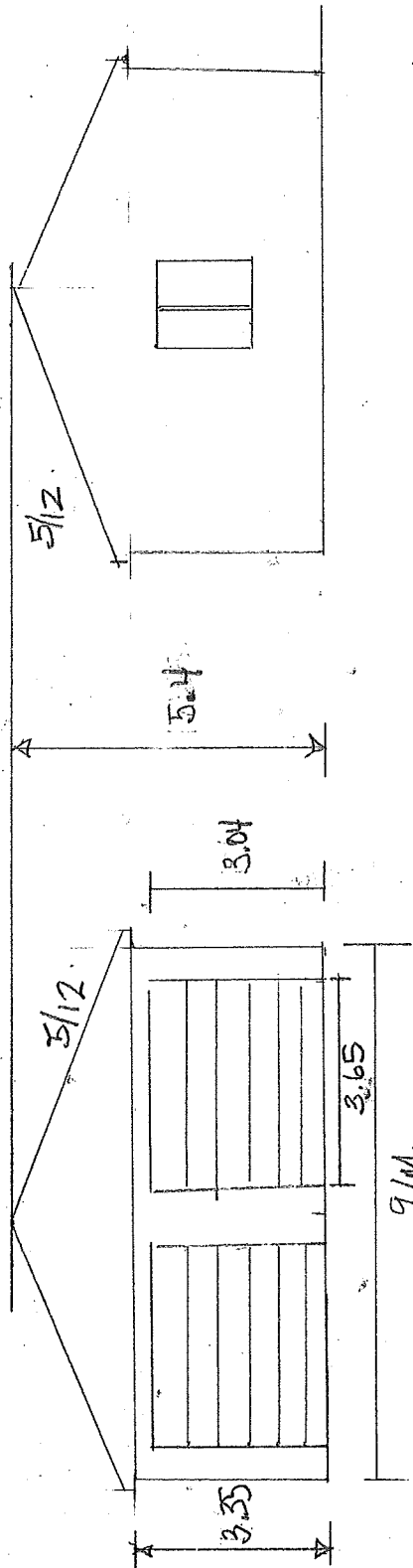
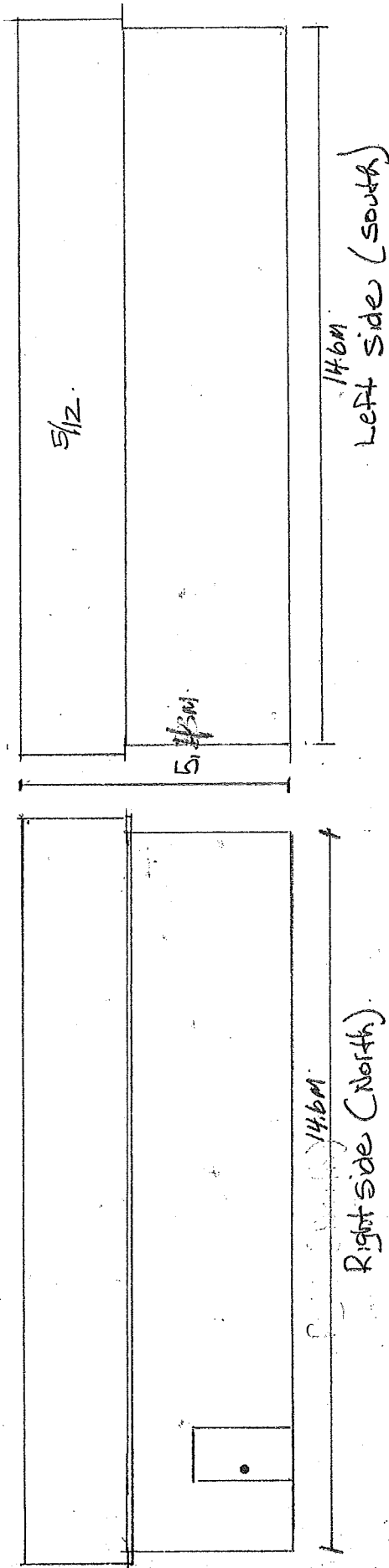
Application for Minor Variance or Permission



Subject Property being PIN 73476-0502,
Parcel 17154, Lot 6, Concession 3,
Township of Broder,
4812 Long Lake Road, Sudbury
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A60/2021
Date: 2021 04 27



REAR (EAST)

FRONT (WEST)

SCALE 1:100

10/10/2024
Sketch 2



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

Office Use Only 2021.01.01
A 0047/2021
S.P.P. AREA YES _____ NO _____
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO _____

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): Cherny Development Inc. Email: [REDACTED]
Mailing Address: 9 Cavotti Crescent Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Toronto ON Postal Code: M3H 4V1 Fax Phone: [REDACTED]

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: D.S. Dorland Limited Email: [REDACTED]
Mailing Address: 298 Larch Street Home Phone: [REDACTED]
Highway 144 Business Phone: [REDACTED]
City: Sudbury ON Postal Code: P3B 1M1 Fax Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: Caisse Populaire Vermillion Inc.
Mailing Address: 29 Main Street E,
City: Chelmsford ON Postal Code: P0M 1L0

- 4) Current Official Plan designation: Mixed Use Commercial Current Zoning By-law designation: C2

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
Required queuing spaces for restaurant	11	8	3

- b) Is there an eave encroachment? ☐ Yes ☒ No If 'Yes', size of eaves: _____ (m)

- c) Description of Proposal:
To reduce the number of queue spaces to be provided for a proposed A&W restaurant.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Providing 11 queuing spaces destroys the functionality of the site with respect to access to the anchor tenant. The restaurant size and location does not warrant 11 spaces. Eight spaces are more than sufficient to service the expected operation of the site.

- 6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): 73349-2060 Township: Balfour Ward: 3
 Lot No.: 1 Concession No.: 3 Parcel(s): 314103
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-18073 Part(s): 1, 2 & 3
 Municipal Address or Street(s): 3142 Highway 144

- 7) Date of acquisition of subject land. March 26, 2009

- 8) Dimensions of land affected.

Frontage 105 (m) Depth 128 (m) Area 1.36 ha +/- (m²) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	SEE SITE PLAN	Proposed
Ground Floor Area:		(m ²)	(m ²)
Gross Floor Area:		(m ²)	(m ²)
No. of storeys:			
Width:		(m)	(m)
Length:		(m)	(m)
Height:		(m)	(m)

- 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	SEE SITE PLAN	Proposed
Front:		(m)	(m)
Rear:		(m)	(m)
Side:		(m)	(m)
Side:		(m)	(m)

- 11) What types of water supply, sewage disposal and storm drainage are available?

What type of access to the land?

