

Tom Davies Square  
200 Brady St

Wednesday, August 10, 2022

PUBLIC HEARINGS

**A0079/2022**

**ZACKARY JAMES ALEXANDER BIGGAR**

Ward: 7

PIN 73495 0831, Parcel 11007 SEC SES, Lot(s) 62, Subdivision M-148, Lot Pt 5, Concession 2, Township of Garson, 3279 Falconbridge Hwy, Garson, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.3, Table 4.1 and subsection 4.2.11 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing pool and hot tub providing a west interior side yard setback of 0.9m, where an outdoor swimming pool shall be no closer than 1.5m from the interior side lot line; to permit a frame shed providing a west interior side yard setback of 0.9m, where any accessory building and structure greater than 2.5m in height shall be no closer than 1.2m from the side lot line; to permit a metal shed providing an east interior side yard setback of 0.3m, where any accessory building and structure 2.5m and less in height shall be no closer than 0.6m from the side lot line; and, an accessory lot coverage of 12%, where 10% is permitted.

**A0106/2022**

**CHRISTINA ZUFFERLI  
ANTHONY ROSSI**

Ward: 9

PIN 73479 0352, Parcel 32196 SEC SES, Survey Plan SR-101 Part(s) 1, Lot Pt 12, Concession 5, Township of Dill, 2626 South Lane Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a second storey addition on the existing detached garage to provide for a secondary dwelling unit providing a maximum height of 7.1m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A0107/2022**

**KEN RITARI**

Ward: 2

PIN 73366 0012, Parcel 11048 SEC SWS, Lot Pt 11, Concession 1, Township of Fairbank, 1868 Fairbank East Road, Whitefish, [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.4 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 providing a maximum height of 7.46m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A0108/2022**

**ANGIE HACHE  
RON HACHE**

Ward: 12

PIN 02120 0046, Parcel 34083 SEC SES, Lot(s) 8 and 9, Subdivision M-300, Lot Pt 1, Concession 6, Township of McKim, 1283 Sparks Street, 1303 Sparks Street, Sudbury, [2010-100Z, C2 (General Commercial)]

For relief from Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the installation of an attached air conditioning unit providing a minimum rear yard setback of 6.57m, where 7.5m is required.

**A0109/2022**

**NATALIE CARON  
BRANDON CARON**

Ward: 5

PINs 73500 0112 & 73500 0161, Parcel 36212 and 13832 SEC SES SRO, Surveys Plan SR-814 Part(s) 7 & Plan SR-3624 Part(s) 1, Lot Pt 10, Concession 5, Township of Blezard, 2974 Martin Road, Blezard Valley, [2010-100Z, R1-4 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 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 providing, firstly, an accessory lot coverage of 11.4%, where 10% is permitted, and secondly, a maximum height of 7.3m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A0110/2022**

**KAREN REYNOLDS  
PHIL REYNOLDS**

Ward: 7

PIN 73513 0462, Surveys Plan 53R-19412 Part(s) 1, 2, 3, 4, 5, and 12 & Plan 53R-17405 Part(s) 12 and 24, Lot Pt broken 1, Concession 5, Township of MacLennan, 146 Oakridge Trail, Skead, [2010-100Z, SLS (5) (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.4 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 providing a maximum height of 7.92m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A58/22 (MAY 18/22) AND B131/10 (OCT 18/10)

**A0111/2022**

**SHARON KYLE  
DR PAUL KYLE**

Ward: 10

PINs 73593 0125 & 73593 0120, Parcel M1090-1 and M1090-2 SEC SES, Lot(s) 1 and 2, Subdivision M-1090, Lot Pt 4, Concession 1, Township of McKim, 58 Cerilli Crescent, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of an existing main floor deck to living space and the construction of a new screened porch, firstly, providing a high water mark setback of 18.3m for the proposed deck conversion and 15.25m for the proposed screened porch, and secondly, to permit the proposed deck conversion to be 18.3m setback from the high water mark of a lake or river and to permit the proposed screened porch to be 15.25m setback from the high water mark of a lake or river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

**A0112/2022**

**NORTHLAND PROPERTIES CORPORATION**

Ward: 11

PIN 73573 0382, Parcel 21216, Survey Plan 53R-17942 Part(s) 2, 5, and 9, Lot Pt 12, Concession 4, Township of Neelon, 225 Falconbridge Road, Sudbury, [2010-100Z, M1-1 (Business Industrial)]

For relief from Part 5, Section 5.2, subsection 5.2.4.3, Section 5.3, Table 5.4 and Part 8, Section 8.3, Table 8.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the development of a hotel containing a banquet hall and two restaurants, firstly, to permit required parking providing a 3.0m setback along Falconbridge Road, where required parking is not permitted to be closer to any road having a width of more than 10.0 metres than 4.5m in an industrial zone, secondly, providing 288 parking spaces, where 313 parking spaces are required, thirdly, to permit the refuse storage area to be located 3.5m from the north interior side lot line, where refuse storage areas shall be located no closer than 6.0m from the interior side lot line, and fourthly, providing a maximum height of 23.57m, where 12.0m is permitted.

**A0113/2022**

**ROBERT PATTERSON**

Ward: 8

PIN 73566 0795, Parcel Parcel 29623 SEC SES SRO, Lot(s) 266, Subdivision M-399, Lot Pt 11, Concession 6, Township of Neelon, 1800 Hampden Crescent, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3 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 providing an accessory lot coverage of 11.5%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%.

**A0114/2022**

**LOUISE MENARD**

**MARC MENARD**

Ward: 6

PIN 73503 1693, Survey Plan 53R-20643 Part(s) 6, Lot Pt 3, Concession 3, Township of Hanmer, 642 Emily Street, 644 Emily Street, Hanmer, [2010-100Z, R2-2(34) Low Density Residential ]

For relief from Part 11, Section 1, subsection 8, paragraph hh, clause i) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a pair of semi-detached dwelling units providing two (2) driveways not centered at the common lot line, where the driveway for each pair of semi-detached dwelling units shall be centered at the common lot line.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JUNE 15, 2022 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**A0076/2022**

**AADAM KHAN**

**NOELL TRAN**

**"REVISED"**

Ward: 4

PIN 02134 0067, Parcel 18472, Lot(s) 84, Subdivision M-309, Lot Pt 7, Concession 4, Township of McKim, 403 White Avenue, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 5, Section 5.5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a secondary unit providing one (1) parking space, where two (2) parking spaces are required.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, AUGUST 24, 2022**



Greater Grand  
**Sudbury**  
 www.greatersudbury.ca  
 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 2022.01.01	
A 0079/2022	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

**City of Greater Sudbury**  
**APPLICATION FOR MINOR VARIANCE**

**APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)**  
**APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): BIGGAR, ZACKARY JAMES ALEXANDER Email: \_\_\_\_\_  
 Mailing Address: 279 FALCONBRIDGE HWY, GARSON Home Phone: \_\_\_\_\_  
 \_\_\_\_\_ Business Phone: \_\_\_\_\_  
 City: GREATER SUDBURY Postal Code: P3L 1E2 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: TULLOCH Engineering Email: \_\_\_\_\_  
 Mailing Address: 1942 Regent Street Unit L Home Phone: \_\_\_\_\_  
3279 FALCONBRIDGE HWY Business Phone: \_\_\_\_\_  
 City: Sudbury Postal Code: P3R 5V5 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: Living Area I Current Zoning By-law designation: R2-2

- 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
Interior Side Yard Setback for the Swimming Pool and Hot Tub	1.5m, as per Part 4, Table 4.1	0.9m	0.6m
Interior Side Yard Setback for the Frame Shed	1.2m, as per Part 4, Table 4.1	0.9m	0.3m
Accessory Lot Coverage of the Subject Property	10%, as per Part 4, Subsection 4.2.3	12%	2%
Interior Side Yard Setback for the Metal Shed	0.6m, as per Part 4, Table 4.1	0.3m	0.3m

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

c) Description of Proposal: \_\_\_\_\_  
Minor variances required to legalize existing conditions.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: \_\_\_\_\_  
The proposal cannot comply with the provisions of the Zoning By-Law because of existing conditions.

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

PIN(s): 734950831 Township: GARSON  
 Lot No.: 62 Concession No.: Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 3279 FALCONBRIDGE HWY

7) Date of acquisition of subject land. June 24th, 2021

8) Dimensions of land affected.

Frontage ±15 (m) Depth ±37 (m) Area 560 (m<sup>2</sup>) Width of Street 20 (m)

REFERANCE ATTACHED TABLES AND SKETCH FOR QUESTIONS 9 & 10

9) Particulars of all buildings:	Existing	Proposed
Ground Floor Area:	SEE ATTACHED TABLES (m <sup>2</sup> )	Same (m <sup>2</sup> )
Gross Floor Area:	" (m <sup>2</sup> )	Same (m <sup>2</sup> )
No. of storeys:	1	Same
Width:	" (m)	Same (m)
Length:	" (m)	Same (m)
Height:	" (m)	Same (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:	SEE ATTACHED TABLES (m)	Same (m)
Rear:	" (m)	Same (m)
EAST Side:	" (m)	Same (m)
WEST Side:	" (m)	Same (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 type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input 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 type="checkbox"/>		

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

N/A

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

Use(s): Residential Length of time: N/A

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: Residential

20079/2022

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, BIGGAR, ZACKARY JAMES ALEXANDER (please print all names), the registered owner(s) of the property described as PCL 11007 SEC SES; LT 62 PL M148 GARSON; GREATER SUDBURY in the City of Greater Sudbury:

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

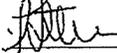
- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *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 TULLOCH Engineering (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 27 day of May, 2022  
 \_\_\_\_\_  
(witness)

 \_\_\_\_\_  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: ZACK BIGGAR  
\*I have authority to bind the Corporation

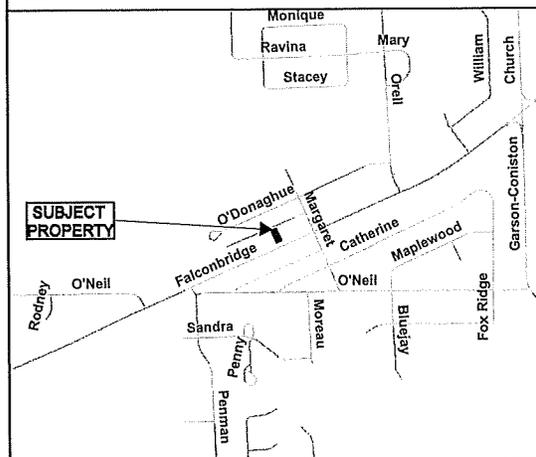
A0079/2022



	Existing One Storey Frame Dwelling	Existing One Storey Frame Garage	Metal Shed	Frame Shed
Ground Floor Area (m2)	±80.83	±44.59	±4.46	±13.38
Gross Floor Area (m2)	±80.83	±44.59	±4.46	±13.38
No. of Storeys	1	1	1	1
Width (m)	±6.88	±6.10	±1.83	±3.66
Length (m)	±11.76	±7.32	±2.44	±3.66
Height (m)	1 Storey	±4.06	±2.12	±3.35

	Existing One Storey Frame Dwelling	Existing One Storey Frame Garage	Metal Shed	Frame Shed
Front (m)	±4.34	±21.41	±30	±32
Rear (m)	±19	±7.32	±5	±1.5
Side (m) (East)	±7.59	±1.22	±0.3	±10
Side (m) (West)	±0.76	±7.92	±12	±0.91

A00791 2022

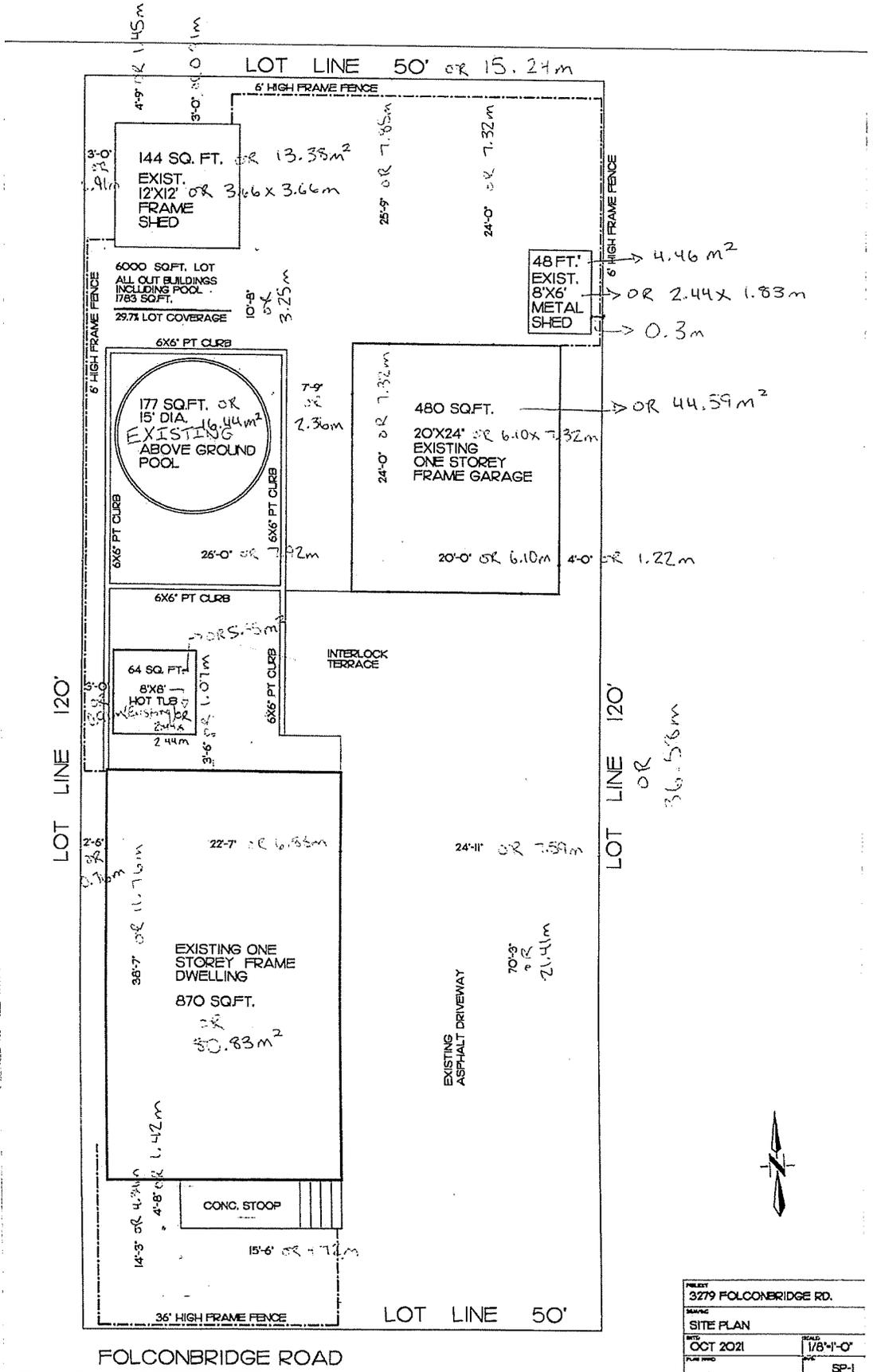


**Application for Minor Variance or Permission**

Subject Property being,  
 PIN 73495-0831,  
 Parcel 11007 SEC SES,  
 Lot 62, Plan M-148,  
 Township of Garson,  
 3279 Falconbridge Hwy, Garson,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A0079/2022  
 Date: 2022 06 02



PROJECT 3279 FOLCONBRIDGE RD.	
DRAWING SITE PLAN	
DATE OCT 2021	SCALE 1/8"=1'-0"
PLAN NO.	SP-1

A0079/2022  
Sketch 2



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 2022.01.01	
A 0106/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): Anthony Rossi and Christina Zufferli	Email: [REDACTED]
Mailing Address: 2626 South Lane Rd.	Home [REDACTED]
	Business Phone:
City: Sudbury	Postal Code: P3G 1C3 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: Centreline Architecture	Email: [REDACTED]
Mailing Address: 158 Elgin St Suite 201	Home Phone:
	Business Phone [REDACTED]
City: Sudbury	Postal Code: P3E 3N5 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: Bank of Montreal
Mailing Address: 1485 Lasalle Blvd
City: Sudbury Postal Code: P3A 5H7

- 4) Current Official Plan designation: Living Area II 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
Maximum Building Height	5m	7.1	2.1m

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

c) Description of Proposal:  
 A proposed secondary dwelling unit

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
 The proposed secondary dwelling unit, surpasses the height restrictions set in the by law and is over top an existing garage.

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

PIN(s):		Township: Dill	
Lot No.: 12	Concession No.: 5	Parcel(s): 32196	
Subdivision Plan No.:		Lot:	Reference Plan No.:
Municipal Address or Street(s): 2626 South Lane Rd.		P3G 1C3	

7) Date of acquisition of subject land. September 7th, 2017

8) Dimensions of land affected.

Frontage 23.012 (m) Depth 64.374 (m) Area 1,458.89 (m<sup>2</sup>) Width of Street 6.8 (m)

9) Particulars of all buildings:	House	Existing	Garage	House	Proposed	Garage
Ground Floor Area:	+/- 209.7		92.9 (m <sup>2</sup> )	+/- 209.7		92.9 (m <sup>2</sup> )
Gross Floor Area:	+/- 419.4		185.8 (m <sup>2</sup> )	+/- 419.4		185.8 (m <sup>2</sup> )
No. of storeys:	1		1	1		2
Width:	18.5		7.62 (m)	18.5		7.62 (m)
Length:	13.3		12.192 (m)	13.3		12.192 (m)
Height:	+/-3.1		3.1 (m)	+/-3.1		7.10 (m)

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

	House	Existing	Garage	House	Proposed	Garage
Front:	+/- 19.6		48.34 (m)	+/- 19.6		48.34 (m)
Rear:	+/- 33.6		3.18 (m)	+/- 33.6		3.18 (m)
Side:	+/- 4.0		1.80 (m)	+/- 4.0		1.80 (m)
Side:	+/- 3.0		12.68 (m)	+/- 3.0		12.68 (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 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 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.

Unknown

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

Use(s): Single Family Length of time: N/A

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: single family dwelling unit

A0106/2022

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, Anthony Rossi and Christina Zufferli (please print all names), the registered owner(s) of the property described as 2626 South Lane Rd

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 Centreline Architecture (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 19 day of July, 2022

Janice Ferguson  
(witness)

Anthony Rossi and Christina Zufferli  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Anthony Rossi and Christina Zufferli

\*I have authority to bind the Corporation

AO106/2022



**LETTER OF AUTHORIZATION**

**I/WE, IT**

Anthony Rossi and Christina Zufferli

Name of Registered Owner  
 2626 South Lane Rd. Sudbury P3G 1C3  
 No. Street City/Town Postal Code  
 [Redacted] Telephone Number

**BEING THE REGISTERED OWNER OF THE BUILDING/LAND LOCATED AT:**

ADDRESS 2626 South Lane Rd. Sudbury P3G 1C3  
 No. Street City/Town Postal Code  
 LEGAL DESCRIPTION Dill 12 5 32196  
 Township Lot Conc Parcel  
 Plan Lot Reference Plan Part

**GIVE MY PERMISSION TO:**

Centreline Architecture

Name of Business/Individual Applying on Behalf of Registered Owner  
 158 Elgin Sudbury P3E 3N5  
 No. Street City/Town Postal Code  
 [Redacted] Telephone Number

**TO APPLY FOR A BUILDING PERMIT, ON MY BEHALF, TO CONSTRUCT/DEMOLISH:**

Secondary Dwelling Unit  
 Brief Description of Work

**DECLARATION**

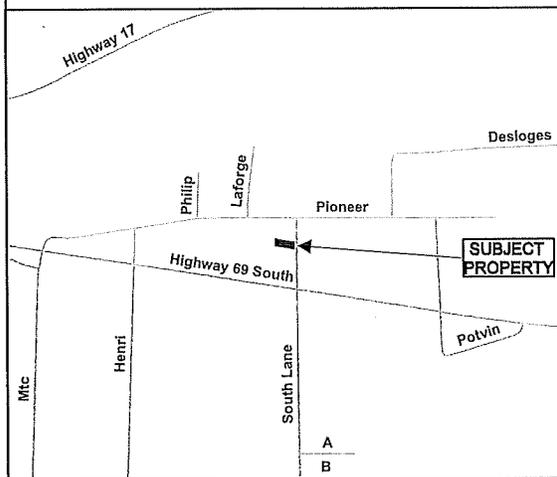
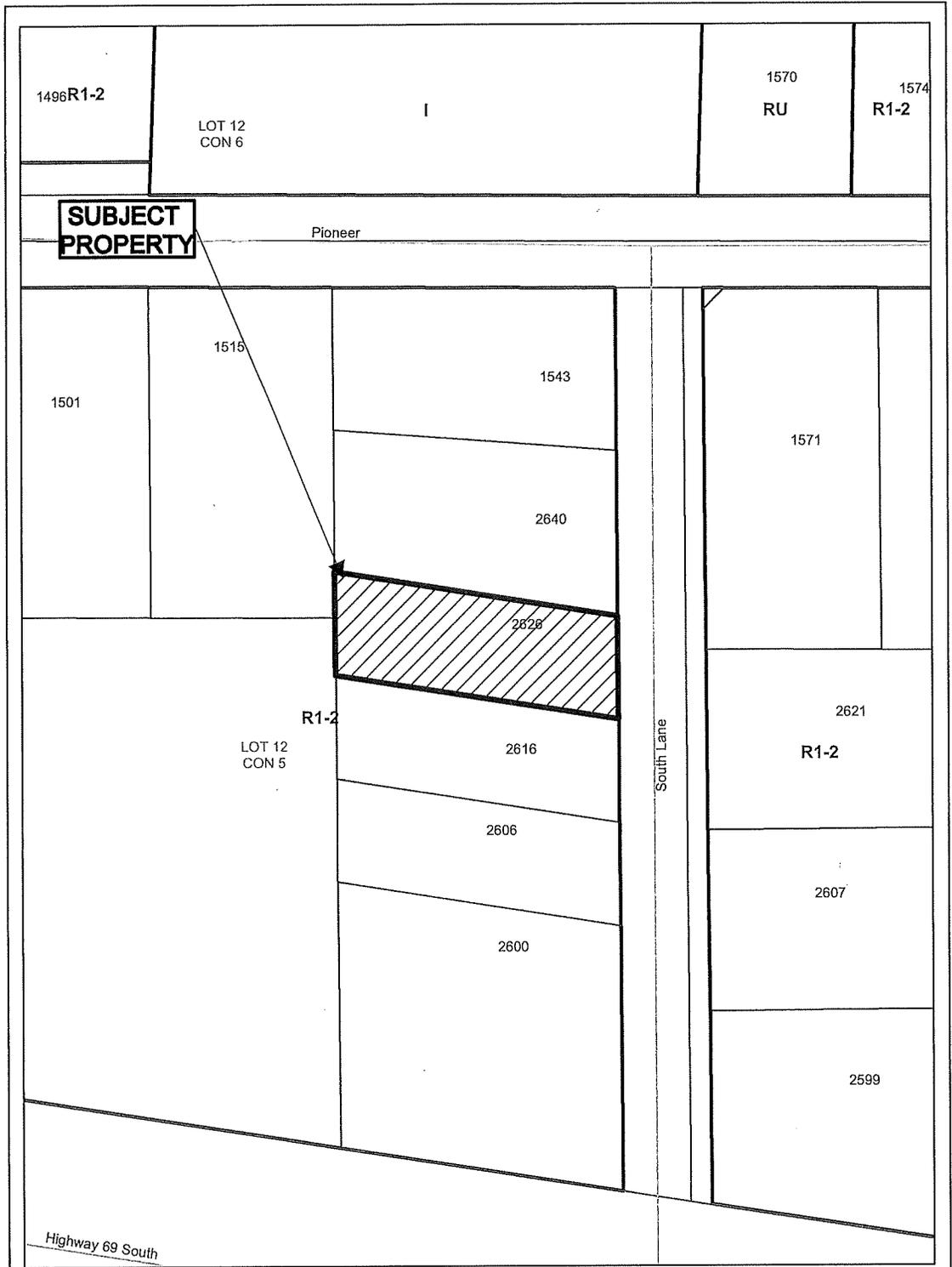
**I/WE,** Anthony Rossi and Christina Zufferli, Registered Owner(s), solemnly declare that the information above-stated is to the best of my knowledge and believe true, and acknowledge that the building permit could be revoked if certain procedures of the Building Code Act are contravened.

