

Tom Davies Square

200 Brady St

Wednesday, October 23, 2024

### PUBLIC HEARINGS

**A0090/2024**

**STEPHANIE DESFOSSÉS  
MARC DESFOSSÉS**

Ward: 9

PIN 73473 0092, Parcel 39423 SEC SES, Survey Plan SR-35 Part(s) 3, Lot Part 10, Concession 3, Township of Broder, 1570 Norma Street, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage on the subject property providing a maximum height of 8.0m, where 5.0m is permitted on a residential lot.

**A0092/2024**

**HOLLIE LAPLANTE  
IVAN LAPLANTE**

Ward: 6

PIN 73504 1826, Parcel 27475 SEC SES, Lot(s) 132, Subdivision M-396, Lot Part 4, Concession 2, Township of Hanmer, 4478 Gerard Court, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a lot to be severed subject to a future consent application, providing a minimum lot frontage of 14.6m, where 15.0m is required.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, NOVEMBER 6, 2024**



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 2024.01.01	
A 0090/2024	
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: \$1,360.00 (includes \$320.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): Stephanie + Marc Desfosses Email: [REDACTED]  
 Mailing Address: 1570 Norma St. Home Phone: [REDACTED]  
 Business Phone: \_\_\_\_\_  
 City: Sudbury Postal Code: P3G1H7 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: Stephanie Desfosses Email: \_\_\_\_\_  
 Mailing Address: 1570 Norma St. Home Phone: [REDACTED]  
 Business Phone: \_\_\_\_\_  
 City: Sudbury, ON Postal Code: P3G1H7 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: RBC Royal Bank  
 Mailing Address: 1879 Regent St.  
 City: Sudbury Postal Code: P3E 3Z7

4) Current Official Plan designation: In 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	5 Meters	8 Meters	3 Meters

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

c) Description of Proposal: Build a 2 Storey garage

\*\*\* d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
We need 12' ceilings for room for a hoist in the garage + require storage in the loft above.

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

PIN(s): 73473-0092 Township: Broader  
 Lot No.: 10 Concession No.: 3 Parcel(s): 3942.3  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: SR-35 Part(s): 3  
 Municipal Address or Street(s): 1570 Norma St.

7) Date of acquisition of subject land. Aug. 2016

8) Dimensions of land affected.

Frontage 91.4 (m) Depth <sup>45.7</sup> 91.4 (m) Area 6273 (m<sup>2</sup>) Width of Street 20 (m)

SEE SCHED. A

Particulars of all buildings: 1 STOREY DWELLING		Existing	Proposed
Ground Floor Area:		<u>131.76</u> (m <sup>2</sup> )	<u>148.8</u> (m <sup>2</sup> )
Gross Floor Area:		<u>131.76</u> (m <sup>2</sup> )	<u>297.7</u> (m <sup>2</sup> )
No. of storeys:		<u>1</u>	<u>TWO</u>
Width:		<u>12.6</u> (m)	<u>12.2</u> (m)
Length:		<u>18.6</u> (m)	<u>12.2</u> (m)
Height:		<u>3.5</u> (m)	<u>8</u> (m)

SEE SCHED. B

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:	1 STOREY DWELLING	<u>7.6</u> (m)	<u>40</u> (m)
Rear:		<u>54.9</u> (m)	<u>34.1</u> (m)
Side:		<u>10</u> (m)	<u>25</u> (m)
Side:		<del>6.9</del> <u>75.4</u> (m)	<u>54</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     | <input type="checkbox"/>            | Provincial Highway   | <input type="checkbox"/>            |
| Municipally owned & operated sanitary sewage system | <input type="checkbox"/>            | Municipal Road   | <input type="checkbox"/>            |
| Lake  | <input type="checkbox"/>            | Maintained Yearly  | <input checked="" type="checkbox"/> |
| Individual Well                                     | <input checked="" type="checkbox"/> | Maintained Seasonal  | <input type="checkbox"/>            |
| Communal Well                                       | <input type="checkbox"/>            | Right-of-way   | <input type="checkbox"/>            |
| Individual Septic System                            | <input checked="" 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 type="checkbox"/>            |  |                                     |