Municipally owned & operated piped water system	<input checked="" type="checkbox"/>	Provincial Highway	<input checked="" type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input checked="" type="checkbox"/>	Municipal Road	
Lake	<input type="checkbox"/>	Maintained Yearly	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input checked="" type="checkbox"/>		

- 12) Date(s) of construction of all buildings and structures on the subject land.

Approximately 2009

- 13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): Drugstore (commercial) Length of time:

- 14) Proposed use(s) of the subject property.

Same as #13 ☐ or, A&W Restaurant

- 15) What is the number of dwelling units on the property? None

- 16) If this application is approved, would any existing dwelling units be legalized?

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties: Commercial to the east and R3 to the north

- 18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? ☐ Yes ☒ No

If "yes", indicate the application number(s);
or, describe briefly, _____

- 19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? ☒ Yes ☐ No

If "yes", indicate application number(s) and status of application(s): _____

- 20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? ☐ Yes ☒ No

If "Yes", indicate application number(s) and status of application(s): _____

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan? ☐ Yes ☒ No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Chemy Development Inc. (please print all names), the registered owner(s) of the property described as PIN 73349-2060, being part of Lot 1, Concession 3, Parts 2 & 3, Plan 53R-18073, Township of Balfour, District of Sudbury, Hwy 144 in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- In accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

- appoint and authorize D.S. Dorland Limited (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this _____ day of _____, 2021

[Signature]
(witness)

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: GERRY FEZMAN

*I have authority to bind the Corporation

[illegible]

REPORT N° 161-10600

**PROPOSED A&W
RESTAURANT AT 751
STRASBURG ROAD,
KITCHENER, DRIVE-THROUGH
STACKING STUDY**

FINAL

AUGUST 2016



Project # 161-10600-00

August 12, 2016

Ms. S. Lewis
Manager, Real Estate – Ontario
A&W Food Services of Canada Inc.
171 West Esplanade
Suite 300
West Vancouver, BC V7M 3K9

Subject: Proposed A&W Restaurant at 751 Strasburg Road, Kitchener, Drive-Through Stacking Study

Dear Ms. Lewis,

This letter is to document our findings of drive-through stacking queuing studies at three A&W Restaurant proxy sites, confirm the proposed drive-through stacking spaces for the proposed A&W Restaurant at 751 Strasburg Road, Kitchener, and make any recommendations if necessary.

1. PROPOSED SITE PLAN

The proposed Site Plan, dated August 9, 2016, is provided in **Attachment A** and has the following stacking spaces:

- six (6) stacking spaces between the order screen (including one at the order screen) and the drive-through entrance
- two (2) stacking spaces between the pick-up window (including one at the pick-up window) and the order screen (excluded)
- a total of eight (8) stacking spaces in the drive-through facility, measured from the pick-up window (including one at the order screen and one at the pick-up window) and the drive-thru entrance

2. CITY DESIGN REQUIREMENTS

The design requirements for the drive-through stacking spaces are identified in Section 2.1, Part B of the City's 2010 Urban Design Manual. The extracted sections are provided in **Attachment B**. The City design requirements are summarized as follows:

- 10 stacking spaces between the order screen (including one at the order screen) and the drive-through entrance
- three(3) stacking spaces between the pick-up window (including one at the pick-up window) and the order screen (excluded)

- a total of 13 stacking spaces in the drive-through facility, measured from the pick-up window (including one at the order screen and one at the pick-up window) and the drive-through entrance

3. A&W RESTAURANT PROXY SITE SURVEY

WSP (formerly GENIVAR) has completed a comprehensive study of drive-through operations in Ontario on behalf of A&W Food Services of Canada Inc. The purpose of the surveys was to observe and record actual numbers of drive-through queues at their high volume restaurants and determine the typical A&W drive-through demand during peak periods. The surveys were done between 2009 and 2010. A summary of the survey results was provided to the City of Kitchener with a maximum of eight vehicle queues in the surveyed drive-through facilities. The City requested a survey of an A&W proxy site, which is located at 933 Victoria Street North, Kitchener to confirm that the result is still acceptable. The City also requested the survey time periods and days.

PROXY SITES

WSP commissioned a stacking queuing study in the same study methodology as the previous surveys, at the following three A&W proxy sites:

- 933 Victoria Street North, Kitchener (requested by the City)
- 315 Lincoln Road, Waterloo
- 270 Bleams Road, Kitchener (was surveyed in 2009)

These three sites have similar surrounding location settings to the proposed Restaurant.

STUDY METHODOLOGY

Drive-through vehicle queue length and duration surveys were completed on Friday (not falling before a long weekend), July 22, 2016. The survey periods included:

- the restaurant lunch period: 11:30AM to 1:30PM (two hours)
- the restaurant dinner period: 5:00PM to 7:00PM (two hours)

Vehicle queue surveys were conducted to record the number of vehicles waiting at the drive-through facility (queues behind the order screen and queues behind the pick-up window). The sum of the number of vehicles waiting behind the order screen and the number of vehicles waiting behind the pick-up window gives the total number of vehicle queues in a drive-through facility at a given time interval. Vehicle queues were recorded at one-minute intervals during the survey periods.

The original survey reports are provided in **Attachment C**.

4. SURVEY RESULT SUMMARY

The summary of drive-through stacking queuing survey results for three proxy sites is provided in Exhibit 1 of **Attachment D**. The 2009 and 2016 survey results for the A&W Restaurant located at 270 Bleams Road, Kitchener are provided in Exhibit 2 of **Attachment D**.

Note that the surveyed queues do not include the vehicle being serviced at the order screen and the vehicle being serviced at the pick-up window. Therefore, one vehicle needs to be added to both surveyed queues behind the order screen and queues behind the pick-up window so that they are comparable to the measurements of the City requirements.

5. FINDINGS AND CONCLUSIONS

Based on the above review and the complete stacking queuing study, the following conclusions can be made:

- The stacking demand at the surveyed drive-through facility was:
 - a maximum of five (5) vehicle queues between the order screen (including one at the order screen) and the drive-through entrance at any time intervals; an average of the maximum vehicle queues for all three sites was three (3)
 - a maximum of four (4) vehicle queues between the pick-up window (including one at the pick-up window) and the order screen (excluded) at any time intervals; an average of the maximum vehicle queues for all three sites was three (3)
 - a maximum of a total of seven (7) vehicle queues in the drive-through facility, measured from the pick-up window (including one at the order screen and one at the pick-up window) and the drive-thru entrance at any time intervals; an average of the maximum vehicle queues for all three sites was four (4)
- The survey results in 2009 and 2016 for the A&W Restaurant located at 270 Bleams Road, Kitchener are consistent. The 2016 survey results are also consistent with the 2010 study results.
- The average of maximum vehicle queues or even the maximum vehicle queues for all three sites are less than the City's design requirements for stacking space, except that the maximum vehicle queue before the pick-up window at one site is one space greater than the City's requirement of three spaces.