**I further agree to assume responsibility for the construction unless the agent is performing work as a registered builder under the Ontario New Home Warranty Program.**

**IF YOU ARE DEMOLISHING A STRUCTURE, PLEASE NOTE THE FOLLOWING:**

I acknowledge I am aware that pursuant to Section 357 of the Municipal Act, in order to obtain a tax adjustment, a separate application is to be filed at the City of Greater Sudbury, Tax Department, 200 Brady Street, 2<sup>nd</sup> Floor, Sudbury, ON P3A 5W5, 705-674-4455, extension 2601.

[Signature] Signature of Owner(s)  
 [Signature] Signature of Witness  
 July 19, 2022 Date



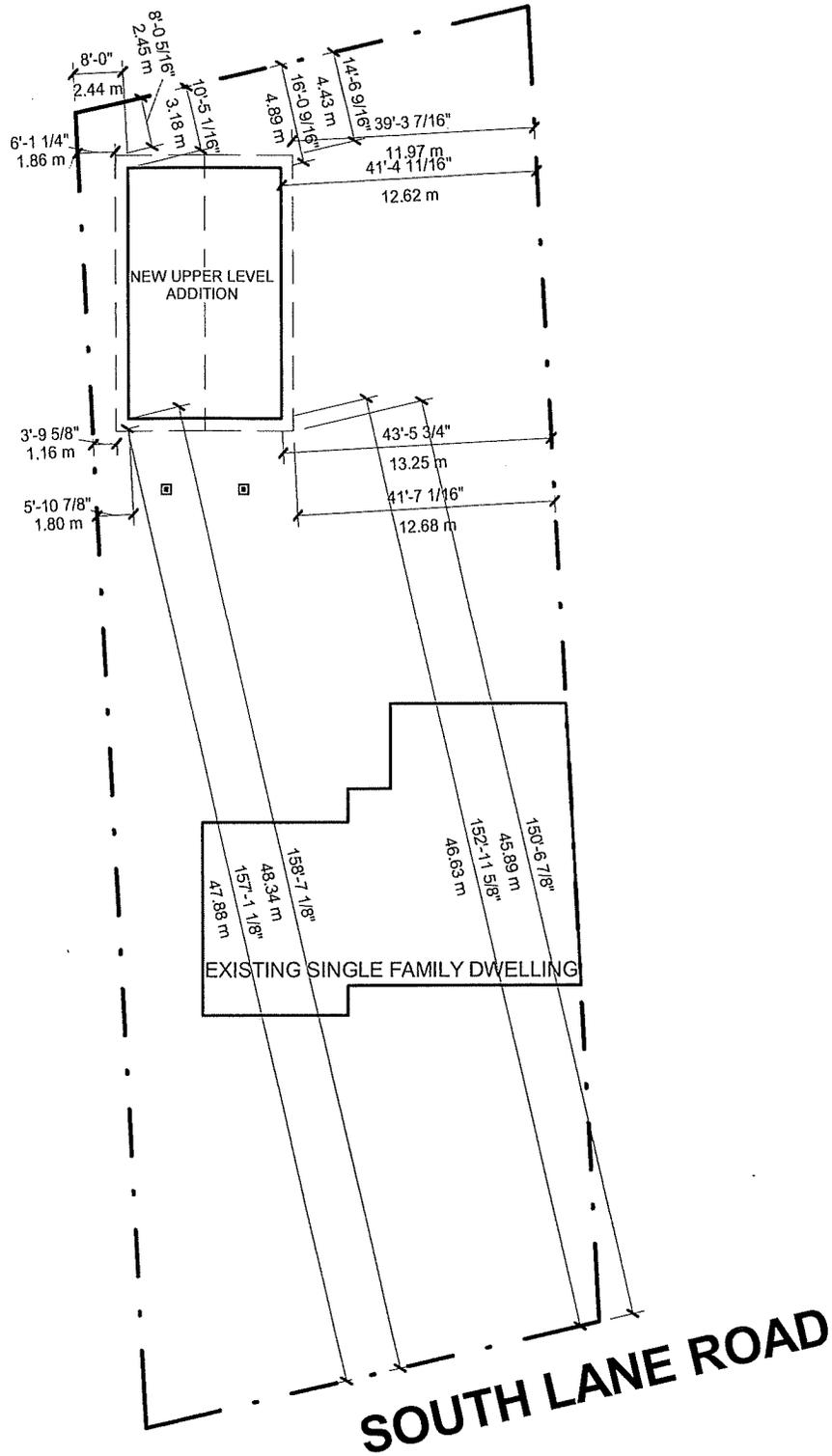
**Application for Minor  
Variance or Permission**



Subject Property being  
PIN 73479-0352, Parcel 32196 SEC SES,  
Part Lot 12, Concession 5, Part 1,  
Plan SR-101, Township of Dill,  
2626 South Lane Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0106/2022  
Date: 2022 07 12



A0106/2022  
Sketch 2



**CENTRELINE**  
ARCHITECTURE

158 Elgin Street, Suite 101  
Sudbury, ON P3E 1S7  
centrelinearchitecture.ca

CLIENT  
Anthony Rossi

Project 2022-058

PROJECT  
Rossi -  
Secondary  
Dwelling

REFERENCE PLAN  
SITE PLAN

July 5, 2022

SCALE  
1" = 30'-0"

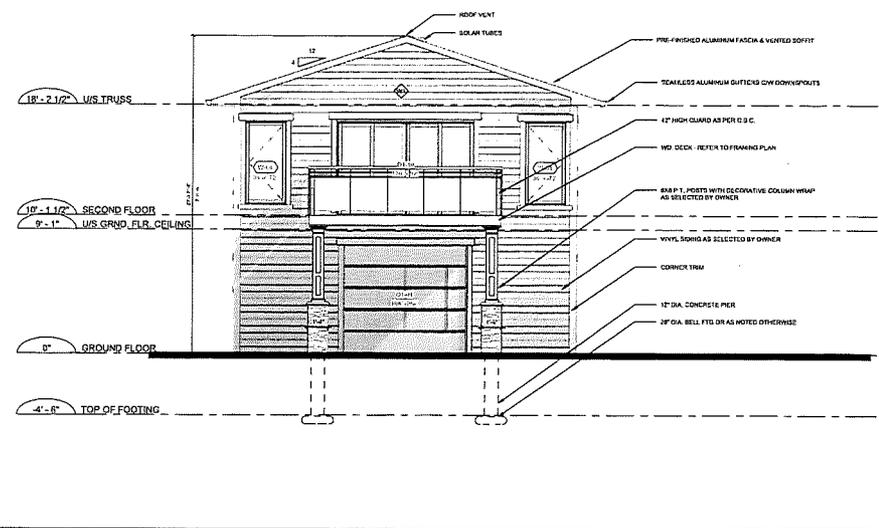
DRAWN BY / CHECKED BY  
MY / DEG

SHEET NUMBER

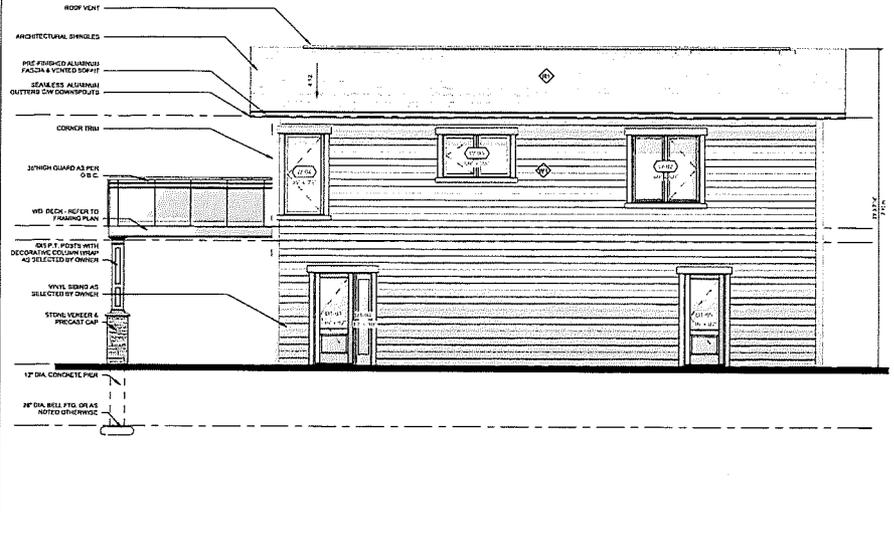
**A1-0**

A0106/2022  
Sketch 3

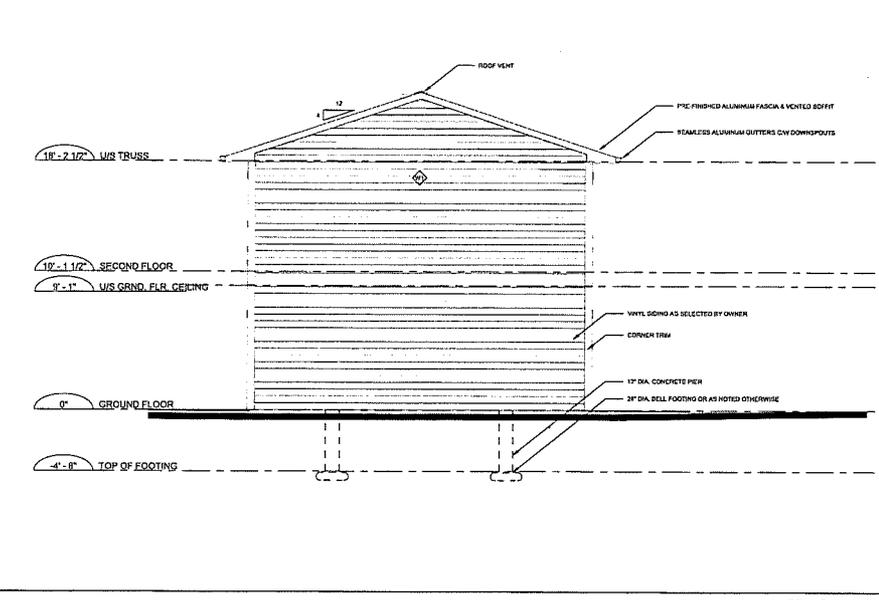
NOTE:  
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS & COMMENCEMENT OF CONSTRUCTION



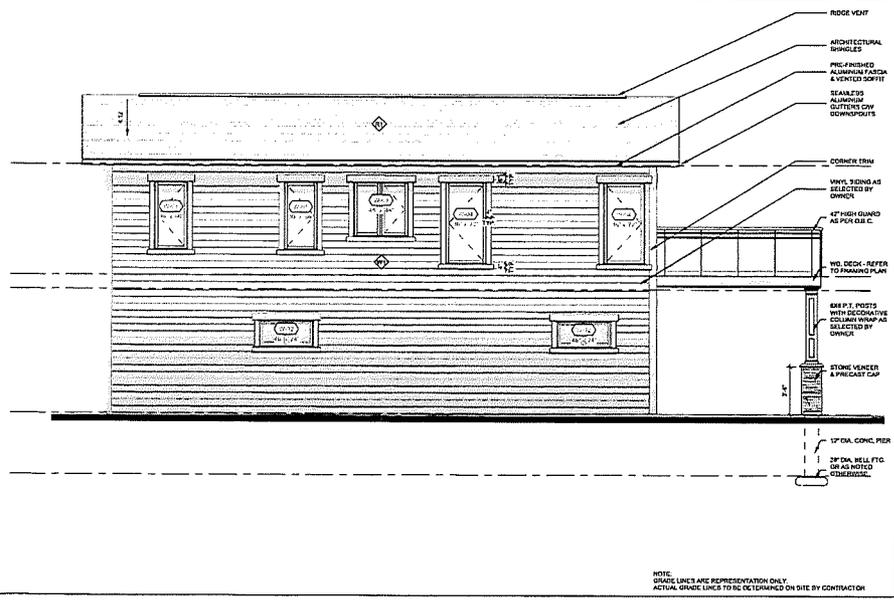
FRONT ELEVATION  
1/4" = 1'-0"



RIGHT ELEVATION  
1/4" = 1'-0"



REAR ELEVATION  
1/4" = 1'-0"



LEFT ELEVATION  
1/4" = 1'-0"

NOTE:  
GRADE LINES ARE REPRESENTATION ONLY  
ACTUAL GRADE LINES TO BE OBTAINED ON SITE BY CONTRACTOR



CONCRETE ARCHITECTURE

NOT FOR CONSTRUCTION

- GENERAL NOTES:
1. The owner is responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction.
  2. All dimensions shall be taken from the exterior face of the wall unless otherwise noted.
  3. The contractor shall verify all dimensions and materials before construction.
  4. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction.
  5. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction.

PROJECT STATUS  
REFERENCE PLAN  
ISSUED DATE  
July 4, 2022  
C/US/ST

PROJECT  
Rear - Secondary Dwelling

1225 North Street  
Project 2022-058

DRAWN BY: CHECKED BY:  
M/J / DCS

SCALE  
1/4" = 1'-0"

CONTENTS  
ELEVATIONS

Sheet Number  
A3-1



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 2022.01.01	
A010712022	
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: \$1,025.00 (includes \$245.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): KEW RITARI Email: [REDACTED]  
 Mailing Address: 1868 FAIRBANK RD EAST Home Phone: [REDACTED]  
 Business Phone: [REDACTED]  
 City: WHITEFISH Postal Code: P0M 3E0 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: CENTRELINE ARCHITECTURE Email: [REDACTED]  
 Mailing Address: [REDACTED] Home Phone: [REDACTED]  
 Business Phone: [REDACTED]  
 City: SUDBURY 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: ROYAL BANK  
 Mailing Address: 72 DURHAM ST.  
 City: SUDBURY Postal Code: P3E 3M6

4) Current Official Plan designation: Mining/Mineral Reserve Current Zoning By-law designation: SL5(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
MAXIMIZE BUILDING HEIGHT	5m	<del>6.4m</del> 7.46m	1m

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

c) Description of Proposal:  
A PROPOSED DETACHED GARAGE

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
PROPOSED BUILDING MAXIMIZES HEIGHT RESTRICTIONS FOR ZONING.

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

PIN(s): \_\_\_\_\_ Township: FAIRBANKS  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1868 FAIRBANK EAST. RD.

7) Date of acquisition of subject land. \_\_\_\_\_

8) Dimensions of land affected.

Frontage 71 (m) Depth 179 (m) Area 11448 (m<sup>2</sup>) Width of Street 5.8 (m)

9) Particulars of all buildings: House Existing Garage House Proposed Garage

	House	Existing Garage	House	Proposed Garage
Ground Floor Area:	_____	_____ (m <sup>2</sup> )	_____	_____ (m <sup>2</sup> )
Gross Floor Area:	_____	_____ (m <sup>2</sup> )	_____	_____ (m <sup>2</sup> )
No. of storeys:	_____	_____	_____	_____
Width:	_____	_____ (m)	_____	_____ (m)
Length:	_____	_____ (m)	_____	_____ (m)
Height:	_____	_____ (m)	_____	_____ (m)

SEE ATTACHED

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

	House	Existing Garage	House	Proposed Garage
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?

- 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.

UNKNOWN

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

Use(s): SEASONAL LIMITED SERVICE Length of time: \_\_\_\_\_

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: SLS

A010712022

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

We, KEN RITARI (please print all names), the registered owner(s) of the property described as 1868 FAIRBANK RD. EAST FAIRBANK CON 1 LOT 11 PCL 11048 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;
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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 CENTRELINE ARCHITECTURE (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 4th day of JULY, 20 22

(witness)

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

Print Name: KEN RITARI

\*I have authority to bind the Corporation

A0107/2022



Application For Minor Variance

Ken Ritari

1868 Fairbank East Rd.

Whitefish, ON

9)

Particulars of All Buildings:

**Existing**

	Cabin	Gazebo	Sauna	Boathouse	
Ground Floor Area (m <sup>2</sup> )		66	22	24	31
Gross Floor Area (m <sup>2</sup> )		66	22	24	31
No. of Storeys		1	1	1	1
Width (m)		11	3.7	4.9	4.3
Length (m)		6	6	4.9	7.3
Height (m)	n/a	n/a	n/a	n/a	

**Proposed**

	Garage	
Ground Floor Area (m <sup>2</sup> )		80
Gross Floor Area (m <sup>2</sup> )		80
No. of Storeys		1
Width (m)		10
Length (m)		8
Height (m)		<del>8</del> 7.46m

10)

Location of All Buildings and Structures on or Proposed For The Subject Lands (Specify Distances From Side, Rear and Front Lot Lines.)