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

EXISTING DWELLING 1965, SAUNA BY OTHERS UNKNOWN, OTHERS 2021

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

Use(s): RESIDENTIAL + Rural Length of time: 60 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: VACANT LAND & RESIDENTIAL + Rural

A009012024

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): B0232<1973

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**

We, Stephanie & Marc Desfosses (please print all names), the registered owner(s) of the property described as 1570 NORMA STREET

in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

- a) 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;
- b) 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;
- c) 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;
- d) 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**

- e) 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;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land 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 Stephanie Desfosses (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 3<sup>rd</sup> day of September, 20 24

★ [Signature]  
(witness)

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

Print Name: Stephanie Desfosses / MARC Desfosses

\*I have authority to bind the Corporation

A009012024



# Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing		Proposed
Type of Building/Structure:	<del>STORAGE BUILDING</del>	STORAGE BUILDING	
Ground Floor Area:	48	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	48	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1		
Width:	8	(m)	(m)
Length:	6	(m)	(m)
Height:	3.8	(m)	(m)

	Existing		Proposed
Type of Building/Structure:		SHIPPING CONTAINER	
Ground Floor Area:	14.4	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	14.4	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1		
Width:	2.4	(m)	(m)
Length:	6	(m)	(m)
Height:	2.6	(m)	(m)

	Existing		Proposed
Type of Building/Structure:		SAUNA#1	
Ground Floor Area:	8.88	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	8.88	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1		
Width:	2.4	(m)	(m)
Length:	3.7	(m)	(m)
Height:	3	(m)	(m)

A0090/2024

# Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing		Proposed
Type of Building/Structure:	FIRE WOOD STORAGE #1		
Ground Floor Area:	20.4	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	20.4	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1		
Width:	<del>2.4</del> 2.4	(m)	(m)
Length:	8.5	(m)	(m)
Height:	2.5	(m)	(m)

	Existing		Proposed
Type of Building/Structure:	SAUNA #2		
Ground Floor Area:	15.68	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	15.68	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1		
Width:	3.2	(m)	(m)
Length:	4.9	(m)	(m)
Height:	3.1	(m)	(m)

	Existing		Proposed
Type of Building/Structure:	WOOD STORAGE #2		
Ground Floor Area:	4.83	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	4.83	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1		
Width:	2.1	(m)	(m)
Length:	2.3	(m)	(m)
Height:	3	(m)	(m)

A0090/2024

## Schedule B

(Additional Building/Structure Setbacks)

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
Type of Building/Structure:	STORAGE BUILDING	
Front:	55.9 (m)	(m)
Rear:	17 (m)	(m)
Side:	11.5 (m)	(m)
Side:	75.9 (m)	(m)

	Existing	Proposed
Type of Building/Structure:	SHIPPING CONTAINER	
Front:	64 (m)	(m)
Rear:	16.3 (m)	(m)
Side:	23 (m)	(m)
Side:	68 (m)	(m)

	Existing	Proposed
Type of Building/Structure:	SAUNA #1	
Front:	41 (m)	(m)
Rear:	44.3 (m)	(m)
Side:	1.8 (m)	(m)
Side:	87.2 (m)	(m)

A0090/2024

# Schedule B

(Additional Building/Structure Setbacks)