6. RECOMMENDATIONS

The following recommendations can be made:

- Given the surveyed stacking demand in the drive-through facilities at typical A&W Restaurants, WSP proposes:
 - five (5) stacking spaces between the order screen (including one at the order screen) and the drive-through entrance
 - three(3) stacking spaces between the pick-up window (including one at the pick-up window) and the order screen (excluded), which is the City's design requirement
 - a total of eight (8) stacking spaces in the drive-through facility, measured from the pick-up window (including one at the order screen and one at the pick-up window) and the drive-through entrance
- The proposed total supply of eight (8) stacking spaces in the drive-through facility for the proposed Restaurant is sufficient to accommodate the maximum vehicle queues observed in A&W sites with similar characteristics to the proposed site.

- The proposed order screen can be moved one stacking space behind in the drive-through facility, which will result in:
- five (5) stacking spaces between the order screen (including one at the order screen) and the drive-through entrance, reduced from six (6)
 - three (3) stacking spaces between the pick-up window (including one at the pick-up window) and the order screen (excluded), increased from two (2)

Table 1 summarizes the proposed supply, City's requirements, survey results, recommendations and proposed modifications for stacking spaces.

Table 1 Proposed Stacking Spaces, City Requirements, Survey Results and Recommendations

	Before Order Screen (including 1 Space at Order Screen)	Before Pick-Up Window (including 1 Space at Pick-Up Window excluding 1 Space at Order Screen)	Total Stacking Space in Drive-Through (including 1 Space at Order Screen & 1 Space at Order Screen)
On Draft Site Plan	6	2	8
City Requirement	10	3	13
Survey Result	5	4	7
Recommendation	5	3	8
Modification	5	3	8



I trust that the above documentation, study and analyses fully addresses the reduction of stacking lane capacity for the proposed A&W development located at 751 Strasburg Road in the city of Kitchener to your satisfaction.

Should you have any questions, please feel free to contact us.

Yours truly,

WSP Canada Inc.

A handwritten signature in black ink, appearing to read "Tom You", written in a cursive style.

Thomas You, M.A.Sc., P.Eng.
Transportation Engineer – Transportation

Attachments:

Attachment A – Proposed Site Plan

Attachment B – City's Design Requirements

Attachment C – Drive-Through Stacking Queuing Survey Report at Three A&W Proxy Sites

Attachment D – Survey Result Summary

Exhibit 1: 2016 Survey Results of Proxy A&W Restaurant Drive-through Facility Operations

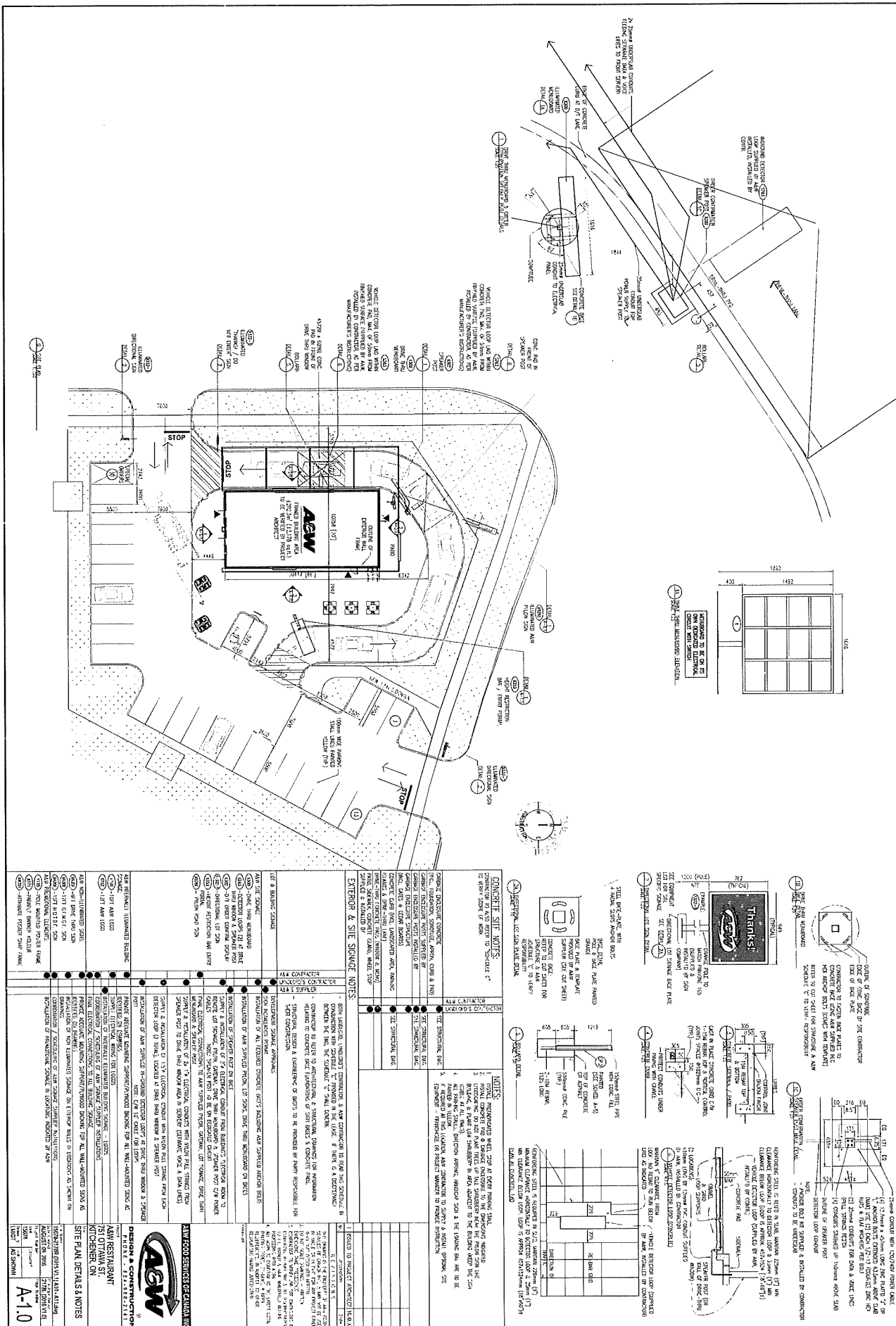
Exhibit 2: 2009 and 2016 Survey Results of A&W Restaurant Drive-through Facility Operations at 270 Bleams Road, Kitchener

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ATTACHMENT A

PROPOSED SITE PLAN



ATTACHMENT B

CITY'S DESIGN REQUIREMENTS

The following guidelines apply to location of parking and site services:

Section 6 of the City of Kitchener's Zoning By-law 85-1 outlines the parking and loading requirements for specified land uses.