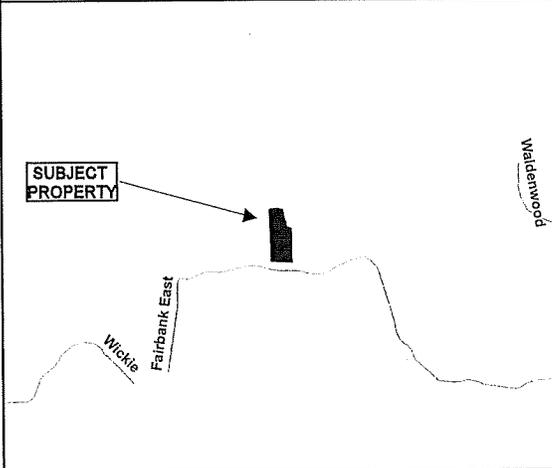
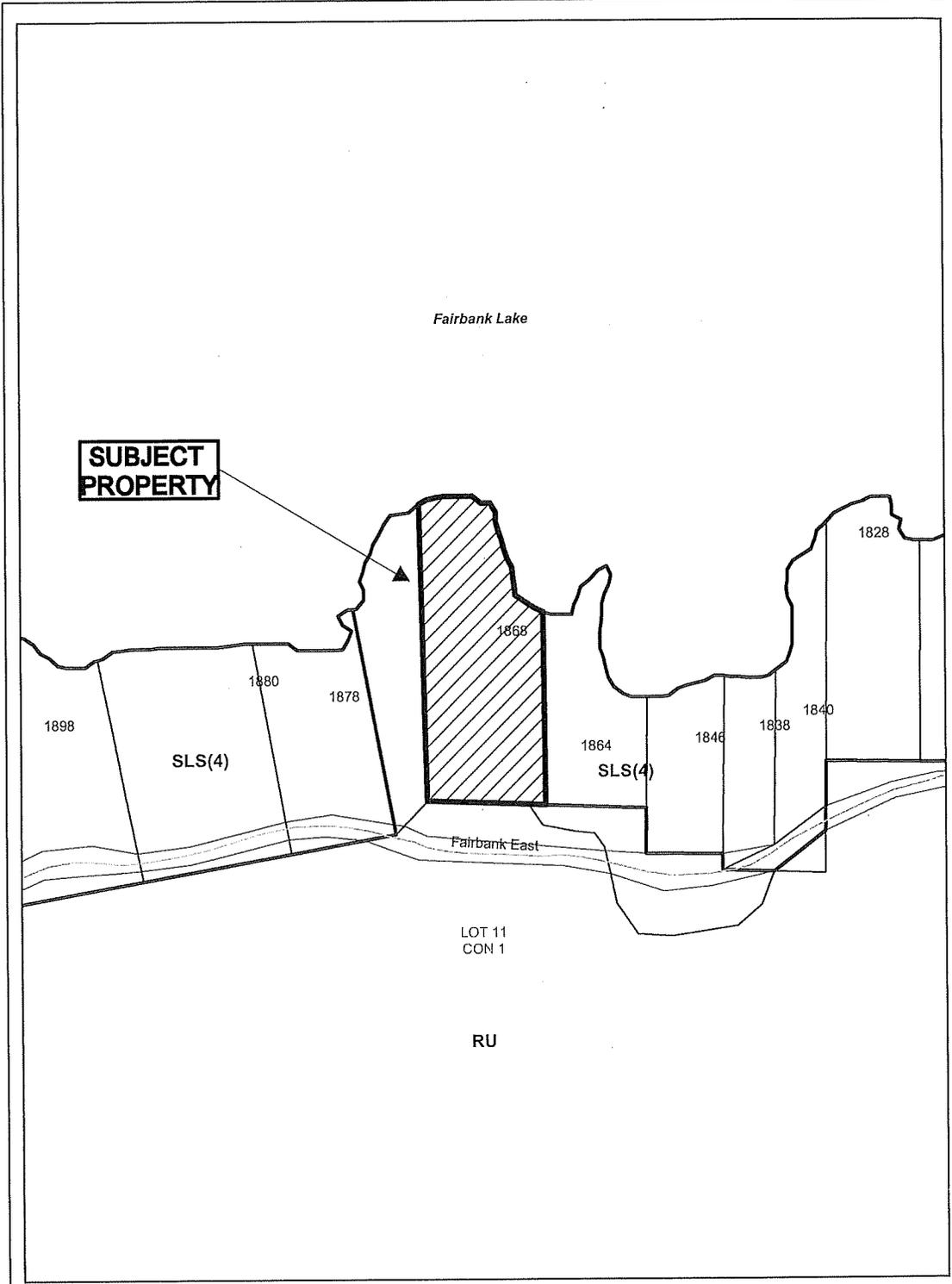
**Existing**

	Cabin	Gazebo	Sauna	Boathouse	
Front (m)		144	165	117	120
Rear (m)		27	7	57	53
Side (m)		12	20	18	0
Side (m)		26	19	33	57

**Proposed**

	Garage	
Front (m)		72
Rear (m)		97
Side (m)		49
Side (m)		15

A010712022



**Application for Minor Variance or Permission**

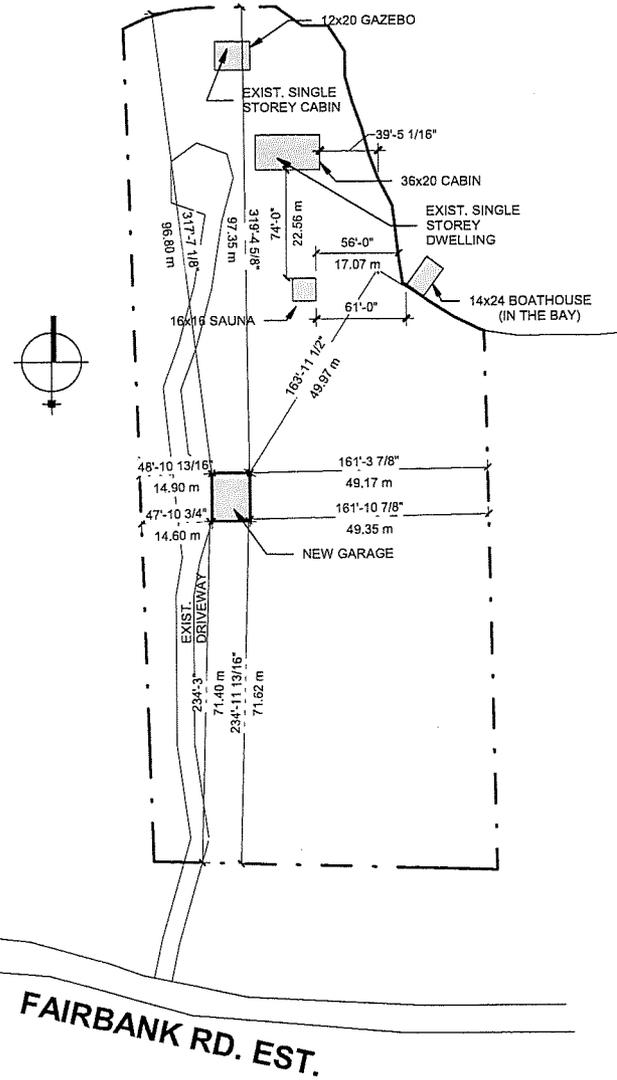
Subject Property being  
 PIN 73366-0012,  
 Parcel 11048 SEC SWS,  
 Part Lot 11, Concession 1 as in WP6159,  
 Township of Fairbank,  
 1868 Fairbank East Road, Whitefish,  
 City of Greater Sudbury

Sketch 1, NTS A0107/2022  
 NDCA Date: 2022 07 25

# DRAWING LIST

A0-3	SITE REFERENCE PLAN
A1-1	FOUNDATION PLAN
A1-2	GROUND FLOOR PLAN
A1-3	ROOF PLAN
A3-1	ELEVATIONS
A3-2	ELEVATIONS
A4-1	BUILDING SECTIONS

## FAIRBANK LAKE



**LOT AREA**  
123224 SF

EXIST. BUILDING AREAS 1,536 SQ.FT.  
NEW BUILDING AREA 821 SQ.FT.  
TOTAL BUILDING AREA 2,357 SQ.FT.  
TOTAL NEW LOT COVERAGE 1.9% SQ.FT.

NOTE:  
THIS PLAN IS FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF OWNER/CONTRACTOR TO VERIFY EXIST. BUILDINGS AND ZONING BYLAWS PRIOR TO CONSTRUCTION



CENTRELINE ARCHITECTURE  
15A Elgin Street, Suite 101  
Sudbury, ON N1G 1R7

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PROJECT STATUS  
MINOR VARIANCE

ISSUED DATE  
July 5, 2022

REVISIONS

PROJECT  
DETACHED GARAGE

1868 Fairbank East Rd. Whitefish, ON

PROJECT NUMBER  
Project No. 2022-044

DRAWN BY / CHECKED BY  
DS / DEG

SCALE  
1" = 80'-0"

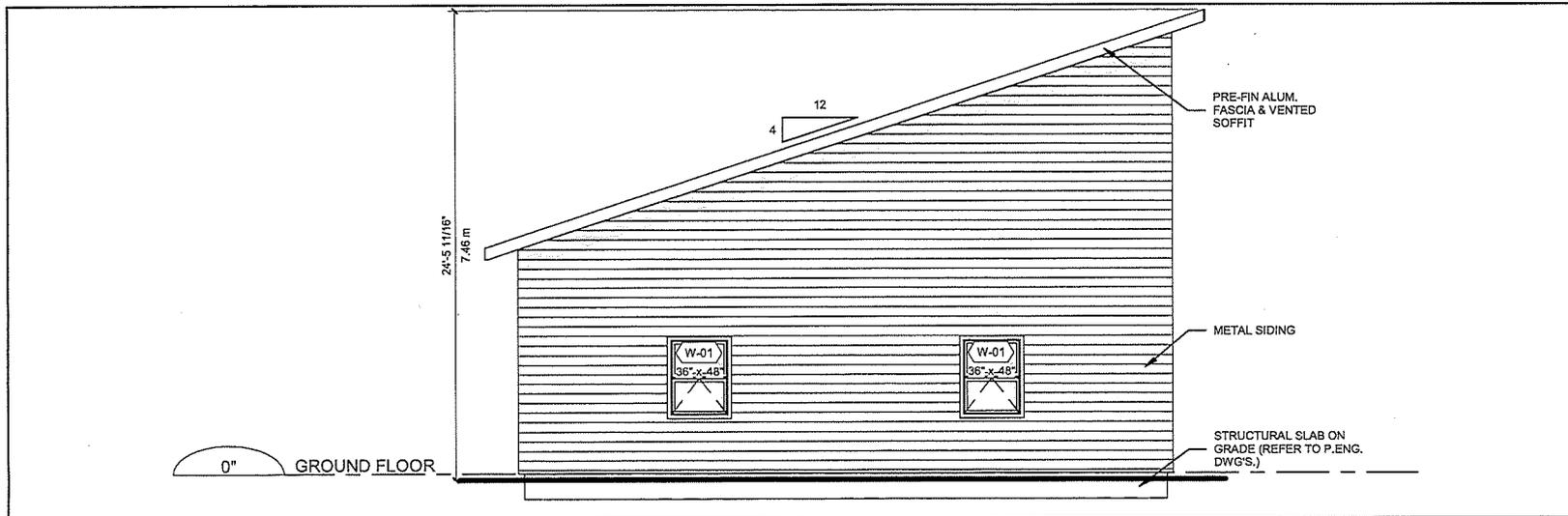
CONTENTS  
SITE REFERENCE PLAN

SHEET NUMBER  
A0-3

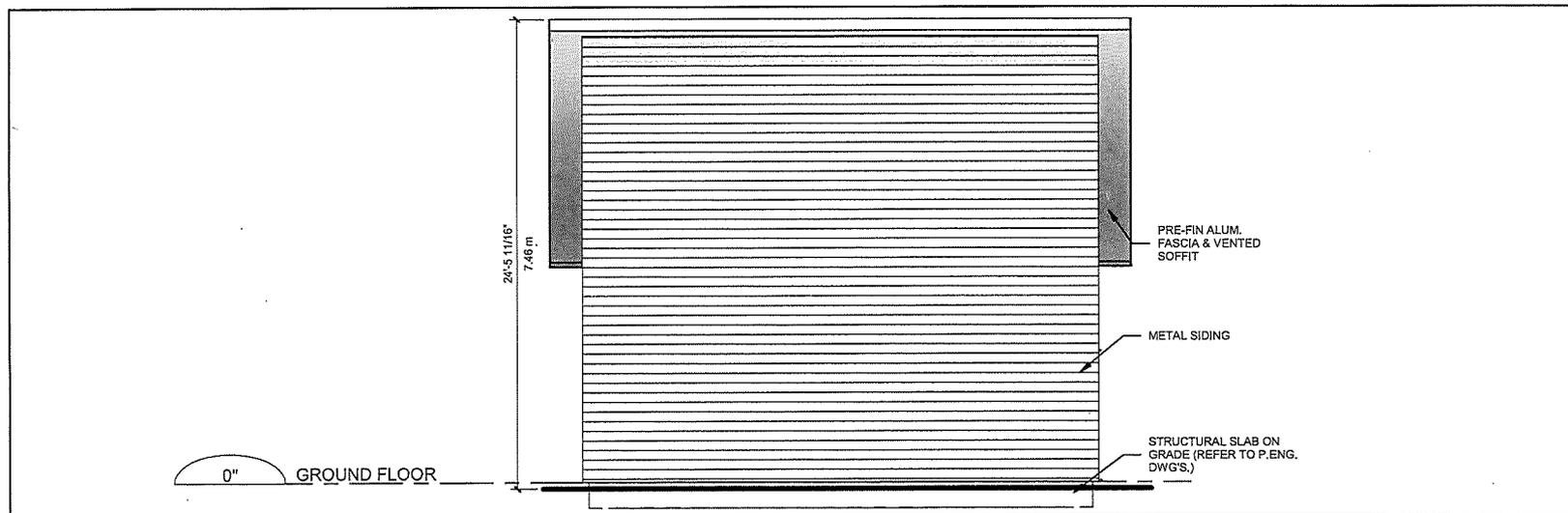
SITE REFERENCE PLAN  
1" = 80'-0"

A0107/2022  
Sketch 2

A010712022  
 sketch 3



EAST ELEVATION  
 3/16" = 1'-0"



NORTH ELEVATION  
 3/16" = 1'-0"



CENTRELINE ARCHITECTURE  
 158 Elgin Street, Suite 101  
 Sudbury, ON, N3H 1B7

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PROJECT STATUS  
 MINOR VARIANCE

ISSUED DATE  
 July 5, 2022

REVISIONS

PROJECT  
 DETACHED GARAGE

1858 Fairbank East Rd. Whitefish, ON

PROJECT NUMBER  
 Project No. 2022-044

DRAWN BY / CHECKED BY  
 R.F. / R.F.

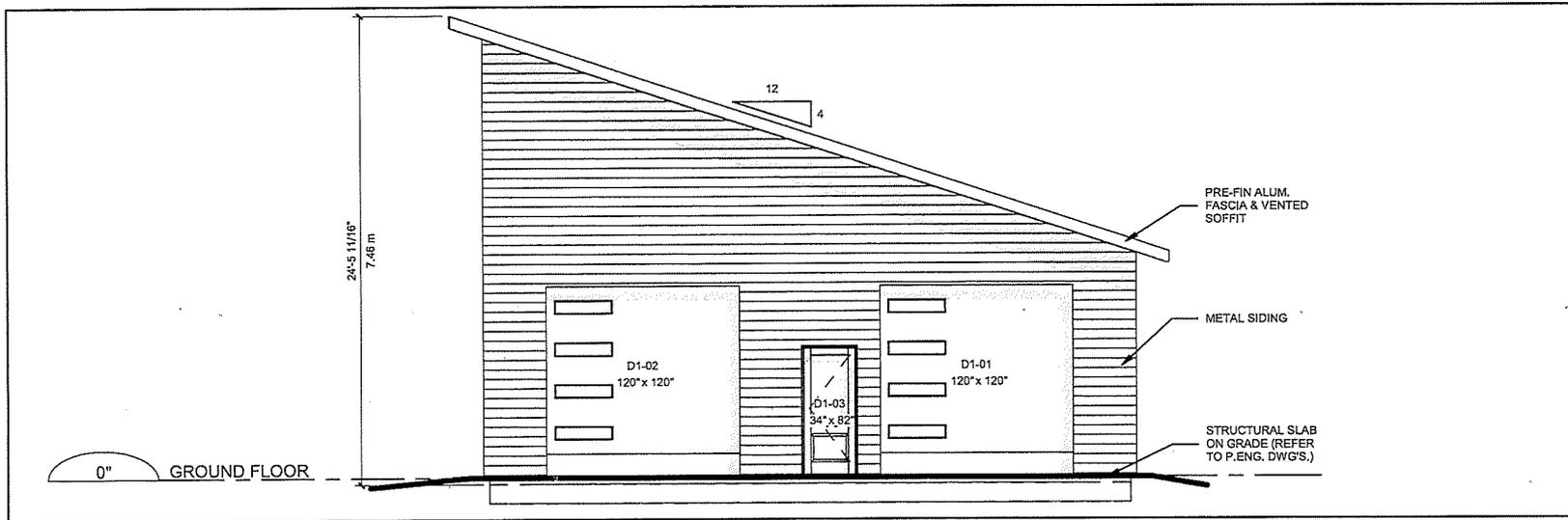
SCALE  
 3/16" = 1'-0"

CONTENTS  
 ELEVATIONS

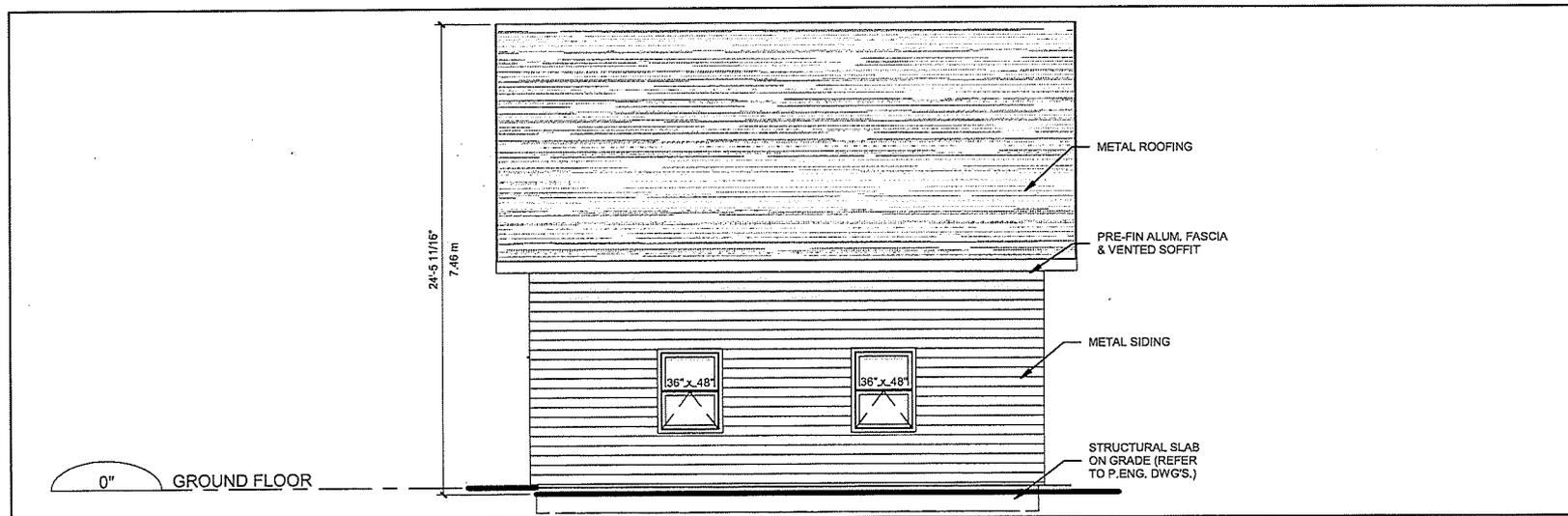
SHEET NUMBER

A3-2

AO107/2022  
Sketch 4



WEST ELEVATION  
3/16" = 1'-0"



SOUTH ELEVATION  
3/16" = 1'-0"



CENTRELINE ARCHITECTURE  
158 Edge Street, Suite 101  
Scarborough, ON M1V 4Y7

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PROJECT STATUS  
MINOR VARIANCE

ISSUED DATE  
July 5, 2022

REVISIONS

PROJECT  
DETACHED GARAGE

1888 Falbank East Rd. Whitefish, ON

PROJECT NUMBER  
Project No. 2022-044

DRAWN BY / CHECKED BY  
DS / DEG

SCALE  
3/16" = 1'-0"

CONTENTS  
ELEVATIONS

SHEET NUMBER

A3-1



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 2022.01.01	
A 0108/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): Ron & Angie Hache Email: [REDACTED]  
 Mailing Address: 22 Rideau Ave. Home P: [REDACTED]  
 City: Coniston, ON Postal Code: P0M 1H0 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: Angie Hache Email: \_\_\_\_\_  
 Mailing Address: same as above 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: N/A  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

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
Reduce Rear Yard Setback	<del>(7.498)</del> 7.5	6.6	0.8778

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

c) Description of Proposal:  
To accommodate new air conditioning unit which is attached to the building

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Does not meet the rear yard setback requirements.

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

PIN(s): \_\_\_\_\_ Township: McKim  
 Lot No.: 1 Concession No.: 6 Parcel(s): 34083  
 Subdivision Plan No.: M300 Lot: 8-9 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1283-1303 Sparks St., Sudbury, ON

7) Date of acquisition of subject land. August 1, 1997

8) Dimensions of land affected.

Frontage 62.8 (m) Depth 36.9 (m) Area 2,315.1 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>1,130</u> (m <sup>2</sup> )	<u>1140.62</u> (m <sup>2</sup> ) <sup>Air Conditioning</sup>
Gross Floor Area:	<u>1,130</u> (m <sup>2</sup> )	<u>1140.62</u> (m <sup>2</sup> )
No. of storeys:	<u>One</u>	<u>Same</u>
Width:	<u>24.66</u> (m)	<u>2.743</u> (m)
Length:	<u>45.7</u> (m)	<u>3.871</u> (m)
Height:	<u>4.572</u> (m)	<u>3.14</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>1.92</u> (m)	<u>Same</u> (m)
Rear:	<u>10.44</u> (m)	<u>6.57</u> (m)
Side:	<u>12.1</u> (m)	<u>27.04</u> (m)
Side:	<u>4.86</u> (m)	<u>33.01</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 checked="" type="checkbox"/> | Provincial Highway   | <input type="checkbox"/>            |
| Municipally owned & operated sanitary sewage system | <input checked="" type="checkbox"/> | Municipal Road   | <input type="checkbox"/>            |
| 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 type="checkbox"/>            |  |                                     |

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

1979

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

Use(s): Gym Fitness Centre Length of time: 25 years

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

Same as #13  or, \_\_\_\_\_

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: pharmacy, fish market, restaurants, dentist office

AP108/2022

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): A 155197  
or, describe briefly, Signs on building

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**

We, Ronald & Angeline Haché (please print all names), the registered owner(s) of the property described as 1283-1303 Sparks St, Sudbury

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 Angie Haché (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 (29th) 6th day of (June) July, 20 22.