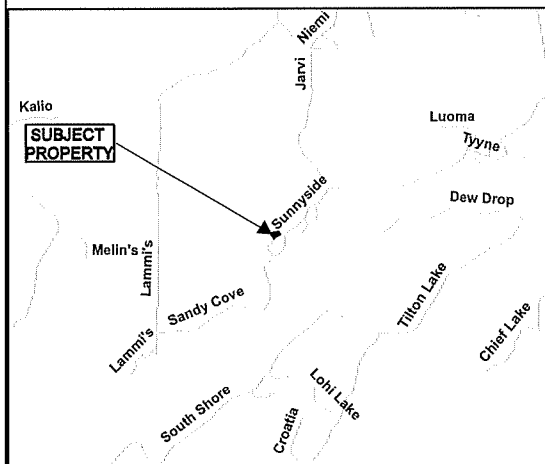
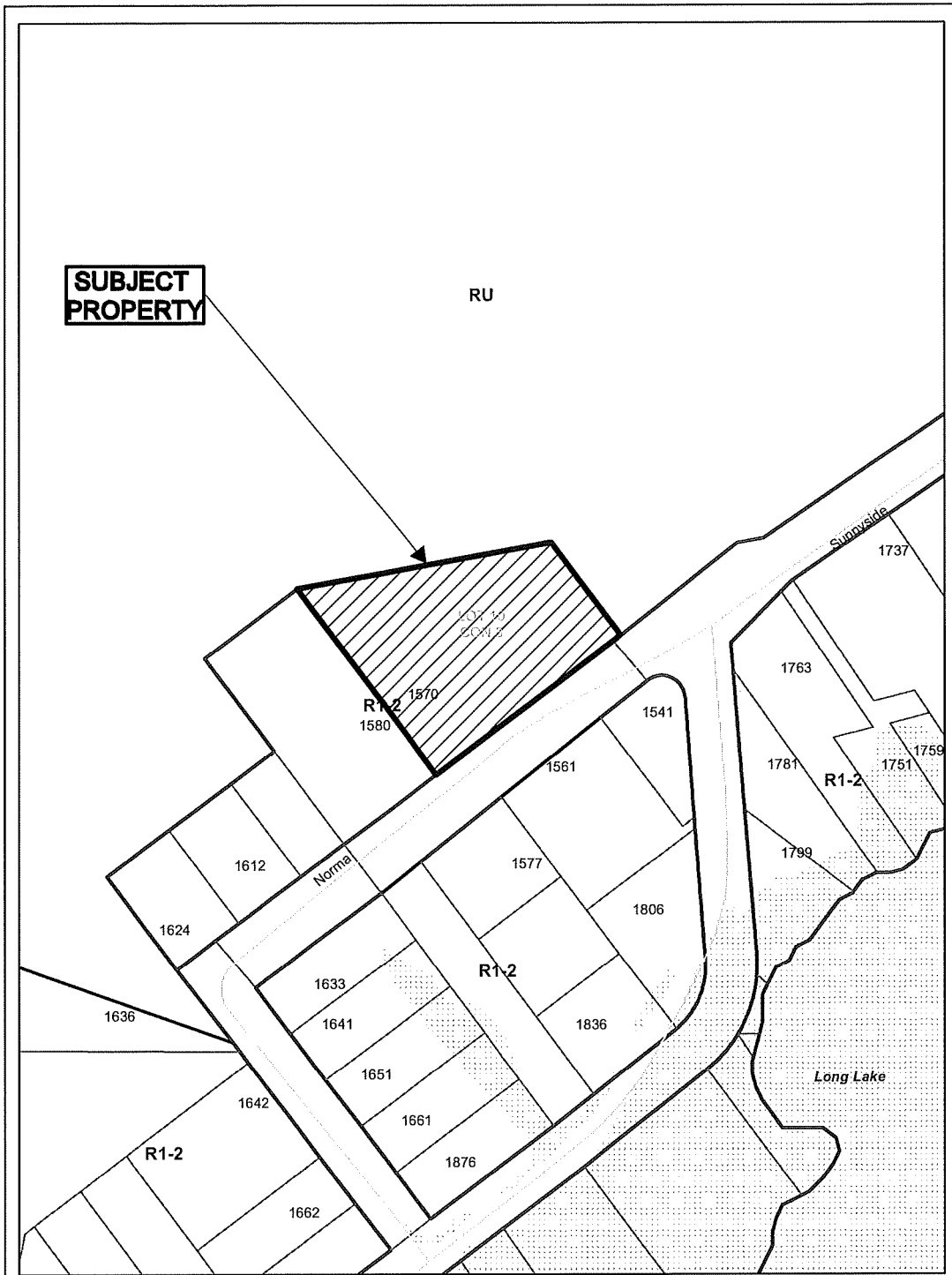
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Type of Building/Structure:	FIRE WOOD STORAGE #1	
Front:	18	(m)
Rear:	46	(m)
Side:	46.1	(m)
Side:	36	(m)