- Locate parking and loading areas to maximize their functionality and use.
- Show loading areas (i.e. for material drop-off or garbage pick-up) on the site plan to illustrate that their design satisfies the following minimum **exterior** turning radius requirements:
 - 6.4m - drive-through aisle (passenger cars, vans)
 - 12.8m - garbage trucks
 - 14.5m - heavy trucks
- Do not locate service and loading zones in any area that would be visually prominent from the street, or any area that could cause conflict with other site circulation.
- Clearly indicate vehicular traffic movements throughout the entirety of the site, including entrance and exits points of the drive aisle, by using the required signage and pavement markings. Use an alternate material to asphalt for the drive-through aisle when it is not clearly delineated.
- Plan the site to include areas for temporary snow storage without conflicting with site circulation, landscaping, utility boxes and sightlines.
- Design garbage and recycling enclosures that are internal to the building, or fully enclosed, roofed and secure, and use the same materials and architectural style as the primary building.
- An appropriately located deep well garbage and recycling system is a preferred alternative for garbage and recycling storage. Locate these systems within a concrete pad.

- Enclose all utility equipment within buildings or screen them from both public streets and private properties. These include utility boxes, garbage and recycling container storage, loading docks and ramps, and HVAC equipment.
- Surface parking areas and drive-through aisles should be located in the interior side yard or rear yard of buildings where possible.
- Locate noise-generating areas, including order board speakers, outdoor loading areas and garbage storage, away from sensitive uses such as residential and institutional.
- Design lighting to minimize light spillage, glare or light cast over adjacent uses. Direct and/or shield lighting sources away from adjacent properties and provide screening as necessary.

Drive-through Aisle

Sufficient vehicle stacking space in the drive-through aisle is critical to ensuring that drive-through facilities do not cause on- or off-site traffic concerns. There are two distinct parts of a drive-through aisle; the area between the pick-up window and order menu station (if applicable) and the area between the order menu station and the beginning of the drive-through aisle. The drive-through aisle includes the entirety of the lane; the point from which a vehicle leaves the circulation of street or parking flow until that vehicle re-enters the circulation of traffic flow.

The following guidelines apply to the design of the drive-through aisle:

- Design vehicle stacking spaces to the following dimensions:
 - length - minimum 6.5 metres
 - width - minimum 2.6 metres
- Ensure adequate throat widths (3.66m – 4.57m) for each access point and minimize the potential movements around such access locations.
- Locate drive-through aisles so that stacked vehicles do not impede adjacent on- or off-site traffic. A minimum setback of 16.5 metres is required from the entrance of the drive-through

aisle and the edge of the public road allowance to accommodate vehicle movement into and out of the site.

- Drive-through aisles should be located at the side or rear of buildings and not between the building and the street. Alternate configurations which adequately address both Urban Design concerns and pedestrian safety and access may be considered.
- Provide a drive-through aisle to accommodate a minimum of 13 total vehicle stacking spaces on site for each restaurant or food sale use. Locate at least 10 spaces between the order menu station and the entrance of the drive-through aisle and 3 spaces between the order menu station and the pick-up window.
- Provide drive-through aisle to accommodate a minimum of 3 stacking spaces on site for all non-food related use drive-through facilities except car wash.
- Provide a drive-through aisle to accommodate a minimum of 10 vehicle stacking spaces on site for an automated car wash.

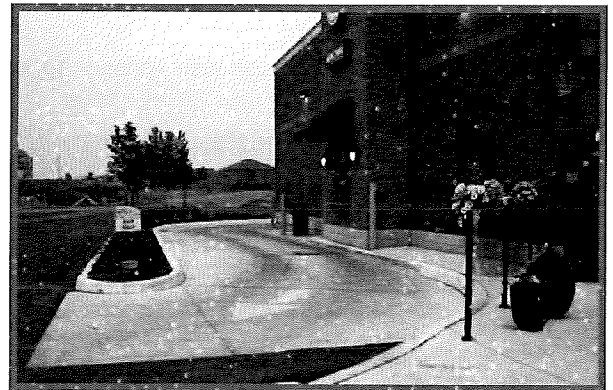


An example showing vehicles stacking into the principle entrance and onto the adjacent street.

- Locate the entrance of the drive-through aisle so that queued vehicles do not block pedestrian and vehicular circulation throughout the site or along public streets.



Drive-through aisles should avoid disruption to internal traffic flow, site access and pedestrian routes.



An example of a drive-through aisle distinguished through use of alternate surfacing material.



This drive-through facility provides an attractive portico with a soft landscaped edge to delineate the drive-through aisle.

Double/Multiple Drive-through Facilities

A site with multiple drive-through order stations or windows poses a particular challenge in site planning. A double drive-through can be described as one

ATTACHMENT C

**DRIVE-THROUGH STACKING QUEUING SURVEY REPORT AT
THREE A&W PROXY SITES**

A&W Restaurant- 933 Victoria Rd**Queue****Friday, July 22, 2016****11:30 AM - 1:30 PM**

Time	Order Point	Pickup Window	Total
11:30			
11:31			
11:32			
11:33			
11:34			
11:35			
11:36			
11:37			
11:38			
11:39			
11:40			
11:41	1		1
11:42			
11:43	1		1
11:44			
11:45			
11:46			
11:47		1	1
11:48			
11:49			
11:50	1		1
11:51			
11:52		1	1
11:53	1		1
11:54		1	1
11:55			
11:56			
11:57			
11:58			
11:59			
12:00	1		1
12:01	1		1
12:02			
12:03			
12:04	1		1
12:05			
12:06			
12:07			
12:08			
12:09			
12:10			
12:11	1		1
12:12	1	1	2
12:13		1	1
12:14			

A&W Restaurant- 933 Victoria Rd**Queue**

12:15	1		1
12:16		1	1
12:17		1	1
12:18			
12:19	1		1
12:20			
12:21	1		1
12:22	2		2
12:23	3		3
12:24	2		2
12:25	1		1
12:26			
12:27			
12:28			
12:29			
12:30	1		1
12:31			
12:32			
12:33			
12:34			
12:35			
12:36			
12:37	2		2
12:38	3		3
12:39	1	1	2
12:40			
12:41			
12:42			
12:43			
12:44			
12:45			
12:46			
12:47			
12:48			
12:49			
12:50			
12:51			
12:52			
12:53	2		2
12:54	3		3
12:55	1		1
12:56	2	1	3
12:57	3		3

A&W Restaurant- 933 Victoria Rd

Queue

12:58	3		3
12:59	2		2
13:00	1	1	2
13:01		1	1
13:02			
13:03			
13:04			
13:05			
13:06			
13:07	3		3
13:08	4		4
13:09	3		3
13:10	3	1	4
13:11	2		2
13:12	2	1	3
13:13	2		2
13:14		1	1
13:15	1		1
13:16	1		1
13:17	1	1	2
13:18	1		1
13:19	3	1	4
13:20	2		2
13:21	1		1
13:22	1	1	2
13:23			
13:24			
13:25			
13:26			
13:27	1		1
13:28	1		1
13:29	1	1	2
13:30			
Max	4	1	4
Min	1	1	1
Avg	2	1	2

Note:1. The maximum/average/minimum vehicle queues at the order window are calculated as maximum/average of the observed vehicle queues during all observation intervals at the order screen. So are the maximum/average/minimum vehicle queues at the pick-up window and in the drive-through. Therefore, the maximum/average/maximum/average/minimum vehicle queues in the drive-through do not necessarily equal to total of the maximum/average vehicles queues at the order screen and the maximum/average vehicle queues at the pick-up window.