[Signature]  
(witness)

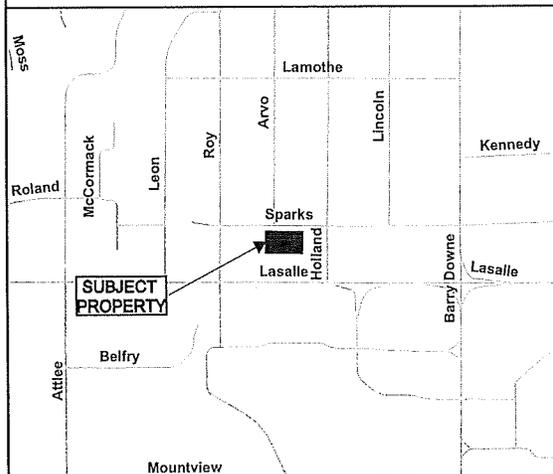
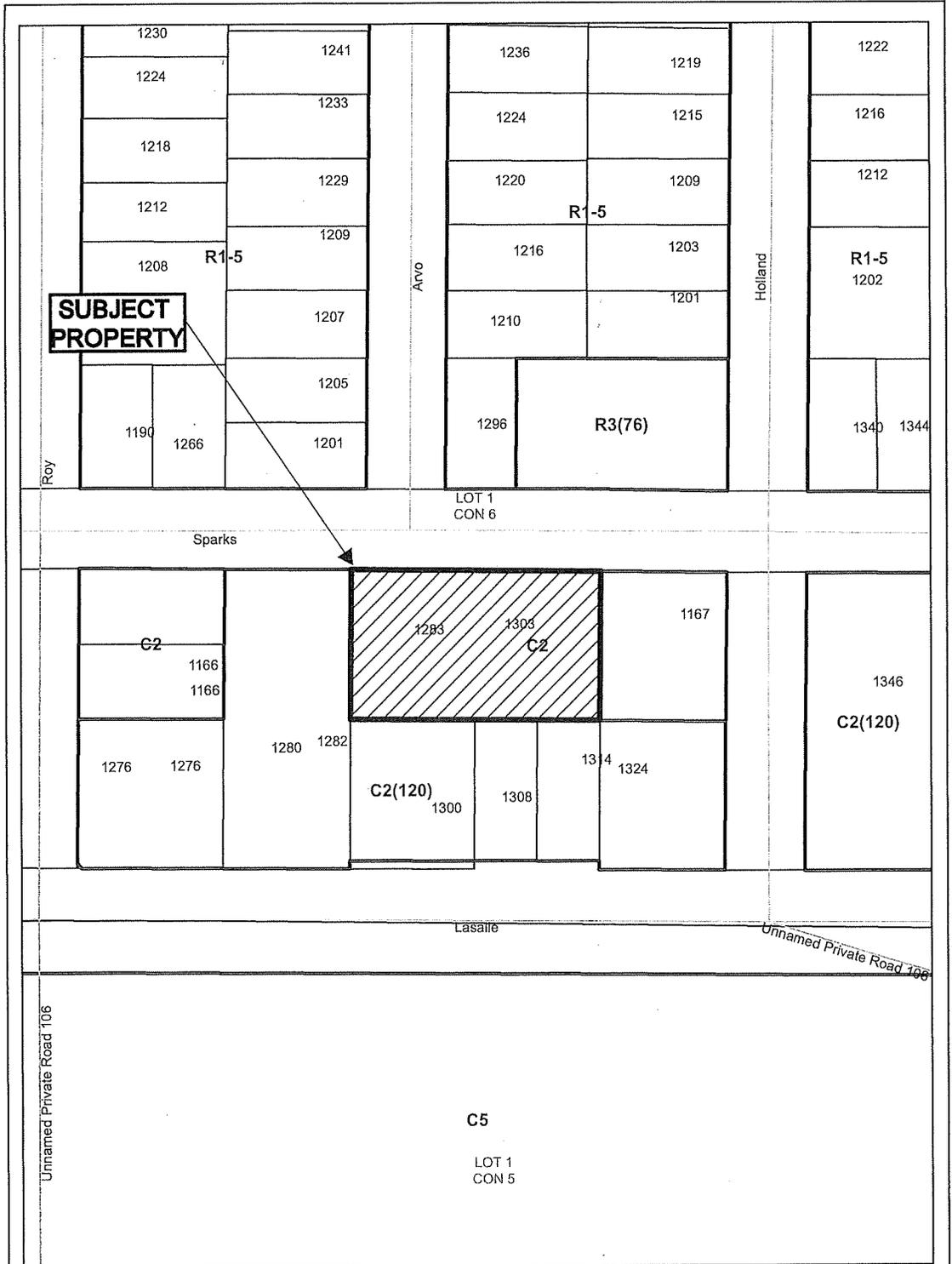
[Signature] A. Haché  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Ronald Haché Angie Haché

\*I have authority to bind the Corporation

A0108/2022





**Application for Minor Variance or Permission**

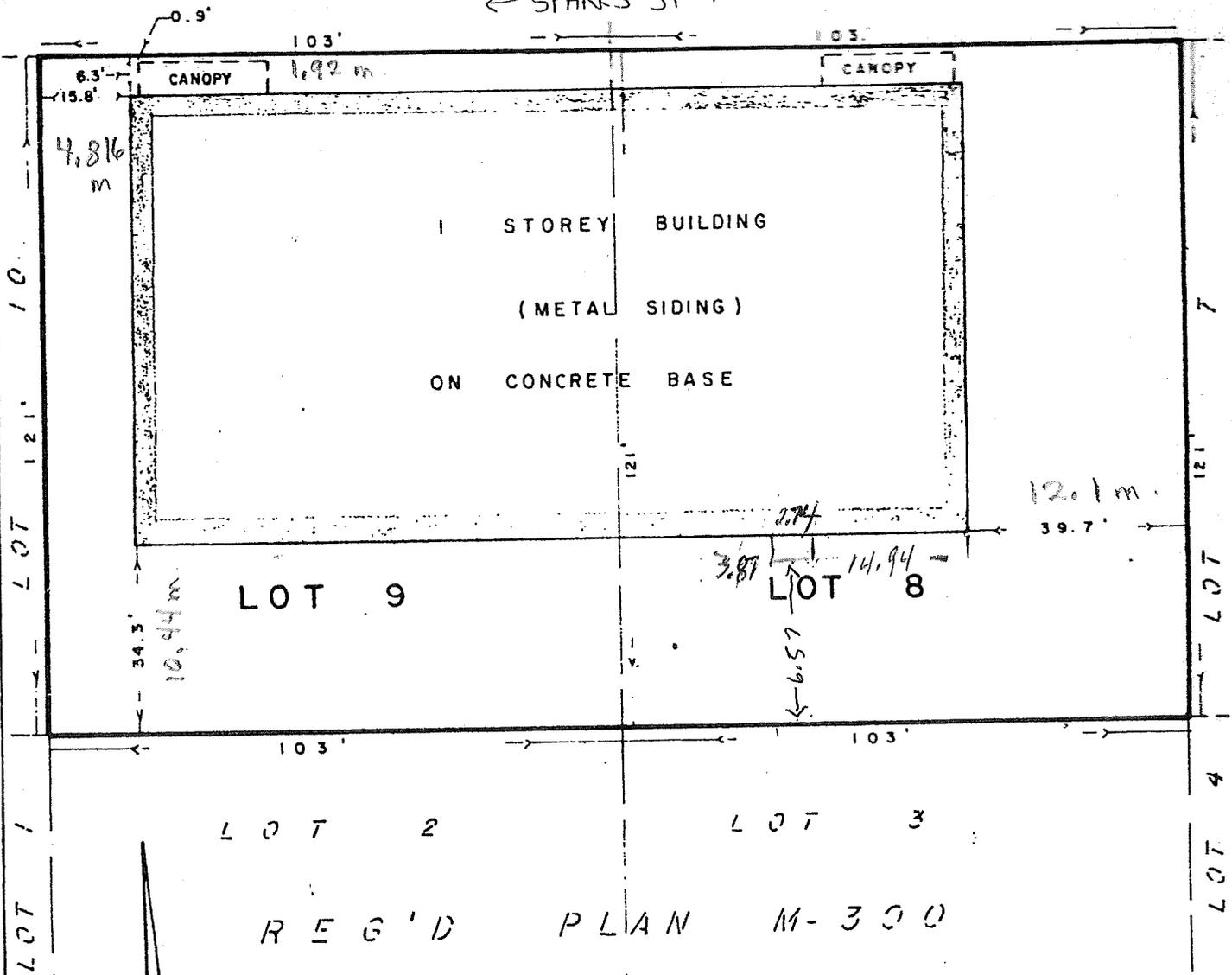


Subject Property being  
 PIN 02120-0046,  
 Parcel 34083 SEC SES,  
 Lots 8 and 9, Plan M-300,  
 Part Lot 1, Concession 6,  
 Township of McKim,  
 1283 and 1303 Sparks Street, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A0108/2022  
 Date: 2022 07 12

← SPARKS ST →

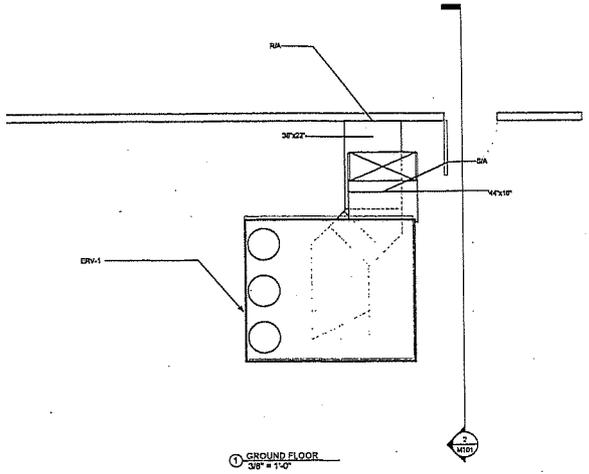


**NOTE:**

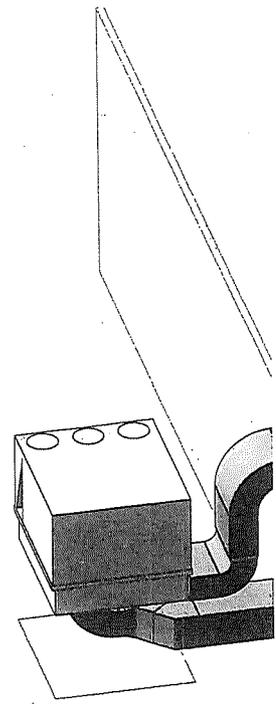
- 1) THIS IS A PLAN OF SURVEY FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE USED FOR REGISTRATION IN THE LAND REGISTRY OFFICE.
- 2) NO MONUMENTS HAVE BEEN PLANTED.

*2010/08/2022  
Sketch 2*

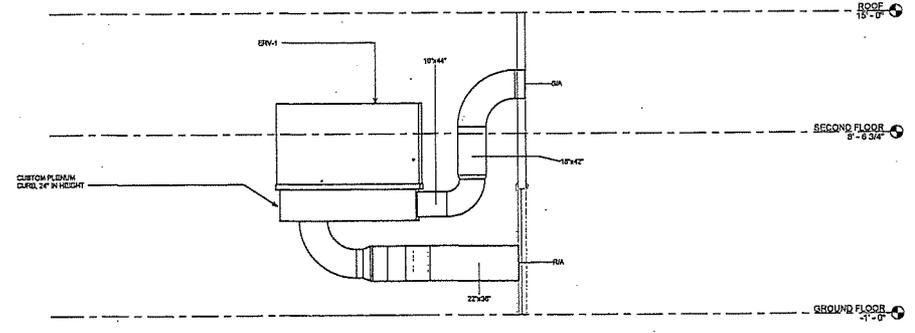
PLAN SHOWING LOCATION OF BUILDING ON		
LOTS 8 AND 9, REG'D PLAN M-300		
TOWNSHIP OF MCKIM, CITY OF SUDBURY REGIONAL MUNICIPALITY OF SUDBURY DISTRICT OF SUDBURY		
DATE: MARCH 5, 1979	PL. BY L.L.C.	REF. No. 29(M-300)M <sup>6</sup> KIM
SCALE: 1" = 30'	CH'D. BY R.G.H.	W.O. No. 79 - 64
ENDLEMAN-HOLDER LIMITED ONTARIO LAND SURVEYORS PROFESSIONAL ENGINEERS 174 BLM ST W. SUDBURY, ONTARIO		<i>R.G.H. Holder</i> ONTARIO LAND SURVEYOR



- Mechanical Scope of Work:**
1. Provide new ductwork as shown. Ducts to be 15ga. with 2" external insulation (or weatherproof jacket).
  2. Ductwork to be installed in STAIRWELL alcove. Provide hangers and supports as needed, to include roof supports for ductwork run parallel to the ground.
  3. Provide new custom flat bottom curb to suit installation.
  4. Rotate DRV1 as shown. Review electrical and gas connections to suit revised installation.
  5. Ensure ductwork and associated supports do not interfere with function of egress door.



③ Isometric View



② Elevation  
3/8" = 1'-0"

A0108/2022  
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 2022.01.01	
A 0109/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): Brandon Caron + Natalie Caron Email: [REDACTED]  
 Mailing Address: 2974 Martin rd Home: [REDACTED]  
 Business Phone: \_\_\_\_\_  
 City: Blewood Valley Postal Code: P0M1E0 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: Brandon Caron Email: \_\_\_\_\_  
 Mailing Address: See above 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: Scotiabank  
 Mailing Address: 3080 old Hwy 69  
 City: Val Caron Postal Code: P3U1R8

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

- 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
Height of Garage	5m	7.3m	2.3m
Accessory lot Coverage	10%	11.4%	1.4%

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

- c) Description of Proposal: 32' (9.75m) x 48' (14.63m) x 7.3m Height Garage build

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Garage has extra height for loft / future car hoist.

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

PIN(s): \_\_\_\_\_ Township: RYEGARD  
 Lot No.: 10 Concession No.: 5 Parcel(s): 36212 + 13832  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: SR3624 Pt 1 Part(s): SR014 Pt 1  
 Municipal Address or Street(s): 2974 MARTIN RD.

7) Date of acquisition of subject land. May 3<sup>rd</sup> 2019

8) Dimensions of land affected.

Frontage 22.86 (m) Depth 53.34 (m) Area 1567.74 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	_____ (m <sup>2</sup> )	<u>142.69</u> (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	<u>184.32</u> (m <sup>2</sup> )
No. of storeys:	_____	<u>1 storey</u>
Width:	_____ (m)	<u>9.75</u> (m)
Length:	_____ (m)	<u>14.63</u> (m)
Height:	_____ (m)	<u>6.9</u> (m)

*See attached page*

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:	_____ (m)	<u>38.91</u> (m)
Rear:	_____ (m)	<u>1.8</u> (m)
Side:	_____ (m)	<u>1.8</u> (m)
Side:	_____ (m)	<u>26.55</u> (m)

*See attached page*

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.

House 1975

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

Use(s): Residential

Length of time: \_\_\_\_\_

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

Same as #13  or, Residential

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: Residential

*A0109/2022*

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, Brandon Caron + Natalie Caron (please print all names), the registered owner(s) of the property described as 2974 Martin rd Blizzard Valley ON POMIEO 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 Brandon Caron (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 6 day of July, 2022

Zacharie Fechner  
(witness)  
Zacharie Fechner

Natalie Caron x Brandon Caron  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: NATALIE CARON BRANDON CARON

\*I have authority to bind the Corporation A0109/2022



9) Particulars of all buildings

Shed 1

Ground Floor area  $9.62m^2$   
 Gross Floor area  $9.62m^2$   
 No. of Storeys 0  
 width  $3.96m$   
 length  $2.43m$   
 height  $3.65m$

Shed 2

$6.08m^2$   
 $6.08m^2$   
 0  
 $3.04m$   
 $3.04m$   
 $3.65m$

Shed 3

$11.10m^2$   
 $11.10m^2$   
 0  
 $4.57m$   
 $2.43m$   
 $2.74m$

Shed 4

~~$3.64m^2$~~   
 $3.64m^2$   
 0  
 $1.82m$   
 $1.82m$   
 $2.74m$

House

$93.57m^2$   
 $187.14m^2$   
 0  
 $8.53m$   
 $10.97m$   
 $5.43m$

10) Location of all buildings and structures

Shed 1

Front  $49.69m$   
 Back  $1.22m$   
 side  $1.22m$   
 side  $32.88m$

Shed 2

Front  $45.75m$   
 Back  $4.56m$   
 side  $2.13m$   
 side  $32.93m$

Shed 3

Front  $42.26m$   
 Back  $8.66m$   
 side  $1.82m$   
 side  $31.71m$

Shed 4

Front  $50.92m$   
 Back  $0.60m$   
 side  $13.10m$   
 side  $23.18m$

House

Front  $14.93m$   
 Back  $27.43m$   
 side  $2.13m$   
 side  $12.2m$



Minor Variance Site Plan 1/2

2 ←

← 38.1m →

← 30.00m →

Shed 1

Shed 2

Shed 3

Shed 4

New Proposed garage

← 9.75m →

1.8m

← 14.63m →

1.8m

Detailed view A

New septic system

← 9.14m →

← 8.53m →

Existing House

2.13m

← 10.97m →

← 30.48m →

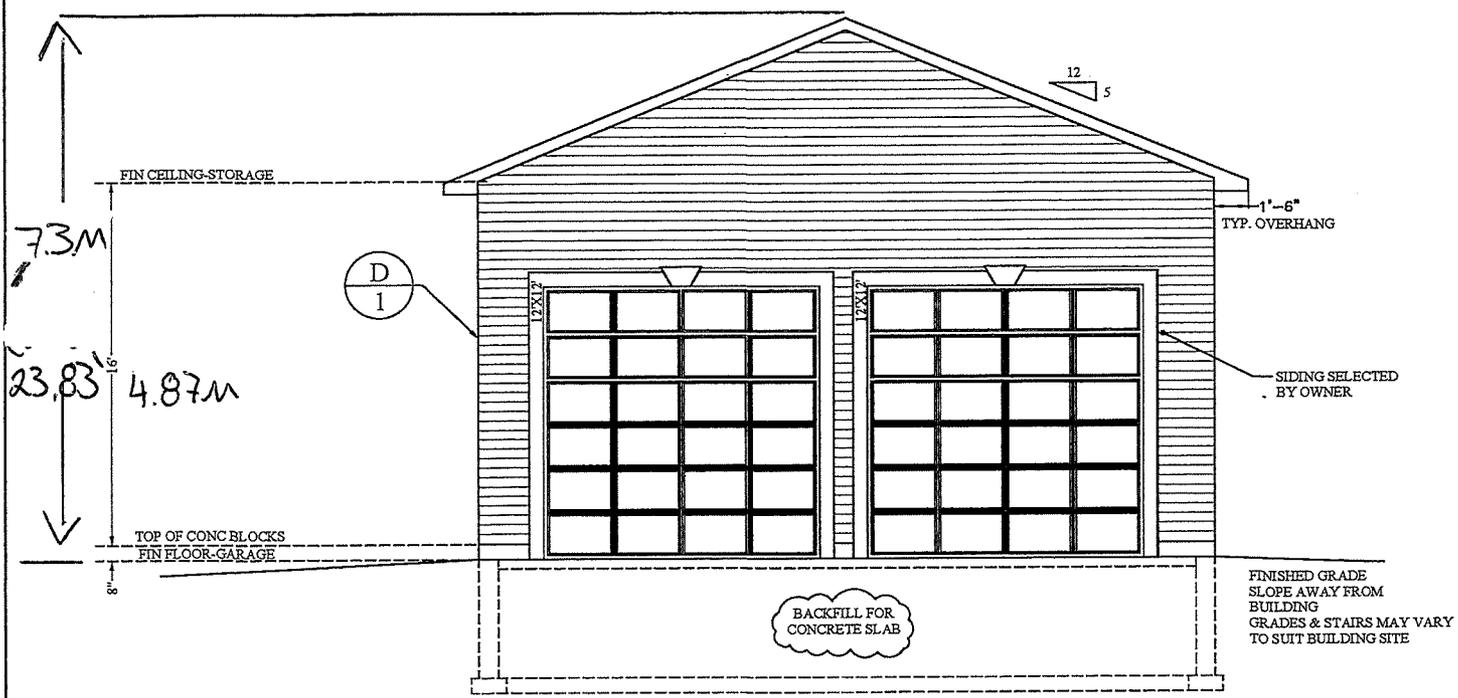
Deck

Driveway

← 14.93m →

10/09/2022 sketch 2

← 20.96m →



FRONT ELEVATION

3/16"=1'0"

**GENERAL NOTES**

- ALL DIMENSIONS ARE SUBJECT TO CHANGE
- ALL DETAILS ARE THE ARTISTS CONCEPTION AND MAY VARY UPON CONSTRUCTION
- CONSTRUCTOR/OWNER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ADVISE THE CONSULTANT OF ANY DISCREPANCY PRIOR TO COMMENCING

ELEVATIONS SHOWN ARE APPROXIMATELY ARTISTS CONCEPTS. GRADES & BRICKLINES WILL VARY WITH SITE CONDITIONS. WINDOW STYLES TO BE SELECTED BY OWNER