	Existing	Proposed
Type of Building/Structure:	SAUNA #2	
Front:	12	(m)
Rear:	30	(m)
Side:	32	(m)
Side:	12	(m)

	Existing	Proposed
Type of Building/Structure:	WOOD STORAGE #2	
Front:	21.2	(m)
Rear:	24	(m)
Side:	32.5	(m)
Side:	24	(m)

A0090/2024



**Application for Minor  
Variance or Permission**



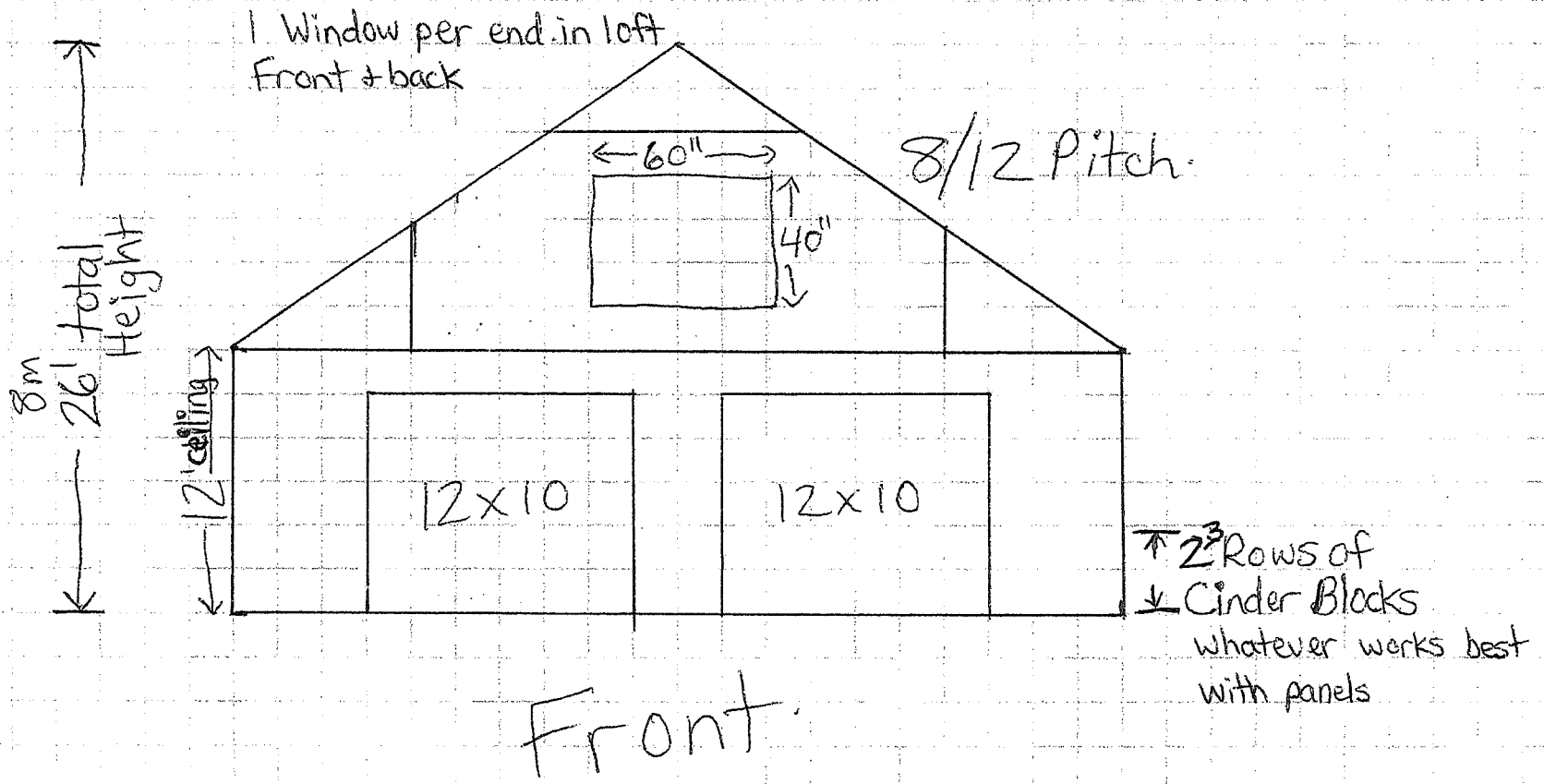
Subject Property being PIN 73473-0092,  
Parcel 39423 SEC SES,  
Part 3, Plan SR-35,  
Part Lot 10, Concession 3,  
Township of Broder,  
1570 Norma Street, Sudbury  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0090/2024  
Date: 2024 10 08