2. The queues do not include 1 space at the pick-up window and 1 space at the order screen.

A&W Restaurant- 933 Victoria Rd**Queue****A&W Restaurant- 933 Victoria Rd****Queue**

Friday, July 22, 2016

5:00 - 7:00 PM

Time	Order Point	Pickup Window	Total
17:00			
17:01			
17:02			
17:03		1	1
17:04		1	1
17:05		2	2
17:06		1	1
17:07			
17:08	1		1
17:09			
17:10			
17:11			
17:12			
17:13		1	1
17:14	1	2	3
17:15		1	1
17:16			
17:17			
17:18			
17:19			
17:20			
17:21	1		1
17:22			
17:23	1		1
17:24			
17:25			
17:26			
17:27			
17:28			
17:29			
17:30			
17:31			
17:32			
17:33			
17:34			
17:35	1		1
17:36			
17:37			
17:38			
17:39			
17:40			
17:41			
17:42			
17:43			

A&W Restaurant- 933 Victoria Rd**Queue**

17:44			
17:45			
17:46			
17:47			
17:48			
17:49			
17:50			
17:51			
17:52			
17:53			
17:54			
17:55			
17:56			
17:57			
17:58			
17:59			
18:00			
18:01			
18:02			
18:03			
18:04			
18:05		1	1
18:06		2	2
18:07		1	1
18:08		1	1
18:09		2	2
18:10		2	2
18:11		1	1
18:12			
18:13			
18:14			
18:15			
18:16			
18:17			
18:18			
18:19			
18:20			
18:21			
18:22			
18:23			
18:24			
18:25			
18:26			
18:27			
18:28			
18:29			
18:30			
18:31			
18:32			
18:33			

A&W Restaurant- 933 Victoria Rd

Queue

18:34			
18:35			
18:36			
18:37			
18:38			
18:39			
18:40			
18:41			
18:42			
18:43			
18:44			
18:45			
18:46			
18:47			
18:48			
18:49			
18:50			
18:51			
18:52			
18:53			
18:54		1	1
18:55			
18:56			
18:57			
18:58			
18:59			
19:00			
Max	1	2	3
Min	1	1	1
Avg	1	1	1

Note:1. The maximum/average/minimum vehicle queues at the order window are calculated as maximum/average of the observed vehicle queues during all observation intervals at the order screen. So are the maximum/average/minimum vehicle queues at the pick-up window and in the drive-through. Therefore, the maximum/average/maximum/average/minimum vehicle queues in the drive-through do not necessarily equal to total of the maximum/average vehicles queues at the order screen and the maximum/average vehicle queues at the pick-up window.

2. The queues do not include 1 space at the pick-up window and 1 space at the order screen.

A&W Restaurant- 315 Lincoln Rd

Queue

Friday, July 22, 2016

11:30 AM - 1:30 PM

Time	Order Point	Pickup Window	Total
11:30			
11:31		1	1
11:32		2	2
11:33		1	1
11:34			
11:35			
11:36			
11:37			
11:38		1	1
11:39		1	1
11:40			
11:41			
11:42			
11:43			
11:44			
11:45			
11:46			
11:47		1	1
11:48			
11:49			
11:50			
11:51			
11:52			
11:53			
11:54			
11:55		1	1
11:56			
11:57			
11:58			
11:59			
12:00			
12:01			
12:02			
12:03			
12:04			
12:05			
12:06	1		1
12:07	2	1	3
12:08	1	1	2
12:09		2	2

A&W Restaurant- 315 Lincoln Rd

Queue

12:10		1	1
12:11		1	1
12:12			
12:13			
12:14			
12:15			
12:16			
12:17			
12:18	1		1
12:19			
12:20			
12:21			
12:22			
12:23			
12:24			
12:25			
12:26			
12:27			
12:28			
12:29			
12:30		1	1
12:31			
12:32			
12:33			
12:34			
12:35			
12:36			
12:37			
12:38			
12:39			
12:40	3		3
12:41	2	1	3
12:42		1	1
12:43		2	2
12:44		1	1
12:45	2	1	3
12:46	2	1	3
12:47	2	1	3
12:48	1	1	2
12:49		1	1
12:50		1	1
12:51			
12:52			
12:53		1	1
12:54			
12:55			
12:56			

A&W Restaurant- 315 Lincoln Rd

Queue

12:57			
12:58			
12:59			
13:00			
13:01			
13:02			
13:03			
13:04			
13:05			
13:06			
13:07			
13:08			
13:09			
13:10			
13:11			
13:12			
13:13			
13:14			
13:15			
13:16			
13:17			
13:18			
13:19			
13:20			
13:21			
13:22			
13:23			
13:24			
13:25			
13:26			
13:27			
13:28			
13:29			
13:30			
Max	3	2	3
Min	1	1	1
Avg	2	1	2

Note:1. The maximum/average/minimum vehicle queues at the order window are calculated as maximum/average of the observed vehicle queues during all observation intervals at the order screen. So are the maximum/average/minimum vehicle queues at the pick-up window and in the drive-through. Therefore, the maximum/average/maximum/average/minimum vehicle queues in the drive-through do not necessarily equal to total of the maximum/average vehicles queues at the order screen and the maximum/average vehicle queues at the pick-up window.