WINDOW LOCATIONS & SIZES MUST BE CONFIRMED BY OWNERS  
ALL LIVING AREA WINDOWS TO BE EQUAL TO 10%, BEDROOMS 5% OF AREA

PROVIDE PROPER FLASHING AT ROOF VALLEYS AS PER OBC  
PROVIDE ROOF VENTILATION OF 1/300 OF INSULATED CEILING AREA  
25 YEAR ASPHALT SHINGLES

KIMBERLY E. ZARUCHNEY KEZ CAD PROFESSIONAL ENGINEER CRA 100707-0001 2018-2022	
BRANDON CARON FRONT ELEVATION	
PROJECT TITLE	GARAGE
PROJECT NO.	2022_003
DRAWING TITLE	FRONT ELEVATION
SCALE	AS SHOWN
DATE	JUNE 2022
DRAWN BY	KEZ
DWG. No.	
DWG. No.	A4

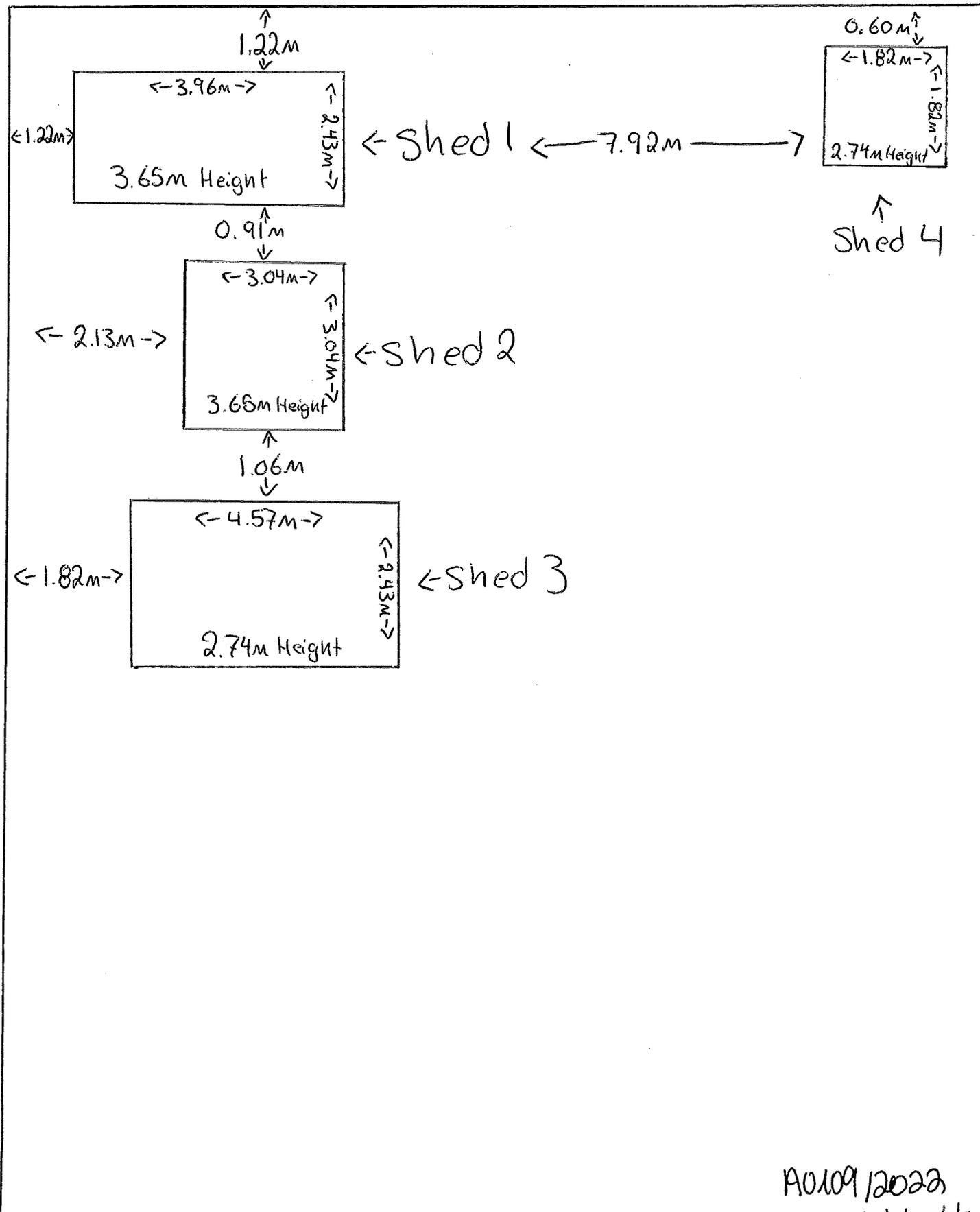


A0109/2022  
Sketch 3

2 ←

# Detailed view A

2/2



A0109/2022  
Sketch 4



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 2022.01.01	
A0110/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): PHIL + KAREN REYNOLDS  
 Mailing Address: 7 SILKWOOD STREET  
 City: CHELMSFORD Postal Code: P6M1L0 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: KAREN REYNOLDS Email: \_\_\_\_\_  
 Mailing Address: 7 SILKWOOD STREET Home Phone: \_\_\_\_\_  
 Business Phone: \_\_\_\_\_  
 City: CHELMSFORD Postal Code: P6M1L0 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: NO MORTGAGE  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: RURAL Current Zoning By-law designation: SLS(5)

- 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>4.2.4(a) Height</u>	<u>5m</u>	<u>7.92 m</u>	<u>2.92 m</u>

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

c) Description of Proposal:  
New construction of garage exceeding height restriction

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
To accommodate larger garage doors + boat storage

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

PIN(s): \_\_\_\_\_ Township: MACLENNAN  
 Lot No.: 1 Concession No.: 5 Parcel(s): LOC CL12597  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: 53R17405 Pt 12/24 Part(s): 53R19412 Pt 1-5 +12  
 Municipal Address or Street(s): 146 OAKRIDGE TRAIL, SKEAD, ON P0M 2Y0

7) Date of acquisition of subject land. OCTOBER 2022 & MARCH 2022

8) Dimensions of land affected.

Frontage 46.94 (m) Depth IRR (m) Area \_\_\_\_\_ (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings:	TO BE BUILT		Proposed	
	Existing			
Ground Floor Area:	<u>171.73</u>	(m <sup>2</sup> )	<u>111.484</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>1208.532</u>	(m <sup>2</sup> )	<u>111.484</u>	(m <sup>2</sup> )
No. of storeys:	<u>2</u>		<u>1</u>	
Width:	<u>15.8496</u>	(m)	<u>9.144</u>	(m)
Length:	<u>12.7254</u>	(m)	<u>12.192</u>	(m)
Height:	<u>15.5448</u>	(m)	<u>7.681</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).

	TO BE BUILT		Proposed	
	Existing			
Front:	<u>12</u>	(m)	<u>45.72</u>	(m)
Rear:	<u>175.26 (+/-)</u>	(m)	<u>22.71</u>	(m)
Side:	<u>6.1</u>	(m)	<u>11.88</u>	(m)
Side:	<u>27.43 (+/-)</u>	(m)	<u>27.340</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 type="checkbox"/>            |
| Individual Well                                     | <input type="checkbox"/> | Maintained Seasonal  | <input type="checkbox"/>            |
| Communal Well                                       | <input type="checkbox"/> | Right-of-way   | <input checked="" 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 type="checkbox"/> |  |                                     |

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

VACANT LAND & SEASONAL DWELLING

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

Use(s): VACANT LAND & SEASONAL Length of time: 2022  
UNDER CONSTRUCTION

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

A010/2022

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): A 0058/2022  
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**

We, PHIL AND KAREN REYNOLDS (please print all names), the registered owner(s) of the property described as \_\_\_\_\_

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 KAREN REYNOLDS (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.

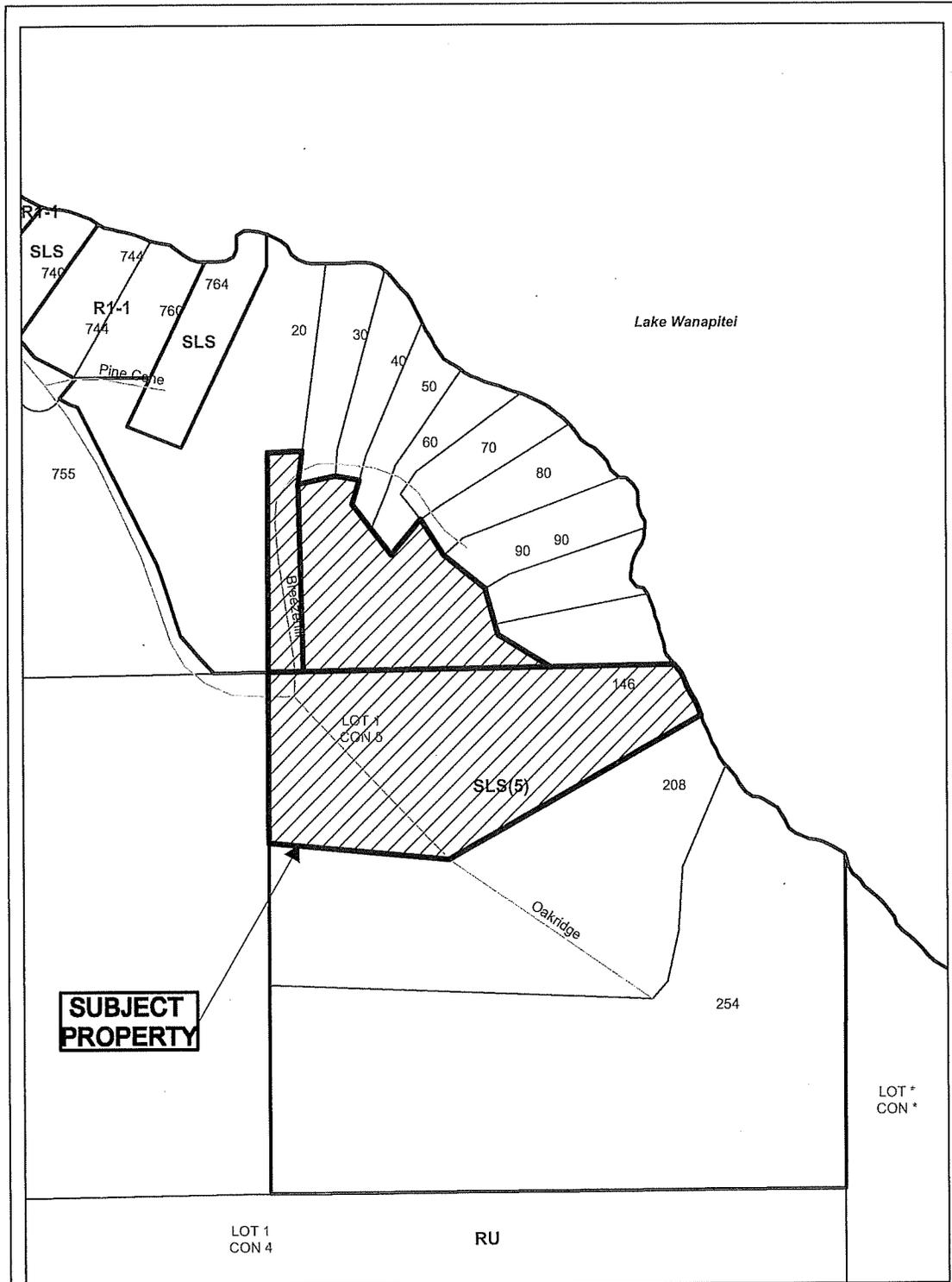
Dated this 16<sup>th</sup> day of July, 2022

[Signature]  
(witness)

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

Print Name: Philip Reynolds  
\*I have authority to bind the Corporation A0110/2022



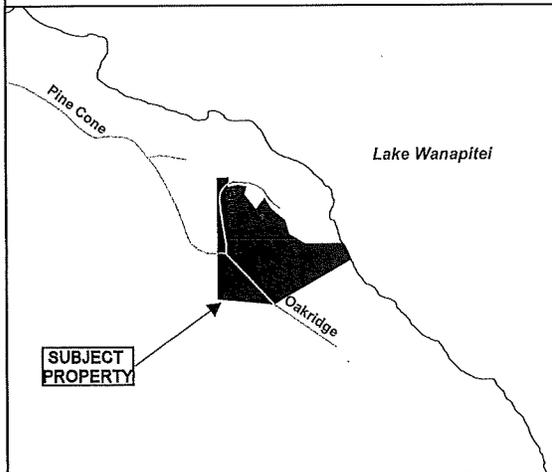


**SUBJECT PROPERTY**

LOT 1  
CON 4

RU

LOT \*  
CON \*



**Application for Minor Variance or Permission**



Subject Property being,  
 PIN 73513-0462,  
 Part Broken Lot 1, Concession 5,  
 Parts 1, 2, 3, 4, 5 and 12,  
 Plan 53R-19412 and Parts 12 and 24,  
 Plan 53R-17405, Township of MacClennan,  
 146 Oakridge Trail, Skead,  
 City of Greater Sudbury

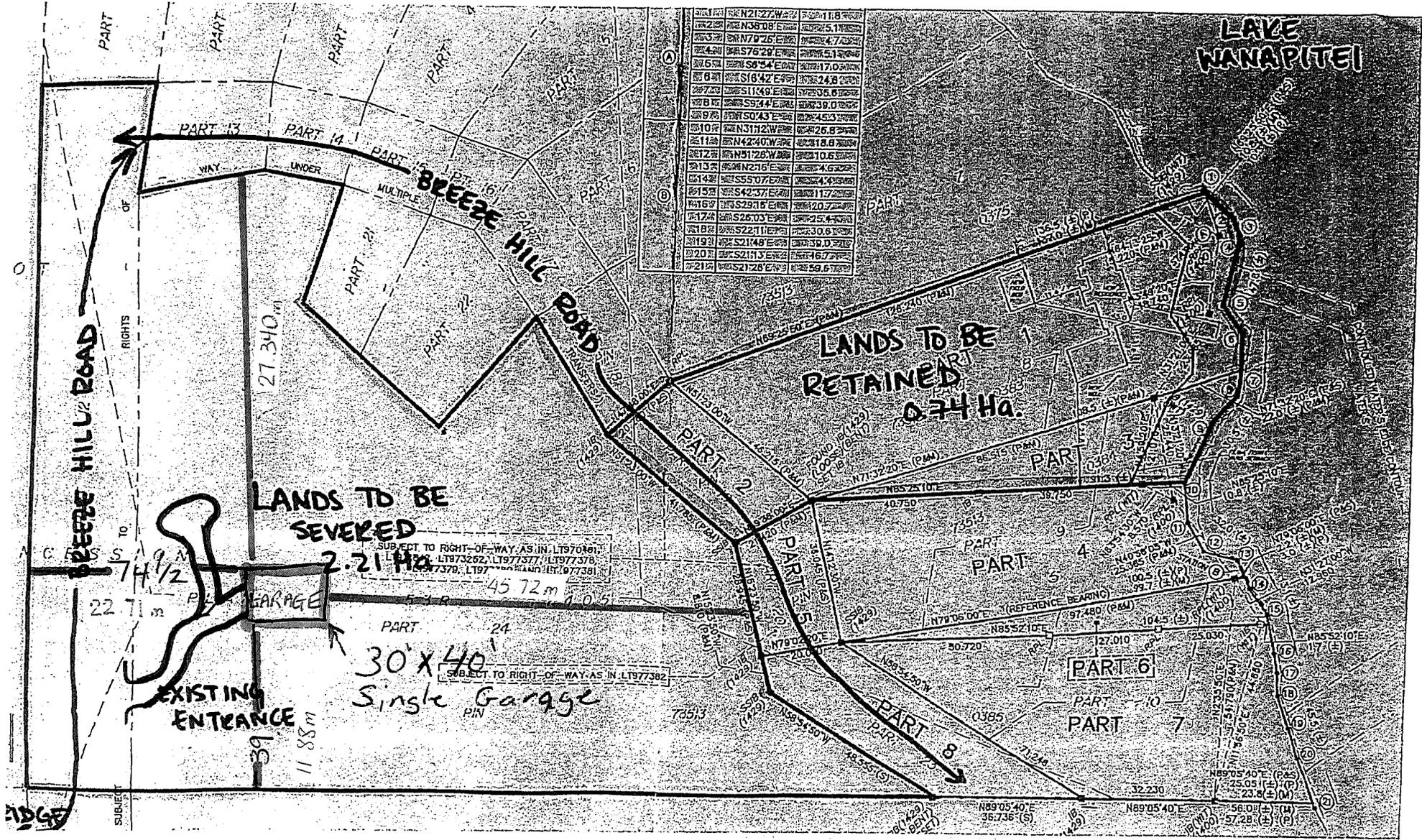
Sketch 1, NTS  
 NDCA

A0110/2022  
 Date: 2022 07 25





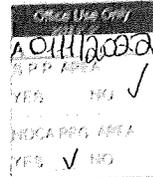




AOM/2022  
Sketch 5



One 5990, Station 76, 299 Brady Street  
Sudbury ON N3A 5P4  
Tel: (889) 671-2489 Ext. 4182/4186  
Fax: (889) 671-2266



City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): Dr. Paul & Sharon Kyle Email: [REDACTED]  
 Mailing Address: 58 Cerilli Crescent Home: [REDACTED]  
 Business Phone: [REDACTED]  
 City: Sudbury Postal Code: P3E 5R8 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: Jeff Perry of P+P Architects Inc. Email: [REDACTED]  
 Mailing Address: [REDACTED] Home: [REDACTED]  
 Business Phone: [REDACTED]  
 City: Sudbury 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: N/A  
 Mailing Address: [REDACTED]  
 City: [REDACTED] Postal Code: [REDACTED]

4) Current Official Plan designation: [REDACTED] Current Zoning By-law designation: [REDACTED]

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
4.41.2	30m	18.3m	11.7m
4.41.2	30m	15.25m	14.75m
4.41.3	20m	18.3m & 15.25m	1.7m & 4.75m
4.41.4	20m	18.3m & 15.25m	1.7m & 4.75m

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

c) Description of Proposal: to enclose existing covered deck into exercise room  
and to add covered porch addition as described on attached sketch.

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

Existing residence is already encroaching on new by law requirements as it was constructed in 2001 when such by-law provisions were substantially in effect.

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

PIN(s): see attached plan Township: MCCOMB  
 Lot No.: 4 Concession No.: 1 Parcel(s):  
 Subdivision Plan No.: n10-10 Lot: 1 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 50 P. RIVER CREEK, S50B2A-1

7) Date of acquisition of subject land, 2000 \_\_\_\_\_

8) Dimensions of land affected.

Frontage see attach(m) Depth (m) Area (m<sup>2</sup>) Width of Street (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	357	(m <sup>2</sup> )	+78 =	435 (m <sup>2</sup> )
Gross Floor Area:	629	(m <sup>2</sup> )	+90 =	719 (m <sup>2</sup> )
No. of storeys:	2		2	
Width:	varies	(m)		(m)
Length:	varies	(m)		(m)
Height:	varies	(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		Proposed	
Front:	see attached	15.9 m (m)	15.9 m	(m)
Rear:		15.48 m (m)	15.48 m	(m)
Side:		7.6 m (m)	7.6 m	(m)
Side:		30.17 m (m)	30.17 m	(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.