Not to scale<sup>100%</sup>



A0090/2024  
Sketch 3



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 2024.01.01	
A 0092/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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.

Registered Owner(s): Ivan and Hollie Laplante  
 Mailing Address: 230 Middle lake Rd

Business Phone: \_\_\_\_\_  
 City: Sudbury ON Postal Code: P3E4M9 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: \_\_\_\_\_ 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) Current Official Plan designation: Living area 1 Current Zoning By-law designation: R1-5

4) 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
<i>proposed</i> severed <del>lot</del> lot does not meet frontage requirements	15m	14.6m	.4m

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

c) Description of Proposal:

I would like to sever my property at 4478 Gerard crt. Hanmer to make a second building lot. We will be demolition existing garage and mud room. proposed lot will not meet minimum frontage

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

The proposed parcel to be severed does not meet the standard frontage of 15m. Our proposal will result in 14.6 m of frontage.

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

PIN(s): 73504-1826 (LT) Township: Hammer
Lot No.: 132 Concession No.: Parcel(s): 27475 SES
Subdivision Plan No.: Lot: 132 Reference Plan No.: Plan M-396 Part(s):
Municipal Address or Street(s): 4478 Gerard Court Hammer ON P3P1C7

7) Date of acquisition of subject land: March 21, 2014

8) Dimensions of land affected.

Frontage 34.75 (m) Depth 40.2 (m) Area 1396.95(m²) Width of Street 8.2 (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

Table with columns Existing and Proposed. Rows include Type of Building/Structure (Family dwelling, vacant lot), Ground Floor Area, Gross Floor Area, No. of storeys, Width, Length, Height.

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

Table with columns Existing and Proposed. Rows include Type of Building/Structure (1 storey Home), Front, Rear, Side, Side distances.

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 [checked]
Municipally owned & operated sanitary sewage system [checked]
Lake [circle]
Individual Well [circle]
Communal Well [circle]
Individual Septic System [circle]
Communal Septic System [circle]
Pit Privy [circle]
Municipal Sewers/Ditches/Swales [circle]
Provincial Highway [checked]
Municipal Road [checked]
Maintained Yearly [checked]
Maintained Seasonal [circle]
Right-of-way [circle]
Water [circle]
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: , early 70's

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

Use(s): Single Family dwelling Length of time: 50 yrs

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

Same as #13 [checked] 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? [circle] Yes [checked] No

If "yes", how many?

17) Existing uses of abutting properties: single family dwelling

A0092/2024

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 Laplante and Hollie Laplante (please print all names), the registered owner(s) of the property described as 4478 Gerard Court Hammett ON P3P1C7 in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

- a) 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;
- b) 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;
- c) 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;
- d) 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**

- e) 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;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land 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 Ivan Laplante (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 7 day of October, 2024.