2. The queues do not include 1 space at the pick-up window and 1 space at the order screen.

A&W Restaurant- 315 Lincoln Rd

Queue

A&W Restaurant- 315 Lincoln Rd

Queue

Friday, July 22, 2016

5:00 - 7:00 PM

Time	Order Point	Pickup Window	Total
17:00			
17:01			
17:02			
17:03			
17:04			
17:05			
17:06			
17:07			
17:08			
17:09			
17:10		1	1
17:11			
17:12			
17:13			
17:14		1	1
17:15			
17:16			
17:17			
17:18			
17:19			
17:20			
17:21			
17:22			
17:23	1		1
17:24		1	1
17:25			
17:26			
17:27			
17:28			
17:29			
17:30			
17:31			
17:32			
17:33			
17:34			
17:35			
17:36			
17:37			
17:38			
17:39			
17:40			

A&W Restaurant- 315 Lincoln Rd**Queue**

17:41			
17:42	1		1
17:43	1		1
17:44		2	2
17:45		1	1
17:46			
17:47			
17:48			
17:49			
17:50			
17:51			
17:52			
17:53			
17:54			
17:55			
17:56			
17:57			
17:58			
17:59		1	1
18:00			
18:01			
18:02			
18:03			
18:04			
18:05			
18:06			
18:07			
18:08			
18:09			
18:10			
18:11			
18:12			
18:13			
18:14			
18:15			
18:16			
18:17			
18:18			
18:19			
18:20			
18:21			
18:22			
18:23			
18:24			
18:25			
18:26			
18:27			

A&W Restaurant- 315 Lincoln Rd

Queue

18:28		1	1
18:29		1	1
18:30		1	1
18:31			
18:32			
18:33			
18:34			
18:35			
18:36			
18:37			
18:38			
18:39			
18:40			
18:41		1	1
18:42		1	1
18:43			
18:44			
18:45			
18:46			
18:47			
18:48	1		1
18:49			
18:50		1	1
18:51		1	1
18:52		1	1
18:53			
18:54			
18:55	1		1
18:56	1	1	2
18:57	1	1	2
18:58		2	2
18:59		2	2
19:00		1	1
Max	1	2	2
Min	1	1	1
Avg	1	1	1

Note:1. The maximum/average/minimum vehicle queues at the order window are calculated as maximum/average of the observed vehicle queues during all observation intervals at the order screen. So are the maximum/average/minimum vehicle queues at the pick-up window and in the drive-through. Therefore, the maximum/average/maximum/average/minimum vehicle queues in the drive-through do not necessarily equal to total of the maximum/average vehicles queues at the order screen and the maximum/average vehicle queues at the pick-up window.

2. The queues do not include 1 space at the pick-up window and 1 space at the order screen.

A&W Restaurant-270 Bleams Rd**Queue**

Friday, July 22, 2016

11:30 AM - 1:30 PM

Time	Order Point	Pickup Window	Total
11:30			
11:31			
11:32	2		2
11:33	2	1	3
11:34		1	1
11:35			
11:36			
11:37			
11:38	1		1
11:39	1	1	2
11:40		1	1
11:41			
11:42			
11:43			
11:44			
11:45			
11:46		2	2
11:47			
11:48			
11:49			
11:50			
11:51			
11:52			
11:53	1		1
11:54		1	1
11:55			
11:56	1		1
11:57	1		1
11:58	1		1
11:59			
12:00			
12:01	1		1
12:02	2	1	3
12:03	1	2	3
12:04	1	2	3
12:05	1	2	3
12:06		3	3
12:07	1	2	3
12:08		2	2
12:09		3	3

A&W Restaurant-270 Bleams Rd**Queue**

12:10		2	2
12:11	2	1	3
12:12	2	3	5
12:13	2	2	4
12:14	1	2	3
12:15		2	2
12:16		2	2
12:17			
12:18			
12:19			
12:20	1		1
12:21			
12:22	1		1
12:23	1	1	2
12:24		2	2
12:25		1	1
12:26		1	1
12:27			
12:28	1	1	2
12:29		2	2
12:30		2	2
12:31		1	1
12:32			
12:33	1	1	2
12:34	2	2	4
12:35		2	2
12:36		2	2
12:37		1	1
12:38	1		1
12:39	1	1	2
12:40	1	1	2
12:41		1	1
12:42	1	1	2
12:43	1	2	3
12:44	1	2	3
12:45	1	2	3
12:46	1	2	3
12:47		2	2
12:48		2	2
12:49	1	2	3
12:50		2	2
12:51			
12:52			
12:53			
12:54			
12:55			
12:56			

A&W Restaurant-270 Bleams Rd

Queue

12:57			
12:58			
12:59			
13:00			
13:01			
13:02			
13:03			
13:04		1	1
13:05			
13:06			
13:07			
13:08			
13:09			
13:10			
13:11			
13:12			
13:13			
13:14			
13:15			
13:16			
13:17			
13:18			
13:19			
13:20			
13:21			
13:22			
13:23			
13:24			
13:25			
13:26			
13:27			
13:28			
13:29			
13:30			
Max	2	3	5
Min	1	1	1
Avg	1	2	2

Note:1. The maximum/average/minimum vehicle queues at the order window are calculated as maximum/average of the observed vehicle queues during all observation internals at the order screen. So are the maximum/average/minimum vehicle queues at the pick-up window and in the drive-through. Therefore, the maximum/average/maximum/average/minimum vehicle queues in the drive-through do not necessarily equal to total of the maximum/average vehicles queues at the order screen and the maximum/average vehicle queues at the pick-up window.

2. The queues do not include 1 space at the pick-up window and 1 space at the order screen.

A&W Restaurant-270 Bleams Rd

Queue

A&W Restaurant-270 Bleams Rd

Queue

Friday, July 22, 2016

5:00 - 7:00 PM

Time	Order Point	Pickup Window	Total
17:00			
17:01			
17:02			
17:03			
17:04	1		1
17:05		1	1
17:06			
17:07			
17:08			
17:09			
17:10			
17:11			
17:12			
17:13			
17:14			
17:15			
17:16			
17:17			
17:18			
17:19			
17:20			
17:21			
17:22			
17:23			
17:24			
17:25			
17:26			
17:27			
17:28			
17:29			
17:30			
17:31			
17:32			
17:33			
17:34			
17:35			
17:36			
17:37			
17:38			
17:39			
17:40			

A&W Restaurant-270 Bleams Rd**Queue**

17:41			
17:42			
17:43			
17:44			
17:45			
17:46			
17:47			
17:48			
17:49			
17:50			
17:51			
17:52			
17:53			
17:54			
17:55			
17:56			
17:57			
17:58			
17:59			
18:00			
18:01			
18:02			
18:03		1	1
18:04			
18:05			
18:06			
18:07			
18:08			
18:09			
18:10			
18:11			
18:12	1	1	2
18:13		1	1
18:14			
18:15			
18:16			
18:17			
18:18			
18:19		1	1
18:20		1	1
18:21			
18:22			
18:23			
18:24			
18:25			
18:26			
18:27	1	1	2

A&W Restaurant-270 Bleams Rd

Queue

18:28		1	1
18:29			
18:30			
18:31			
18:32			
18:33			
18:34			
18:35			
18:36			
18:37			
18:38	1		1
18:39			
18:40			
18:41		1	1
18:42		1	1
18:43			
18:44			
18:45			
18:46			
18:47			
18:48			
18:49			
18:50			
18:51			
18:52			
18:53			
18:54			
18:55			
18:56			
18:57			
18:58			
18:59			
19:00			
Max	1	1	2
Min	1	1	1
Avg	1	1	1

Note:1. The maximum/average/minimum vehicle queues at the order window are calculated as maximum/average of the observed vehicle queues during all observation internals at the order screen. So are the maximum/average/minimum vehicle queues at the pick-up window and in the drive-through. Therefore, the maximum/average/maximum/average/minimum vehicle queues in the drive-through do not necessarily equal to total of the maximum/average vehicles queues at the order screen and the maximum/average vehicle queues at the pick-up window.