2001

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

Use(s): R1 Residential Length of time: 22 years

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: R1 Residential

*AO 11/2022*

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, Dr Paul & Sharon Kyle (please print all names), the registered owner(s) of the property described as 58 Cerilli Crescent

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;
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- 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 Jeff Perry of P+P Architects Inc. (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 7th day of July, 2022

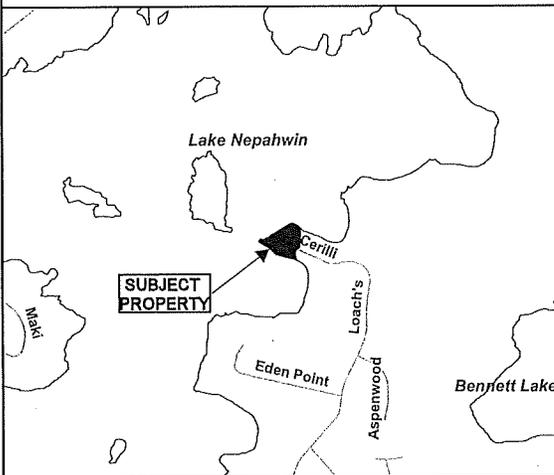
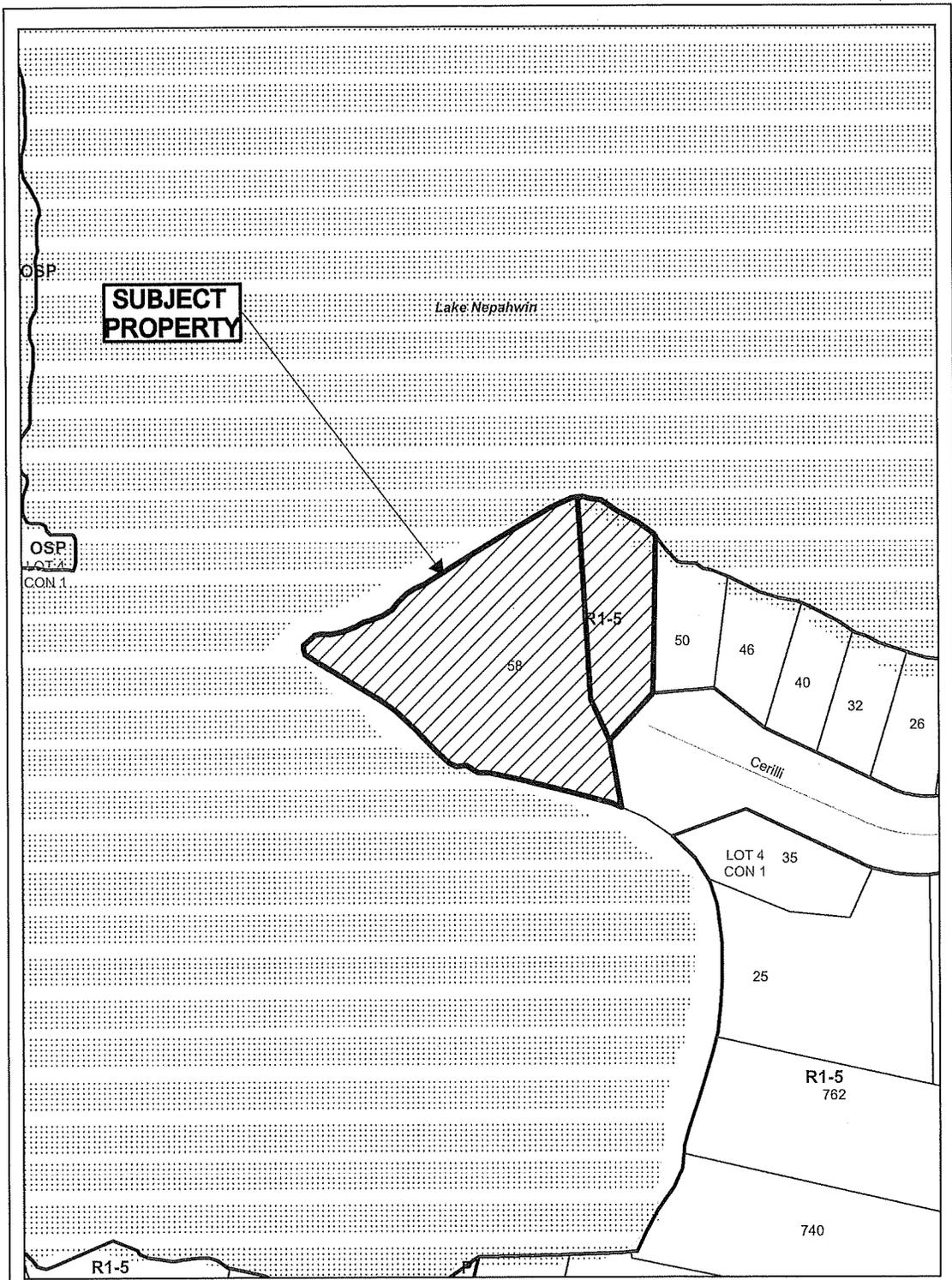
Jeff Perry  
(witness)

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

Print Name: Sharon Kyle PAUL KYLE

\*I have authority to bind the Corporation AOU/2022





**Application for Minor Variance or Permission**

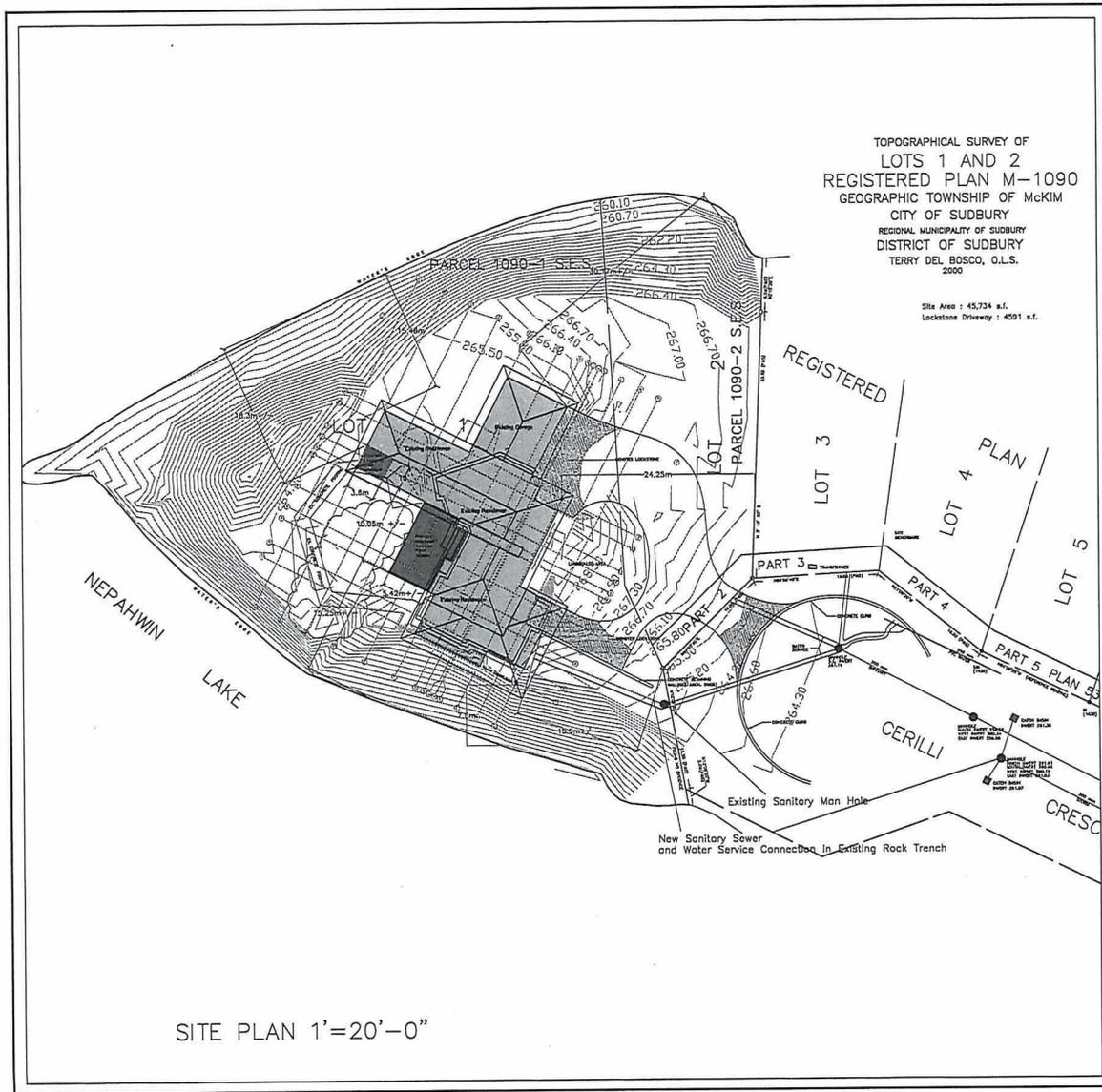


Subject Property being  
 PINs 73593-0125 and 73593-0120,  
 Parcels M1090-1 and M1090-2,  
 Lots 1 and 2, Plan M-1090,  
 Part Lot 4, Concession 1,  
 Township of McKim,  
 58 Cerilli Crescent, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

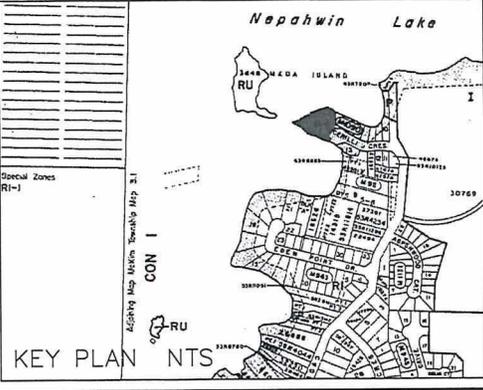
A0111/2022  
 Date: 2022 07 25

April 2022  
Sketch 2



SITE PLAN 1"=20'-0"

- EXTERIOR WALL ASSEMBLIES**
- W1  
 CULTURED STONE (MATCH EX.)  
 3" CEMENT BOARD  
 AIR BARRIER  
 5/8" PLY  
 2" x 6" FT WOOD STUDS @ 16" o/c
- W2  
 MABREC WOOD SIDING  
 VERTICAL STRAPPING  
 1.5" CONTINUOUS RIGID FOAM INSUL (TAPE ALL JTS)  
 AIR BARRIER  
 7/16" OSB  
 2" x 6" WOOD STUDS @ 18" O/C  
 R22 SPRAY FOAM INS.  
 1/2" TYPE "X" GYPSUM BOARD
- W3  
 MABREC WOOD SIDING  
 VERTICAL STRAPPING  
 AIR BARRIER  
 7/16" OSB  
 2" x 6" FT WOOD STUDS @ 16" O/C  
 7/16" OSB  
 ROOF MEMBRANE  
 VERTICAL STRAPPING  
 MABREC WOOD SIDING
- W4  
 DAMP PROOFING (TO 2" BELOW FINISH GRADE)  
 15' CONC. 35MPA AIR ENTRAINED  
 RIGID INSULATION (AS INDICATED)
- FLOOR/ROOF ASSEMBLIES**
- F1  
 1 1/2" CONCRETE TOPPING  
 RADIANT FLOOR HEATING (ON CONCRETE TOPPING)  
 4" CAST-IN-PLACE CONCRETE SLAB ON GRADE  
 6 MI. POLY VAPOUR BARRIER  
 2" RIGID INSULATION  
 8" GRANULAR "A" BACKFILL COMPACTED 100% SPD  
 GRANULAR "B" BACKFILL COMPACTED 100% SPD
- F2  
 SINGLE PLY ROOFING MEMBRANE  
 5/8" 1-x4 PLYWOOD SHEATHING SLOPED TO DRAIN  
 (GLUED TO PRE-ENGINEERED FLOOR JOISTS)  
 PRE-ENGINEERED FLOOR JOIST  
 METAL FURRING CHANNEL  
 3/4" TYPE "X" GYPSUM BOARD
- F3  
 SINGLE PLY ROOFING MEMBRANE  
 5/8" 1-x4 PLYWOOD SHEATHING SLOPED TO DRAIN  
 (GLUED TO PRE-ENGINEERED FLOOR JOISTS)  
 PRE-ENGINEERED ROOF JOISTS  
 3/4" WOOD STRAPPING  
 3/4" MABREC WOOD SOFFIT/CEILING



Revisions:

DATE

NO.

CONTRIBUTOR ASSOCIATION OF ARCHITECTS

JOY & PERRY ARCHITECTS INC.

1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7

416-291-1111

www.joyandperry.com

SOBURY, ONTARIO

Perry + Perry ARCHITECTS Inc.

KYLE RESIDENCE ADDITION  
 SUDBURY, ONTARIO  
 SITE PLAN

Site: AXY 01.2022

Date AS NOTED

Drawn BY: [ ]

Job: 0814

Sheet: A01



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	
2022 01 01	
A0112/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)**  
**APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): Northland Properties Corporation Email: [REDACTED]  
 Mailing Address: 310 - 1755 W Broadway Home Phone: [REDACTED]  
 Business Phone: [REDACTED]  
 City: Vancouver, BC Postal Code: V6J 4S5 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: Josh Mutis Email: [REDACTED]  
 Mailing Address: 310 - 1755 W Broadway Home Phone: [REDACTED]  
 Business Phone: [REDACTED]  
 City: Vancouver, BC Postal Code: V6J 4S5 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: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: Mixed Use Commercial Current Zoning By-law designation: M1-1

- 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
Increase in Building Height allowance	12.0m	23.57m	11.57m
Decrease in rear yard setback requirement	6.0m	3.5m	2.5m
Decrease in Parking setback requirement	4.5m	3.0m	1.5m
Decrease in minimum parking requirement	313	288	25

- b) Is there an eave encroachment?  Yes  No If 'Yes', size of eaves: 0.25 (m)

c) Description of Proposal: \_\_\_\_\_  
Refer to attached Minor Variance letter.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: \_\_\_\_\_  
Refer to attached Minor Variance letter.

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

PIN(s): 73573-0382 Township: NEELON  
 Lot No.: 12 Concession No.: 4 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-17942 Part(s): 2, 5 and  
 Municipal Address or Street(s): 273 Falconbridge Highway

7) Date of acquisition of subject land. August 26th, 2019

8) Dimensions of land affected.

Frontage 251.9 (m) Depth 103.5 (m) Area 15920.9 (m<sup>2</sup>) Width of Street >10.0 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	(m <sup>2</sup> )	1725.69	(m <sup>2</sup> )	
Gross Floor Area:	(m <sup>2</sup> )	11797.4	(m <sup>2</sup> )	
No. of storeys:		6		
Width:	(m)	43.8	(m)	
Length:	(m)	144.9	(m)	
Height:	(m)	23.57	(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: Kingsway	(m)	26.76	(m)	
Rear: North	(m)	3.51	(m)	
Side: West	(m)	8.02	(m)	
Side: Falconbridge Front	(m)	17.38	(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 type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input type="checkbox"/>            | Municipal Road   | <input type="checkbox"/> |
| Lake  | <input type="checkbox"/>            | Maintained Yearly  | <input 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 type="checkbox"/>            |  |                          |

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

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

Use(s): Commercial (Hotel and Restaurant) Length of time:

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

Same as #13  or, \_\_\_\_\_

15) What is the number of dwelling units on the property? N/A

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: Parmalat Canada (Dairy Processing), Extencicare (Old folks home)

*APM/2/2022*

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, Northland Properties Corporation (please print all names), the registered owner(s) of the property described as Sandman Signature Hotel, attached restaurants and Banquet Hall

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 Josh Mutis (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 6th day of July, 20 22

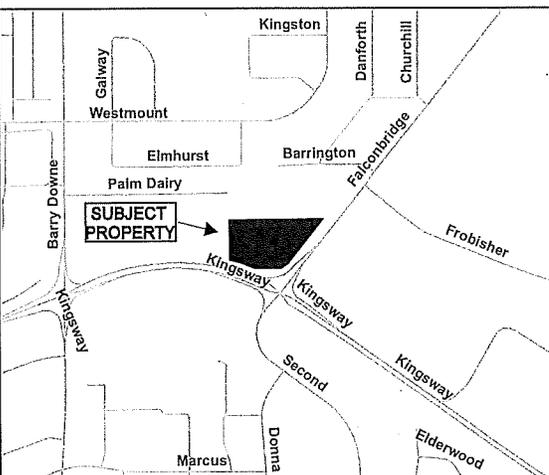
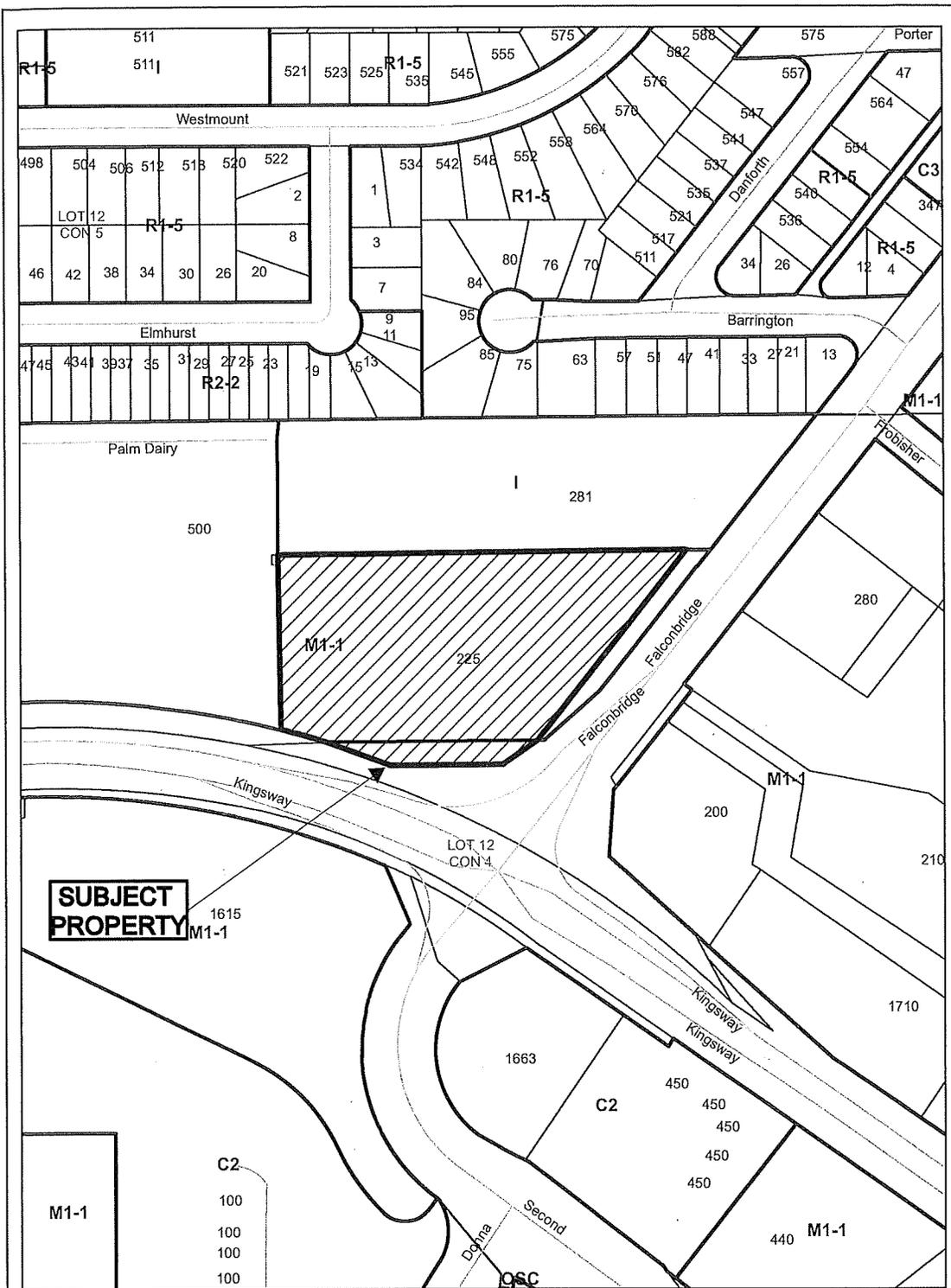
(witness) [Signature]

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

Print Name: R Thomas Gaglardi

\*I have authority to bind the Corporation APM/2/2022





**Application for Minor Variance or Permission**

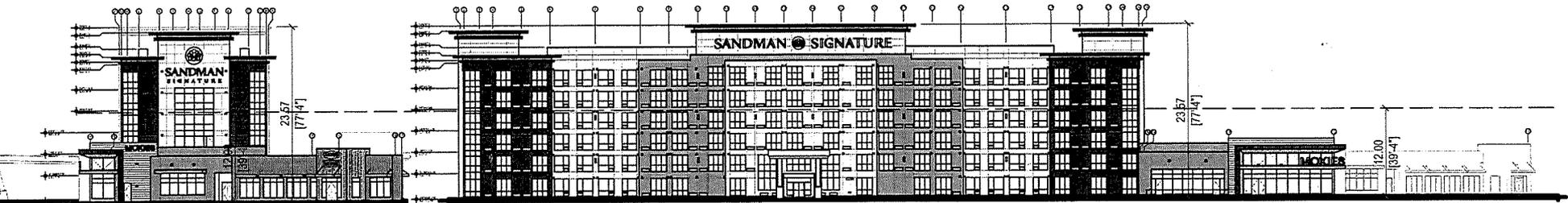


Subject Property being  
 PIN 73573-0382, Parcel 21216,  
 Part Lot 12, Concession 4,  
 Parts 2, 5 and 9, Plan 53R-17942,  
 Township of Neelon,  
 225 Falconbridge Road, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

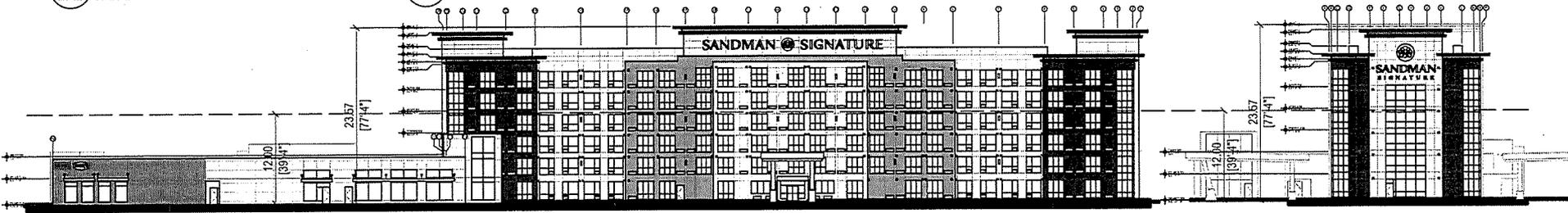
A0112/2022  
 Date: 2022 07 22

April 2022  
sketch 2



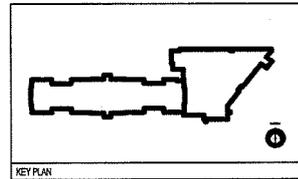
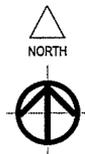
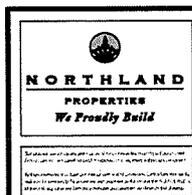
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2 SOUTH ELEVATION  
MV-1.0 / SCALE: 1:500