[Signature]  
(witness)

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

Print Name: Ivan Laplante Hollie Laplante  
\*I have authority to bind the Corporation

A0092/2024



## Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing		Proposed
Type of Building/Structure:	<u>garage</u>		
Ground Floor Area:	(m <sup>2</sup> )		(m <sup>2</sup> )
Gross Floor Area:	<u>54,76m</u>		<u>to be removed</u>
No. of storeys:	<u>1</u>		
Width:	<u>2.4m</u>	(m)	(m)
Length:	<u>7.4m</u>	(m)	(m)
Height:		(m)	(m)

	Existing		Proposed
Type of Building/Structure:	<u>mud room</u>		
Ground Floor Area:	(m <sup>2</sup> )		(m <sup>2</sup> )
Gross Floor Area:	<u>14,57m</u>		<u>to be removed</u>
No. of storeys:	<u>1</u>		
Width:	<u>3,1m</u>	(m)	(m)
Length:	<u>4,7m</u>	(m)	(m)
Height:		(m)	(m)

	Existing		Proposed
Type of Building/Structure:	<u>Shed #1</u>		
Ground Floor Area:	(m <sup>2</sup> )		(m <sup>2</sup> )
Gross Floor Area:	<u>5,76m</u>		<u>removed</u>
No. of storeys:	<u>1</u>		
Width:	<u>2.4m</u>	(m)	(m)
Length:	<u>2.4m</u>	(m)	(m)
Height:		(m)	(m)

type of building shed #2  
 Ground Floor Area  
 Gross Floor Area 19,8m m<sup>2</sup>  
 no. of storeys 1  
 width 5.1m  
 Length 3.9m  
 Height

to be removed

type of building  
 Ground floor area  
 Gross Floor Area  
 no. of storeys  
 width  
 Length  
 Height

A0092/2024

## Schedule B

(Additional Building/Structure Setbacks)

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
Type of Building/Structure:	<u>garage</u>		
Front:	<u>10.2m</u> (m)		<u>to be</u> (m)
Rear:	<u>22.4m</u> (m)		<u>removed</u> (m)
Side:	<u>21.9m</u> (m)		<u>removed</u> (m)
Side:	<u>5.2m</u> (m)		<u>removed</u> (m)