2. The queues do not include 1 space at the pick-up window and 1 space at the order screen.

ATTACHMENT D

SURVEY RESULT SUMMARY

Exhibit 1: 2016 Survey Results of Proxy A&W Restaurant Drive-through Facility Operations

Observed Average and Maximum Vehicle Queue Lengths and Observed Average and Maximum Vehicle Duration of Stay

NO.	Municipality	Survey Date	Survey Period	Survey Hours	Number of Vehicles Recorded	Observed Queues During Survey Period [Vehicles]						Observed Service Time (Duration) During Survey Period [Min:Sec]							
						Average Queue Length			Maximum Queue Length			Average Duration				Maximum Duration			
						Before Order Screen	Before Pick up Window	Total Drive-through ¹	Before Order Screen	Before Pick up Window	Total Drive-through ¹	Before Order Screen	Before In Queue	Before Pick up Window	At Drive-through	Before Order Screen	Before In Queue	Before Pick up Window	At Drive-through
1	Waterloo 315 Lincoln Road	Fri July 22, 2016	Midday	11:30am to 1:30pm	44	2	1	2	3	2	3	00:30	00:30	00:53	01:55	01:41	01:53	03:14	04:13
			Evening	5:00pm to 7:00pm	29	1	1	1	1	2	2	00:43	00:46	01:18	02:47	02:08	02:26	02:45	05:03
2	Kitchener 270 Bleams Road	Fri July 22, 2016	Midday	11:30am to 1:30pm	118	1	2	2	2	3	5	00:33	01:43	01:01	03:18	01:36	08:58	03:08	12:59
			Evening	5:00pm to 7:00pm	14	1	1	1	1	1	2	00:37	00:24	01:16	02:18	02:03	01:33	06:22	08:33
3	Kitchener 933 Victoria St. N.	Fri July 22, 2016	Midday	11:30am to 1:30pm	95	2	1	2	4	1	4	00:38	00:38	01:09	02:25	01:34	02:18	02:33	04:18
			Evening	5:00pm to 7:00pm	25	1	1	1	1	2	3	00:48	00:40	01:17	02:45	02:50	04:33	03:34	06:09
Maximum Result						2	2	2	4	3	5	00:48	01:43	01:18	03:18	02:50	08:58	06:22	12:59
Average Result						1	1	2	2	2	3	00:38	00:47	01:09	02:35	01:59	03:37	03:36	06:53

Note ¹: The maximum/average vehicle queues at the order window are calculated as maximum/average of the observed vehicle queues during all observation intervals at the order screen. So are the maximum/average vehicle queues at the pick-up window and in the drive-through. Therefore, the maximum/average vehicle queues in the drive-through do not necessarily equal to total of the maximum/average vehicles queues at the order screen and the maximum/average vehicle queues at the pick-up window.



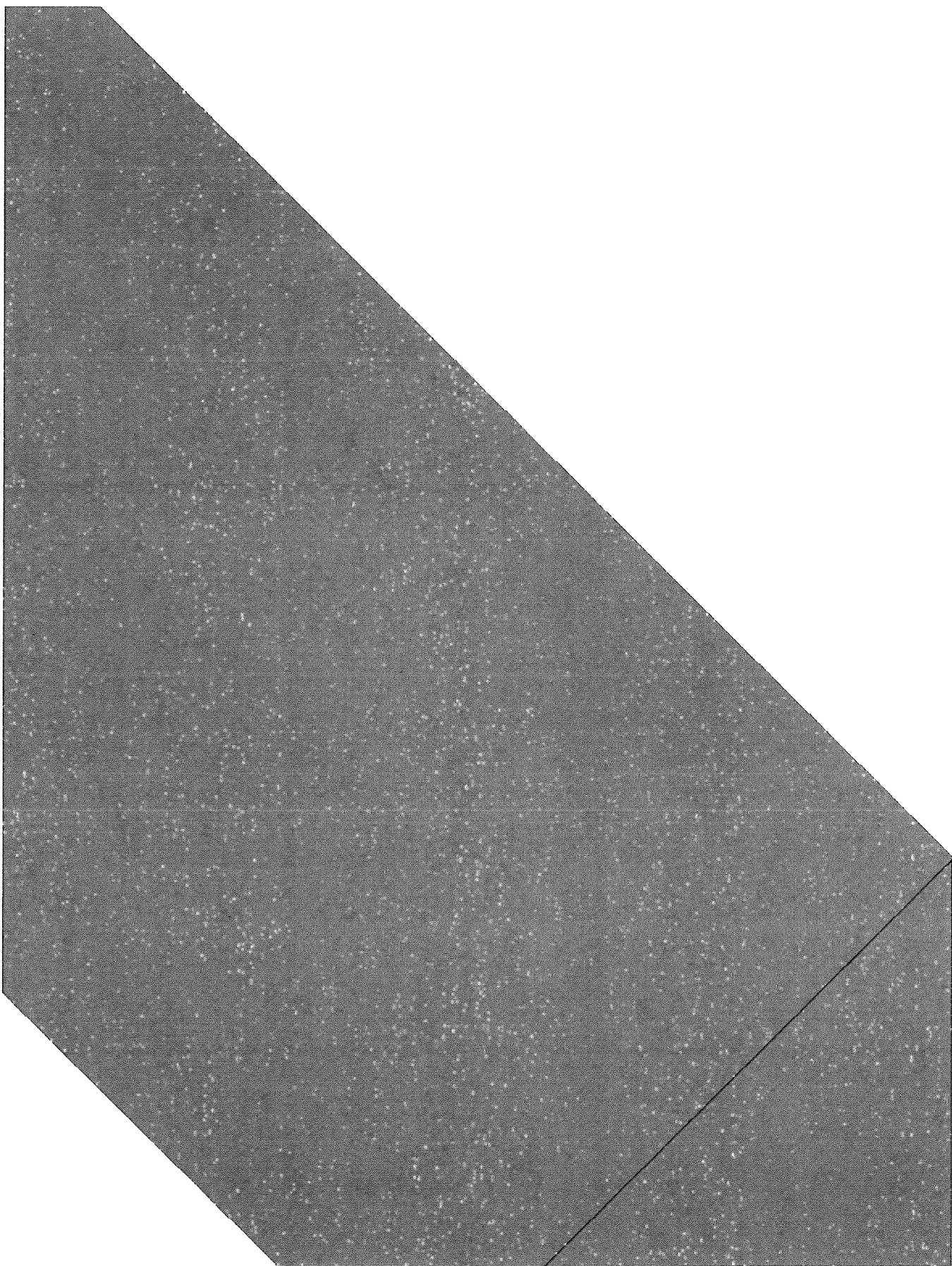
Exhibit 2: 2009 and 2016 Survey Results of A&W Restaurant Drive-through Facility Operations at 270 Bleams Road, Kitchener