3 NORTH ELEVATION  
MV-1.0 / SCALE: 1:500

4 WEST ELEVATION  
MV-1.0 / SCALE: 1:500



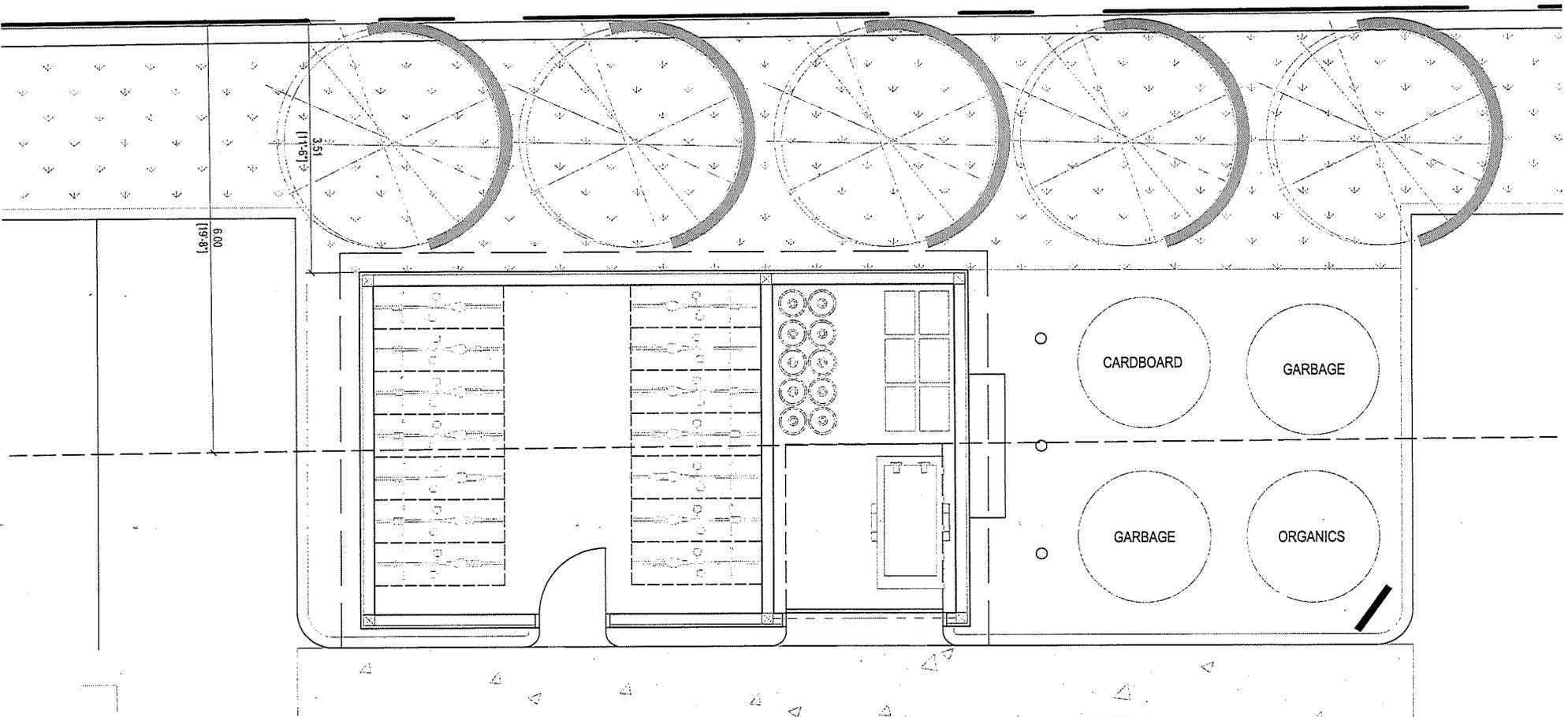
NO.	REVISION/ISSUE	DATE
2	DESIGNED FOR LAYOUT VARIANCE	4.29.2022
1	DESIGNED FOR SITE PLAN APPROVAL	3.16.2022

Pacific Coast  
Architecture Inc.  
501-222 Protection City  
Kelowna B.C.  
Canada, V1Y 9C3

PROPOSED SANDMAN SIGNATURE HOTEL 225 FALCONBRIDGE ROAD SUDBURY ONTARIO	
MINOR VARIANCE #1 BUILDING HEIGHT	
Scale	1:500
Date	April 29th, 2022
Drawn	J.McIn
Checked	P.Kwasnicky
	<b>MV-1.0</b>

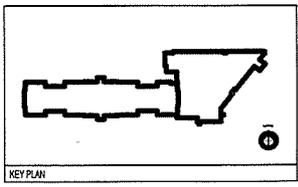
A0112/2022  
Sketch 3

N89° 31' 05"E



**NORTHLAND**  
PROPERTIES  
*We Proudly Build*

The above information is provided as a service to our clients and is not intended to constitute an offer of any financial product or service. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision.



No.	Revision/Issue	Date
1	ISSUED FOR LAMBDA VARIANCE	4.29.2022
2	ISSUED FOR SITE PLAN APPROVAL	2.15.2022

Pacific Coast  
Architecture Inc.  
391-220 Proctor Ave  
Sandy B.C.  
Canada, V9A 3T0

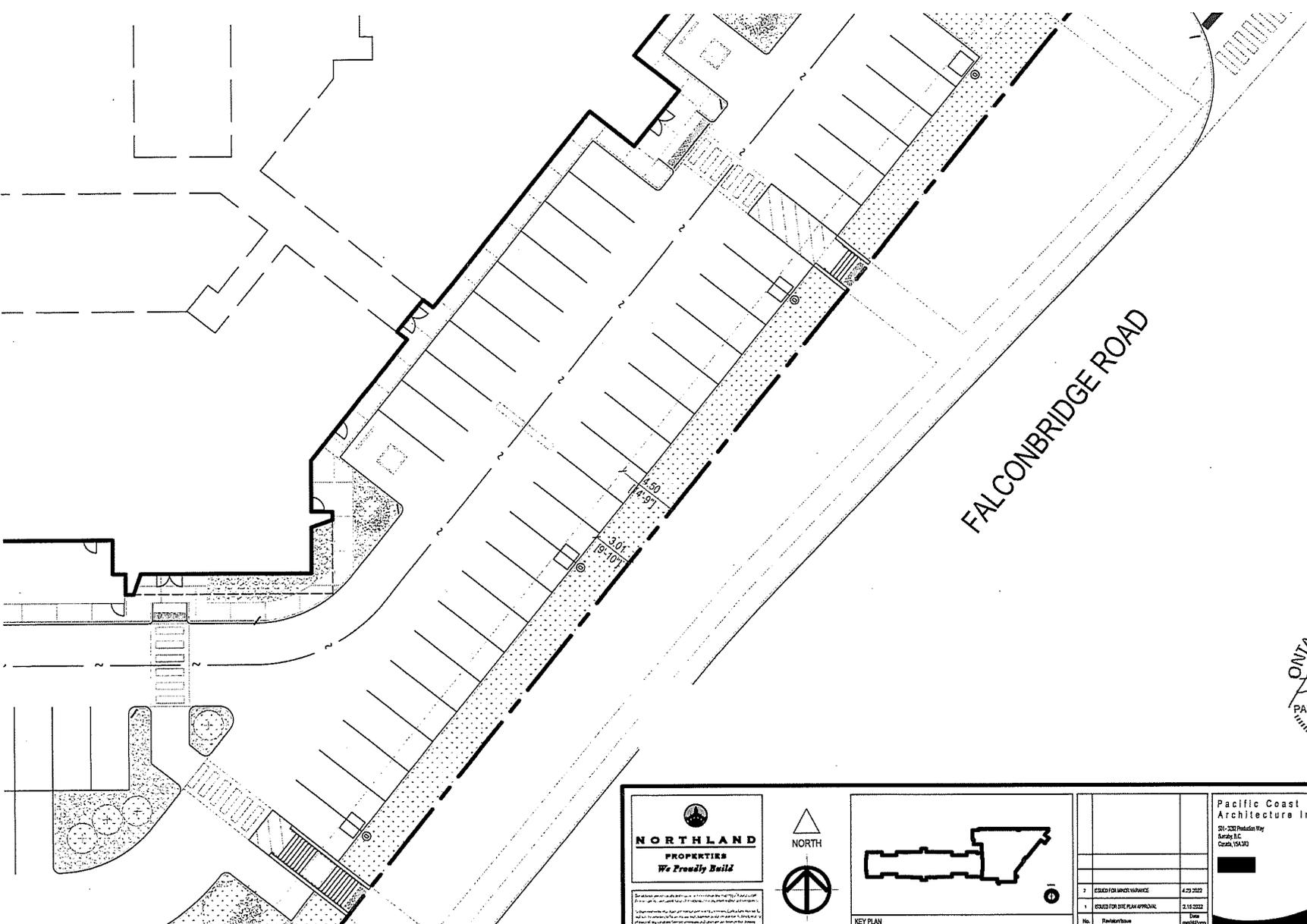
PROPOSED SANDMAN SIGNATURE HOTEL  
225 FALCONBRIDGE ROAD  
SUDBURY ONTARIO

MINOR VARIANCE #2  
REFUSE CONTAINER SETBACK

Scale: 1:50  
Date: April 29th, 2022  
Drawn: J. Mulla  
Checked: P. Kwasnicky

**MV-2.0**

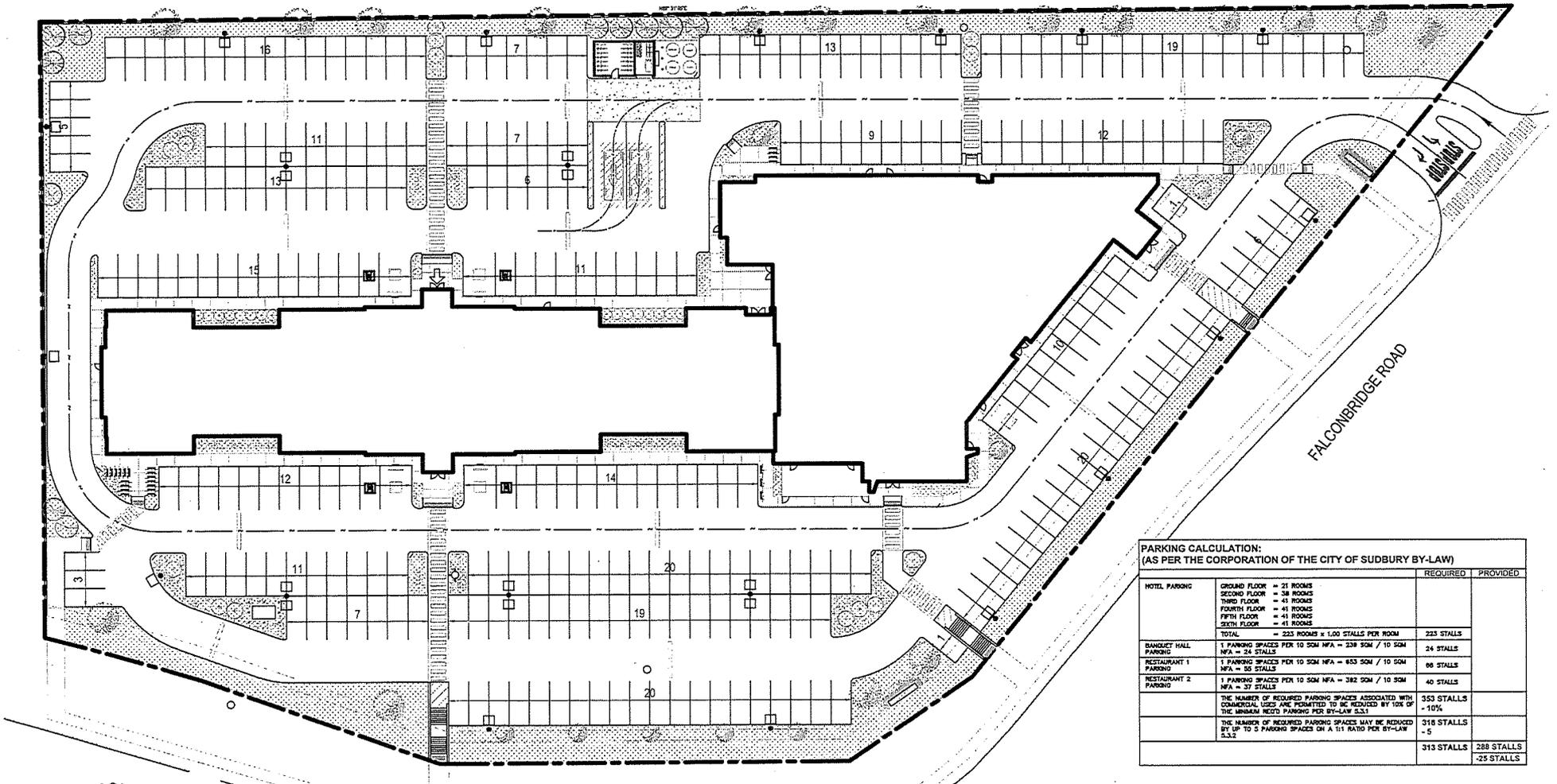
PA/12/2022  
Sketch 4



June 9th, 2022

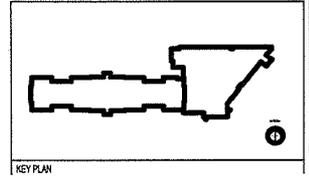
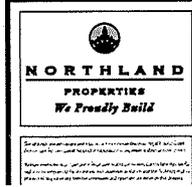
<p><b>NORTHLAND</b> PROPERTIES <i>We Presidly Build</i></p>	<p>NORTH</p>	<p>KEY PLAN</p>	<p>Pacific Coast Architecture Inc. 211-2287 Redden Way Aurora, ON Canada, M4A 3M3</p>		<p>PROPOSED SANDMAN SIGNATURE HOTEL 225 FALCONBRIDGE ROAD SUDBURY ONTARIO</p>
			<p>MINOR VARIANCE #4 - PARKING SETBACK ALONG FALCONBRIDGE ROAD</p>		<p>Scale 1:250 Date April 29th, 2022 Drawn J.Made Checked P.Kwasnicky</p>
<p>7 EROD FOR MINOR VARIANCE 4.29.2022</p>		<p>1 EROD FOR THE PLAN APPROVAL 2.15.2022</p>		<p>MV-4.0</p>	
<p>No. Revisions</p>		<p>Date modified</p>		<p>R</p>	

April 12 / 2022  
 sketch 5



**PARKING CALCULATION:**  
 (AS PER THE CORPORATION OF THE CITY OF SUDBURY BY-LAW)

		REQUIRED	PROVIDED
HOTEL PARKING	GROUND FLOOR = 21 ROOMS SECOND FLOOR = 38 ROOMS THIRD FLOOR = 41 ROOMS FOURTH FLOOR = 41 ROOMS FIFTH FLOOR = 41 ROOMS SIXTH FLOOR = 41 ROOMS TOTAL = 223 ROOMS x 1.00 STALLS PER ROOM	223 STALLS	
BANQUET HALL PARKING	1 PARKING SPACES PER 10 SQM NFA = 238 SQM / 10 SQM NFA = 24 STALLS	24 STALLS	
RESTAURANT 1 PARKING	1 PARKING SPACES PER 10 SQM NFA = 833 SQM / 10 SQM NFA = 83 STALLS	86 STALLS	
RESTAURANT 2 PARKING	1 PARKING SPACES PER 10 SQM NFA = 382 SQM / 10 SQM NFA = 37 STALLS	40 STALLS	
	THE NUMBER OF REQUIRED PARKING SPACES ASSOCIATED WITH COMMERCIAL USES ARE PERMITTED TO BE REDUCED BY 10% OF THE MINIMUM REQUIRED PARKING PER BY-LAW 5.3.1	353 STALLS	-10%
	THE NUMBER OF REQUIRED PARKING SPACES MAY BE REDUCED BY UP TO 3 PARKING SPACES ON A 1:1 RATIO PER BY-LAW 5.3.2	318 STALLS	-5
		313 STALLS	288 STALLS -25 STALLS



#	ISSUED FOR VARIANCE	4.29.2022
1	ISSUED FOR SITE PLAN APPROVAL	2.15.2022
No.	Revised/Issue	Date

Pacific Coast  
 Architecture Inc.  
 30-3225 Pruden Way  
 Sarnia, ON  
 N6A 1A9

PROPOSED SANDMAN SIGNATURE HOTEL  
 225 FALCONBRIDGE ROAD  
 SUDBURY ONTARIO

MINOR VARIANCE #4  
 MINIMUM PARKING SPACE REQUIREMENT

Scale: 1:500  
 Date: April 29th, 2022  
 Drawn: J.Mills  
 Checked: P.Joseph

**MV-5.0**

**A Parking Study and the Development Site Access Evaluation Technical Report (Revised)**

**For**

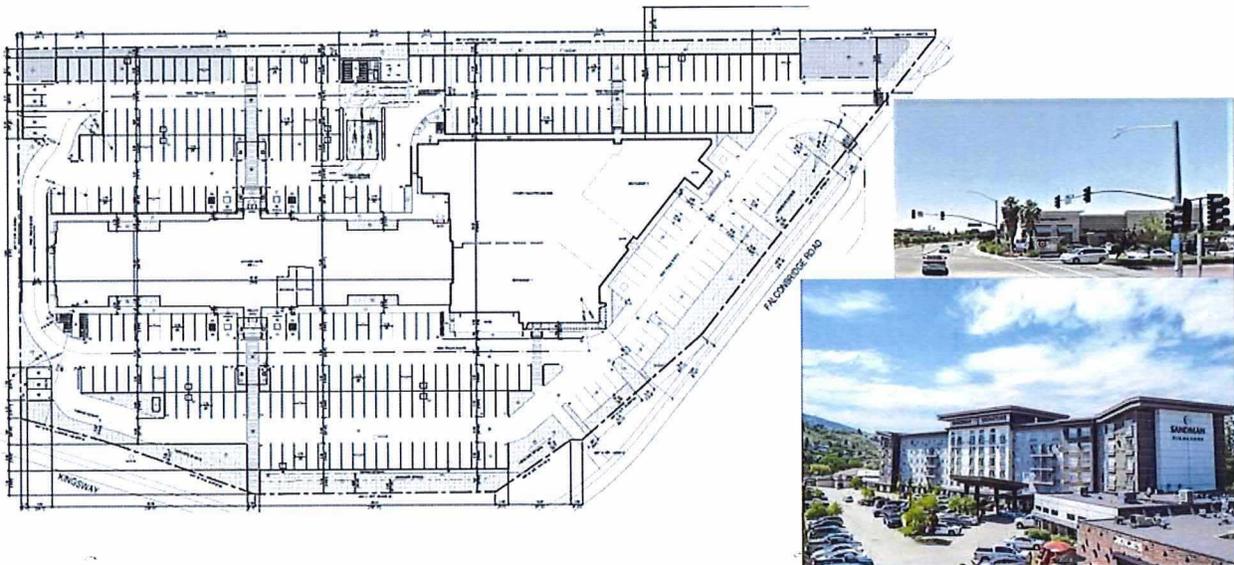
**THE PROPOSED SANDMAN SIGNATURE HOTEL KINGSWAY AND FALCONBRIDGE ROAD**

**Sudbury, Ontario**

Prepared for:

Northland Properties  
310 – 1755 W Broadway  
Vancouver, BC V6J 4S5

June 9, 2022



4170 Still Creek Drive, Suite 200  
Burnaby, BC V5C 6C6  
[REDACTED]



840 6 Avenue SW, Suite 300  
Calgary, Alberta, T2P 3E5  
[REDACTED]  
[REDACTED]

*ADH/2022*



## CORPORATE AUTHORIZATION

This document entitled ***A Parking Study and the Development Site Access Evaluation Technical Report (Revised) for the Proposed Sandman Signature Hotel, Sudbury, Ontario*** was prepared by LSL Engineering Consultants Inc. (the Consultant) for the benefit of Northland Properties, Vancouver, British Columbia. The information and data contained herein in the report reflect the Consultant's best professional judgement in light of the information available to the Consultant at the time of the study and the preparation of the report. Except as required by law, this report and the information and the data contained hereafter are to be treated as confidential and may be used and relied upon only by the client, its officers and employees. Any use which a third party makes of this report and the accompanying materials, or any reliance on or decisions based on them, are the sole responsibilities of such third party.

LSL Engineering Consultants Inc.  
Professional Engineers Ontario  
Certificate of Authorization No.

100540473

---



LIBO STEVEN LIU, P.ENG., P.E., T.E.

---

Responsible Engineer

4170 Still Creek Drive, Suite 200, Burnaby, British Columbia V5C 6C6  
840 6 Avenue SW, Suite 300, Calgary, Alberta T2P 3E5



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## 1.0 EXECUTIVE SUMMARY

### 1.1 Synopsis of the Revised Study and the Report Updates

LSL Engineering Consultants Inc. (the Consultant) was retained by Northland Properties to undertake a Parking Study, a Traffic Signal Warrant Analysis and the Site Access Conceptual Design services for the proposed Sandman Signature Hotel Development in Sudbury, Ontario. The initial study was completed in November 2021 with the subsequent delivery of a report entitled ***A Parking Study and the Development Site Access Evaluation Technical Report (Draft)*** for the proposed Signature Hotel dated November 10, 2021.