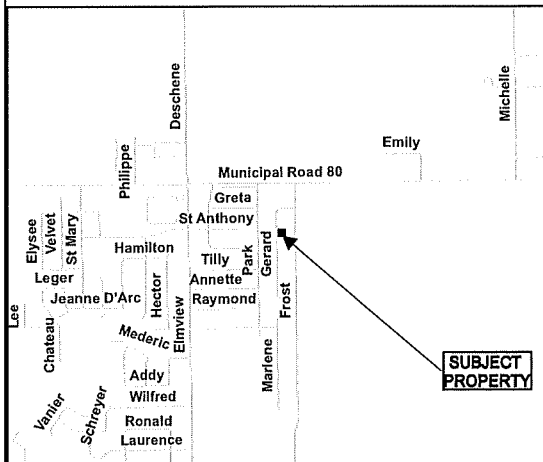
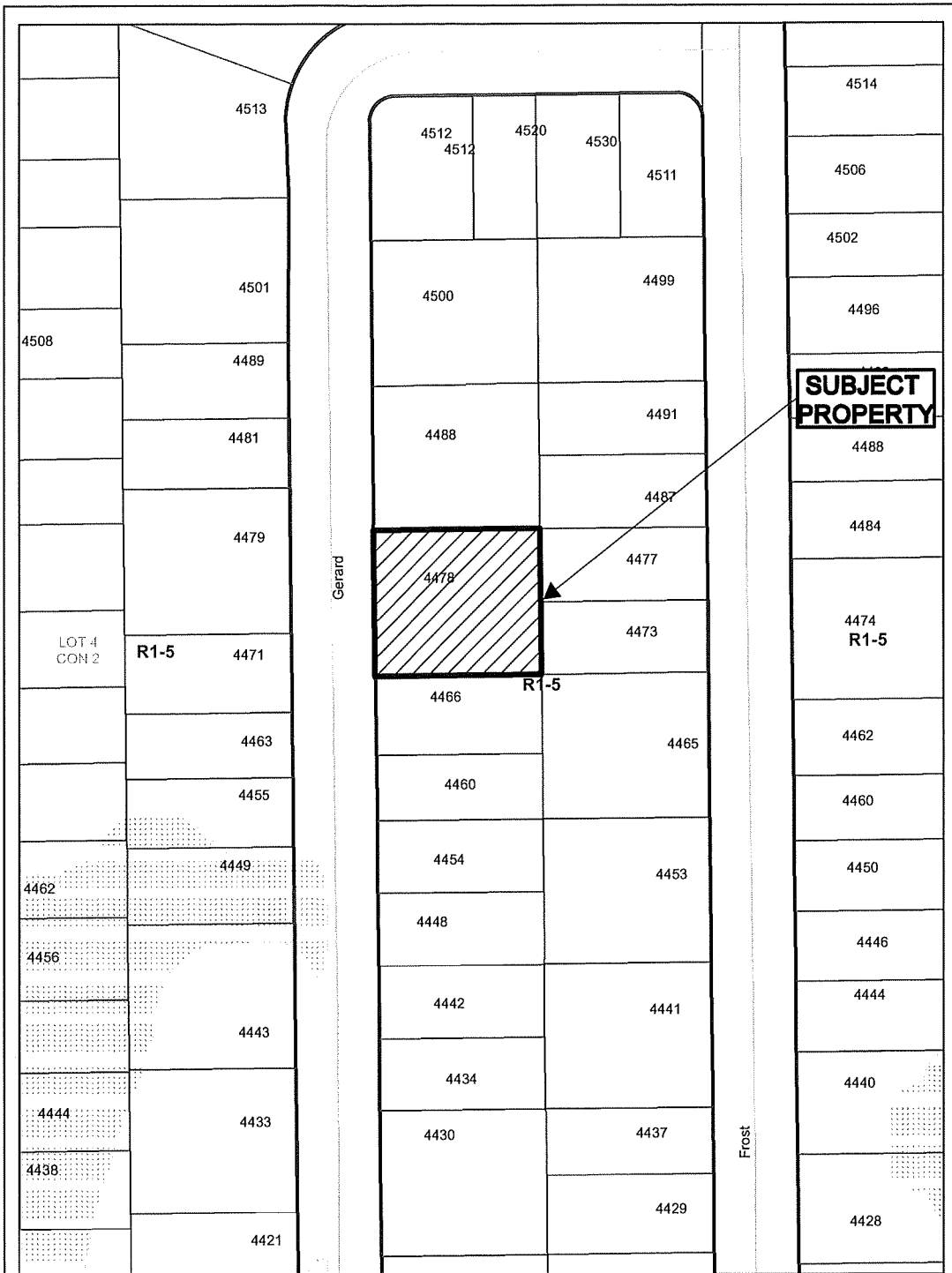
	Existing		Proposed
Type of Building/Structure:	<u>mud room</u>		
Front:	<del>7.6m</del> <u>11.6m</u> (m)		<u>to be</u> (m)
Rear:	<del>23.7m</del> <u>23.7m</u> (m)		<u>removed</u> (m)
Side:	<u>18.8m</u> (m)		<u>removed</u> (m)
Side:	<u>12.6m</u> (m)		<u>removed</u> (m)

	Existing		Proposed
Type of Building/Structure:	<u>shed #1</u>		
Front:	<u>12.9m</u> (m)		<u>to be</u> (m)
Rear:	<u>24.9m</u> (m)		<u>removed</u> (m)
Side:	<u>30.5m</u> (m)		<u>removed</u> (m)
Side:	<u>1.6m</u> (m)		<u>removed</u> (m)

Type of building shed #2

Front            35.7 m  
 Rear             1.6 m  
 side              8.1 m  
 side              21.55 m