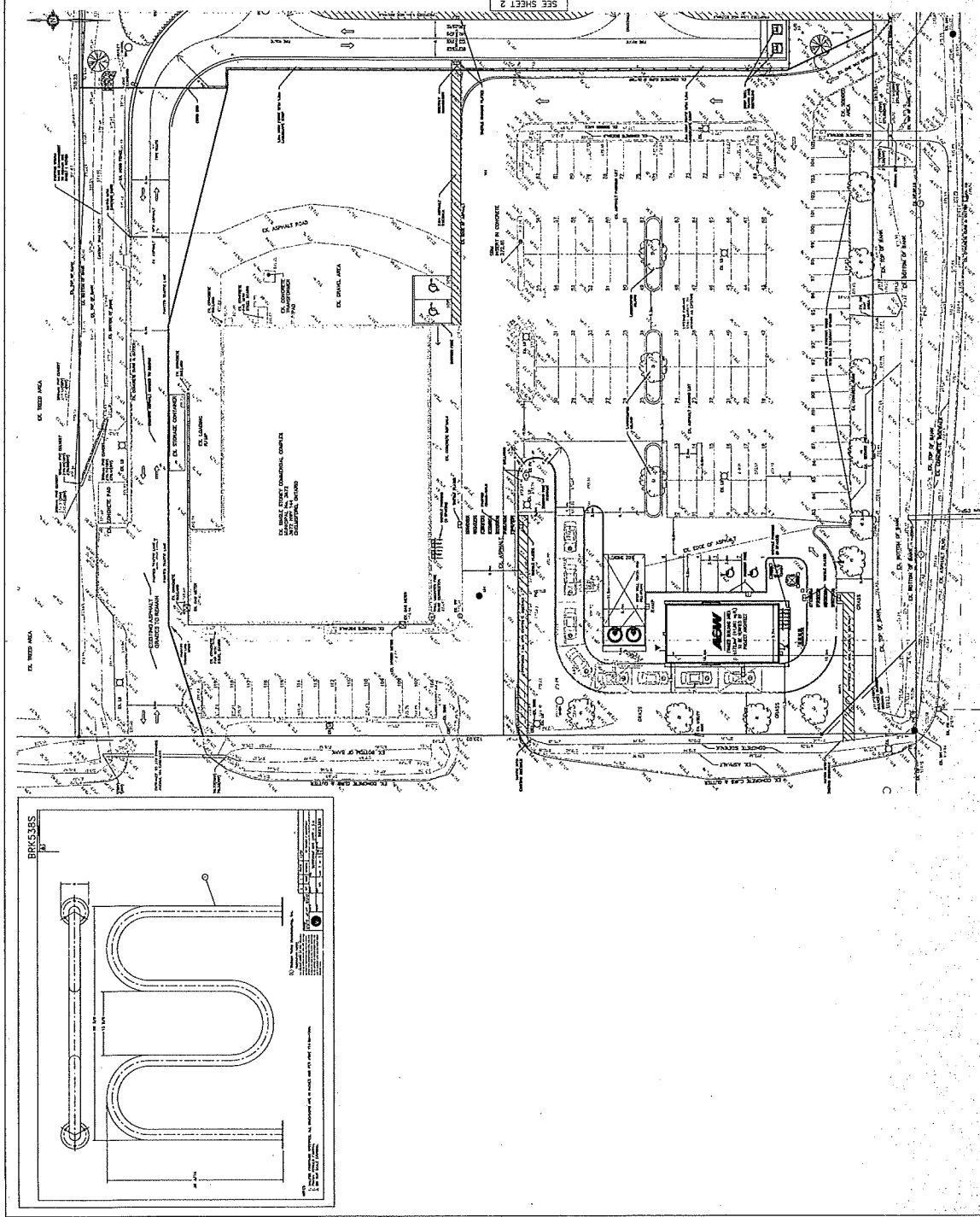
Observed Average and Maximum Vehicle Queue Lengths and Observed Average and Maximum Vehicle Duration of Stay

NO.	Municipality	Survey Date	Survey Period	Survey Hours	Number of Vehicles Recorded	Observed Queues During Survey Period [Vehicles]						Observed Service Time (Duration) During Survey Period [Min:Sec]							
						Average Queue Length			Maximum Queue Length			Average Duration				Maximum Duration			
						Before Order Screen	Before Pick up Window	Total Drive-through ¹	Before Order Screen	Before Pick up Window	Total Drive-through ¹	Before Order Screen	In Queue	Before Pick up Window	At Drive-through	Before Order Screen	In Queue	Before Pick up Window	At Drive-through
2	Kitchener	Sat Nov 21, 2009	Morning	7:00am - 9:00am	8	0	0	0	1	1	2	0:23	0:08	0:33	1:05	1:17	0:07	0:41	2:05
			Midday	11:30am - 1:30pm	33	0	1	1	2	4	6	0:42	2:35	1:00	4:16	0:38	10:31	1:37	12:46
			Evening	5:00pm - 7:00pm	44	1	2	3	4	4	6	1:17	1:51	2:01	5:09	1:32	6:50	3:55	12:17
2	Kitchener	Fri July 22, 2016	Midday	11:30am to 1:30pm	118	1	2	2	2	3	5	00:33	01:43	01:01	03:18	01:36	08:58	03:08	12:59
			Evening	5:00pm to 7:00pm	14	1	1	1	1	1	2	00:37	00:24	01:16	02:18	02:03	01:33	06:22	08:33

Note ¹: The maximum/average vehicle queues at the order window are calculated as maximum/average of the observed vehicle queues during all observation intervals at the order screen. So are the maximum/average vehicle queues at the pick-up window and in the drive-through. Therefore, the maximum/average vehicle queues in the drive-through do not necessarily equal to total of the maximum/average vehicles queues at the order screen and the maximum/average vehicle queues at the pick-up window.






[illegible]

BALFOUR GARDENS
320 EDWARDS AVE
BALFOUR TOWNSHIP
GREATER SUBURBY CITY

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY



DESIGNED BY: SL	0	3	6
CHECKED BY: SS			
DRAWN BY: SL	SCALE: 1:300		
CHECKED BY: SS	REVISION No. 3		
FILE No. 20-104	SHEET 3 OF 12		
DATE: SEPT 24, 2020			

ADD 7/2021

Sketch 2