A10092/2024

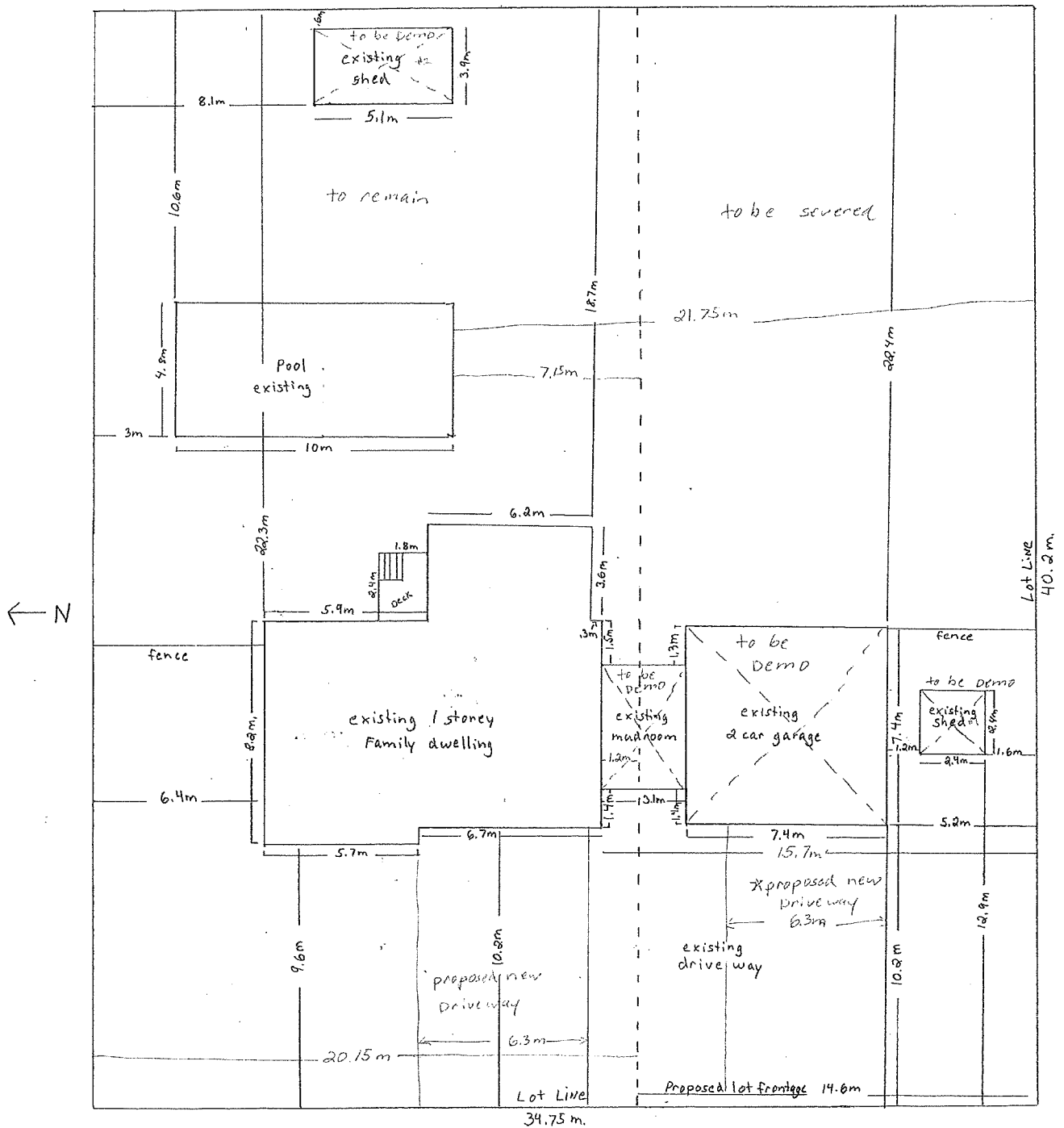


### Application for Minor Variance or Permission



Subject Property being PIN 73504-1826,  
 Parcel 27475 SEC SES,  
 Lot 132, Plan M-396,  
 Part Lot 4, Concession 2,  
 4478 Gerard Court, Hanmer,  
 Township of Hanmer,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA  
 A0092/2024  
 Date: 2024 10 08



Gerard Court

A0092/2024  
Sketch 2