Following the initial report submission, the development site plans have undergone further revisions including incorporating the site access design changes (as result of the City of Greater Sudbury's January 2022 review) and the subsequent on-site parking revisions among the others. Due to the proximity of the stie access to the existing traffic signal located at Falconbridge Road and Kingsway intersection to the south, the City of Greater Sudbury expressed its concern in January 2022 regarding the proposed signalization improvements for the development site access on Falconbridge Road. In addition, two (2) report addendums had been issued in December 2021 and February 2022 following the initial report completion in November 2021 to supplement the original study in addressing the development site access design and the signalization issues pursuant to the communications between Northland Properties and the City of Greater Sudbury.

The primary purposes of this revised ***A Parking Study and the Development Site Access Evaluation Technical Report*** are to (not inclusive):

1. To update the initial report to reflect the latest development site plan changes including but not limited to the proposed on-site parking and development site access revisions since the issuance of the original study report in November 2021.
2. To incorporate and consolidate the report ADDENDUM 1 and ADDENDUM 2 dated December 6, 2021 and February 14, 2022 respectively into this revised report.
3. To update the report contents in its entirety and as appropriately to reflect the revisions and incorporation of items 1 and 2 above for the resubmission to the City of Greater Sudbury for the proposed Sandman Signature Hotel Development.

4. To emphasize Northland Properties' position regarding the signalization of the development site access on Falconbridge Road in relation to the overall Sandman Signature Hotel Development. While Northland Properties recognizes that a signalized development site access would be most beneficial for the hotel development in terms of traffic operations, safety and the patrons' accesses to and from the property, the company also acknowledges that a non-signalized intersection might also work as well for the proposed hotel development and is hence prepared to proceed with the non-signalized option, if that would be the case.

## 1.2 Location and the Proposed Development

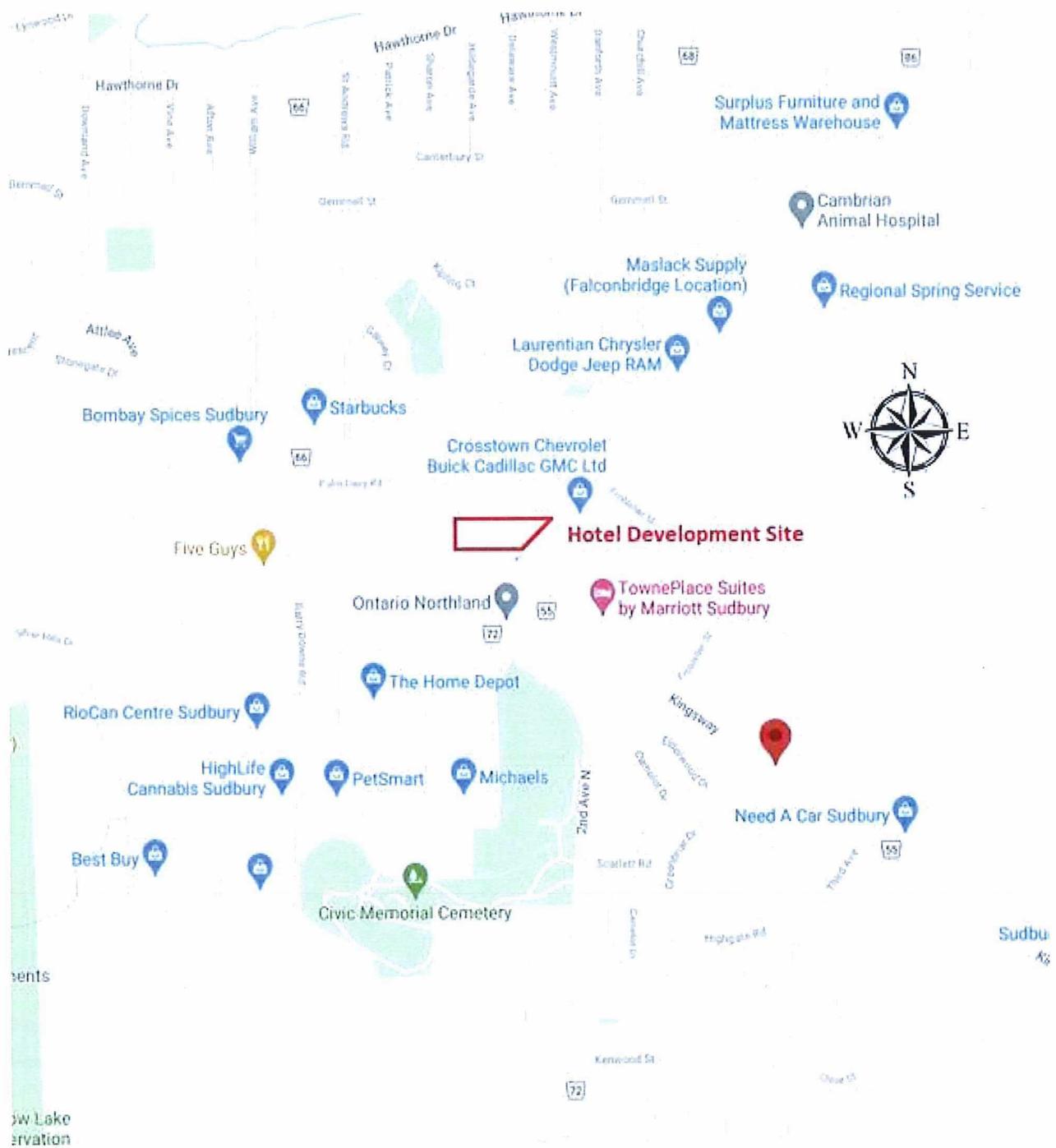
The hotel development site is located at the northwest quadrant of the signalized intersection of Kingsway and Falconbridge Road (Municipal Road 86). The site has an existing building on-site that will be demolished for the proposed new hotel development.

**Figure 1** is the vicinity map showing the general location of the proposed Sandman Signature Hotel Kingsway and Falconbridge Development. **Figure 2** represents the aerial view of the development site, the existing site access on Falconbridge Road, the development vicinities including the adjacent roadways, the existing driveway on the east side of Falconbridge Road across from the hotel development as well as the signalized intersection of Kingsway and Falconbridge Road to the south.

## 1.3 Project Understanding

The following key project understandings have resulted after completing further detailed technical review of the requested services by the Consultant, including the **Pre-Consultation Memo of Understanding** dated April 20, 2020, the subsequent review comments provided in January 2022 by the City of Greater Sudbury with respect to the proposed development site access and the signalization improvements for the proposed access on Falconbridge Road, the latest project site plans provided as well as the Consultant's extensive project review and coordinate with Northland Properties recently.

- (i) Northland Properties intends to submit a variance application to the City of Greater Sudbury to support the parking reduction for the proposed Sandman Signature Hotel Development.
- (ii) Given the elimination of the second development site access on Kingsway per the City of Greater Sudbury's **Memo of Understanding** comment #10, Northland Properties would like to



**Figure 1. Development Vicinity Map**



**Figure 2. Aerial Map of the Development Vicinities**

have a full access driveway on Falconbridge Road to accommodate all inbound and outbound traffic movements without having turning restriction.

(iii) Traffic signal warrant analysis was initially completed to evaluate the signalization improvement needs for the single development site access, which is essential for the proposed hotel development that was originally supported by the City of Greater Sudbury.

iv) On January 28, 2022, the City of Greater Sudbury indicated (Jonathan Clark, P.Eng., Subdivision/Site Plan Control Engineer, Growth and Development Department) that the City has no objection to the increased access width. Site access redesign was subsequently completed incorporating a 2.0m center median with the increased width of 13.8m that would allow better vehicular and traffic circulations. Further vehicle path analyses/ turning templates were completed to support the design revisions as per the new site access geometrics and lane configurations accompanying this revised technical report.

#### 1.4 Scope of Work Summary

1. Updating the Parking Study as per the latest site plan revisions – Item 15 of the ***Pre-Consultation Memo of Understanding*** dated April 20, 2020 issued by the City of Greater Sudbury indicates that a parking study is required for any intended reduction in parking. A full scope of Parking Study is completed and contained in this report to establish rationale to support the variance for the intended parking reduction for the proposed Sandman Signature Hotel Development.
2. Incorporating the required scope of works identified to support the site access and initial traffic signal warrant evaluation as outlined under items 3, 4, 5 and 6 thereafter.
3. “Extrapolating” the required site access traffic counts for the signal warrant analysis from the peak hour intersection turning movement traffic counts at the signalized intersection of Kingsway and Falconbridge Road (Municipal Road 86) as provided by the City of Greater Sudbury. COVID-19 volume adjustments will also be completed to account for the “normal” traffic conditions due to the on-going pandemic impacts.
4. Weekday AM and PM peak hour trip generation analysis for the proposed Sandman Signature Hotel and the existing Crosstown Chevrolet Buick Cadillac GMC Dealership across the hotel development site based on the 10th version of ***Trip Generation*** manual published by *Institute of Transportation Engineers*.

5. Trip distribution in light of the regional distribution of the project trips to and from the proposed hotel site and the Crosstown Chevrolet Buick Cadillac GMC Dealership.
6. Traffic assignment of the project trips at the development site access and the existing Crosstown Chevrolet Buick Cadillac GMC Dealership driveway.
7. A Traffic Signal Warrant Analysis for the development site access on Falconbridge Road and the existing Crosstown Chevrolet Buick Cadillac GMC Ltd. driveway to the east per the **Ontario Traffic Manual Book 12 Signal Warrant Analysis** methodologies.
8. Conceptual design of the development site access and the associated intersection improvements on Falconbridge Road including geometrics, potential signalization improvements, roadway channelization and pavement markings, as well as the accompanying AutoTURN vehicle turning path evaluations. The conceptual design, however, is not intended for actual construction work.
9. Completing **A Parking Study and the Development Site Access Evaluation** report revisions and updating by incorporating the new items since the completion of the initial November 2021 study report for the resubmission to the City of Greater Sudbury, as per the subsequent review comments provided in January 2022 by the City of Greater Sudbury regarding the proposed development site access and the signalization improvements on Falconbridge Road, the latest project site plan updates, as well as the Consultant's recent project review and coordinate with Northland Properties.

## 2.0 PARKING STUDY

The proposed Sandman Signature Hotel with Restaurant and Banquet Hall Development consists of a six-floor building that contains 223 hotel rooms, a 239 m<sup>2</sup> banquet hall and two (2) restaurants with a total of 1045 m<sup>2</sup> space per the last project site plan. The project proposes 288 parking stalls on-site as part of the overall development. **Figure 3** is the latest project site plan illustrating the proposed development, while **Appendix A** contains a larger scale project site plan with more detailed development specifics.

The parking study, as presented in this section, is to support the parking variance/relaxation from the **City of Greater Sudbury Zoning By-Law 2010-100Z** (last updated October 13, 2021) for the proposed hotel development.

The parking demand and supply study of the Sandman Signature Hotel Kingsway and Falconbridge Development is presented in the following order:

- The City of Greater Sudbury's By-Law Parking Standards Review
- Parking Demand Calculations per the By-Law Standards
- Review of the Parking Studies and Surveys from the Proxy Hotel Sites, and
- Parking Demand and Supply Evaluations for the Current Development

### 2.1 The City of Greater Sudbury's Current Parking Standard Review

Section 5.3, *Part 5 Parking and Loading Provisions* of the **Zoning By-Law 2010-100Z** specifies that the number of parking spaces required for non-residential uses shall be calculated in accordance with the standards set out in **Table 5.4** of the Zoning By-Law. The minimum parking space for Hotel Land Use as defined in **Table 5.4** is 1 stall/guest room plus 1 stall per 10m<sup>2</sup> of net floor area of any restaurant, dining room, lounge, tavern, banquet hall, meeting room, retail store or any other area used to accommodate the public.

**Subsection 5.3.1** of the Zoning By-Law states that where a commercial use is permitted and the lot is directly abutting GOVA Routes, the number of required parking spaces associated with commercial uses are permitted to be reduced by 10% of the minimum required parking spaces.

**Subsection 5.3.2** of the Zoning By-Law further states that for a commercial use, where bicycle parking is provided in addition to the minimum bicycle parking requirements set out in Table 5.10, the number of required parking spaces may be reduced by up to 5 parking spaces on a 1:1 ratio, not to exceed a maximum of 20% of the minimum required parking spaces.



Note that provisions contained in **Subsection 5.3.1** and **Subsection 5.3.2** may be used in combination to determine the parking requirements for a Non-Residential development.

## 2.2 Parking Demand per the By-Law Standards VS. the Parking Supply

The proposed Sandman Signature Hotel consists of 223 hotel rooms, one (1) banquet hall of 239 m<sup>2</sup> and two (2) restaurants with a total of 1045 m<sup>2</sup>. Per **Table 5.4** of the **Zoning By-Law 2010-100Z**, a total of 223 + 24 + 106 = 353 parking stalls are required for the hotel development. By further applying the parking reductions as per the provisions contained in **Subsection 5.3.1** and **Subsection 5.3.2**, the following final parking requirements are subsequently determined:

353 Stalls (By-Law Table 5.4)

- 35 Stalls (Provisions, Subsection 5.3.1)
- 5 Stalls (Provisions, Subsection 5.3.2)

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**313 TOTAL PARKING STALLS REQUIRED**

The total number of proposed parking stalls are 288 for the Sandman Signature Hotel Kingsway and Falconbridge Development, which falls short of the 313 parking stalls requirement by 25 stalls per the current Zoning By-Law 2010-100Z standards. Subsequently, a parking variance is required to support the discrepancy/relaxation from the By-Law 2010-100Z for the proposed hotel development, which is the subject matter contained in **Section 7.3** thereafter.

## 2.3 Review of the Parking Study and Surveys of the Proxy Hotel Sites

A similar hotel development project, i.e., Sandman Hotel + Moxie's and Conference Center development was approved in 2018 in the City of Markham, Ontario. The proposed hotel contained 230 guest rooms with a total building floor area of 122,412 ft<sup>2</sup>. The development proposed 264 parking stalls on-site that fell short of 51 parking stalls as required in accordance with the City of Markham By-law standards for the development.

LSL Engineering Consultants Inc. (the Consultant formally known as EASL Transportation Consultants, Inc.) completed the Transportation Impact Study for the Markham Sandman hotel development. The Consultant was instructed by the City of Markham to establish suitable parking supply and demand ratios to justify the parking variance for the development. A full-scale parking study including the parking field surveys at three (3) proxy hotel sites similar in characteristics in the Greater Toronto Areas was subsequently completed.

The study was able to establish actual parking demands based on the extensive field surveys at the proxy hotel sites, which arrived at lower parking demand ratio (per hotel room) in comparison with the established parking rates per the City of Markham's by-law standards. The study satisfactorily addressed the parking supply shortage issue and effectively supported the variance from the City's current By-Law requirements for the proposed hotel development.

LSL Engineering Consultants Inc. holds that the parking ratios established based on the parking surveys of the proxy sites is a good indicator of real correlation between the parking demand and the supply at the similar hotel sites. As such, the Consultant believes that a review of the Markham Sandman Hotel Parking study is appropriate in addressing the parking variance issue for the current Sandman Signature Hotel Kingsway and Falconbridge Development. A review of the Markham Parking Study is presented below.

### **2.3.1 The Proxy Hotels Selected for the Parking Surveys**

The proxy hotel sites of the Markham Sandman Hotel Parking Study were selected through close coordination with the City of Markham Engineering Department to ensure that they are similar in the number of rooms, assembly halls and restaurant areas that were within the general areas of the proposed Sandman Hotel Markham development.

The following three hotels were chosen for the parking surveys that are located in Markham, Ontario within the close proximity of the proposed Sandman Hotel site as:

1. Edward Hotel Markham, 50 East Valhalla Drive
2. Courtyard by Marriott Toronto, 65 Minthorn Boulevard
3. Courtyard by Marriott Northeast/Markham, 7095 Woodbine Avenue

A brief description of each of these proxy hotels are presented below:

#### **Edward Hotel Markham, 50 East Valhalla Drive**

Number of Rooms: 210 Rooms

Total Assembly Area = 460 Sq. m.

Total Restaurant Seating Capacity = 85 People

Total Regular Parking Stalls Provided = 312 stalls

Total Handicapped Parking Stalls Provided = 5

#### **Courtyard by Marriott Toronto Markham, 65 Minthorn Boulevard**

Number of Rooms: 209 Rooms

Total Assembly Area = 558 Sq. m.

Total Restaurant Seating Capacity = 150 People  
Total Regular Parking Stalls Provided = 102 stalls  
Total Handicapped Parking Stalls Provided = 5

### **Courtyard by Marriott Northeast/Markham, 7095 Woodbine Avenue**

Number of Rooms: 299 Rooms  
Total Assembly Area = 1,208 Sq. m.  
Total Restaurant Seating Capacity = 60 People  
Total Regular Parking Stalls Provided = 453 stalls (73 surface and 380 Underground)  
Total Handicapped Parking Stalls Provided = 9 (5 surface and 4 Underground)

A review of the above three proxy hotels indicates that they have the similar site characteristics as the Markham Sandman Hotel. As such, when the actual parking survey statistics of the three proxy hotels are averaged, the data would reflect reasonably well the anticipated parking demands for the proposed Sandman Hotel Markham Development.

### **2.3.2 Parking Surveys**

The parking surveys and assessments were conducted and completed as follows:

- The numbers of the occupied parking stalls were counted once every 30 minutes at each of the three existing hotel sites during the peak parking period as follows:
  - Friday from 9:30 AM to 12:00 AM (Midnight).
  - Saturday from 3:30 PM to 12:00 AM (Midnight)
- Summarizing/tabulating the survey data to determine the peak hours of parking demand at each of the surveyed hotel sites.
- Determining the highest parking demands at each of the hotel sites as well as the highest averaged parking demand ratios per the hotel room based on the surveys.
- Completing the detailed parking analyses by comparing the parking demand data obtained from the surveys with those of the City of Markham By-law requirements.
- Justifying the parking reduction and relaxation for the proposed Sandman Hotel development.

### 2.3.3 Parking Survey Result Assessments

The parking surveys at the three proxy hotel sites were completed on Friday May 11, 2018 and Saturday May 12, 2018. The Friday, May 11, 2018 parking survey results were summarized and presented in **Table 1**.

The Friday parking surveys started at 9:30 AM and ended at 12:00 AM (Midnight). The occupied parking stalls were counted every 30-minute period and were also sorted based on the regular parking stalls and handicapped parking stalls. The parking demand rates per hotel room were then calculated for each of the three hotels surveyed per the total parking supplies on site at each of the hotels. In addition, the half-hour, three-hotel averaged parking demand ratios per room were also calculated and included in the last column of the table.

A review of **Table 1** indicates that the highest Friday parking demand occurred at the Courtyard by Marriott located at 7095 Woodbine Ave. with 149 parked vehicles and a parking demand per room ratio of 0.50. This highest demand was observed between 9:30 PM and 10:00 PM. The second highest demand occurred at the Courtyard by Marriott located at 65 Minthorn Blvd. with 97 parked vehicles and a parking demand per room ratio of 0.46, which was observed between 11:30 PM and 12:00 AM. The third highest demand occurred at the Edward Hotel Markham located at 50 East Valhalla Drive with 78 parked vehicles and a parking demand per room ratio of 0.37 observed between 9:30 AM and 10:00 AM.

The Saturday, May 12, 2018 parking surveys at the three study hotels were summarized and presented in **Table 2**. The Saturday parking survey started at 3:30 PM and ended at 12:00 AM (Midnight). The Saturday parking data was calculated and presented in a same fashion as those of the Friday data.

A review of **Table 2** indicates that the highest Saturday parking demand occurred at the Courtyard by Marriott located at 7095 Woodbine Ave. with 166 parked vehicles. This highest demand was observed between 5:00 PM and 5:30 PM with ultimately a highest parking demand per room ratio of 0.56 obtained from the entire parking survey. The 0.56 demand per room ratio is approximately 34% lower than the City of Markham's By-law parking rate of 0.85 parking spaces per room. The highest Saturday parking demands at the other two surveyed hotel sites were lower than their respective data observed on Friday.

**Figures 4, 5 and 6** provide additional graphical presentations of the observed parked vehicles on Friday and Saturday during the data collection periods further illustrating how the parking demands change between the morning and the evening hours. The graphs also provide good

**Table 1: Parking Survey Summary for Friday May 11, 2018 Collected Data**

Stalls Available Time End	Edward Hotel Markham, 50 East Valhalla Drive (210 Rooms)				Courtyard-Marriott, 65 Minthorn Boulevard (209 Rooms)				Courtyard-Marriott, 7095 Woodbine Avenue (299 Rooms)				Three Hotel Average	
	312	5	317	Parking Demand	102	5	107	Parking Demand	453	9	462	Parking Demand	Half Hourly Demand	Demand Rate Per Room
	Regular Parked	Handicapped Parked	Total	Rate Per Room	Regular Parked	Handicapped Parked	Total	Rate Per Room	Regular Parked	Handicapped Parked	Total	Rate Per Room		
9:30	-	-	-		-	-	-		-	-	-			
10:00	78	0	78	0.37	55	2	57	0.27	120	5	125	0.42	87	0.36
10:30	75	0	75	0.36	51	1	52	0.25	118	4	122	0.41	83	0.35
11:00	67	0	67	0.32	43	2	45	0.22	116	4	120	0.40	77	0.32
11:30	68	0	68	0.32	39	2	41	0.20	116	4	120	0.40	76	0.32
12:00	66	0	66	0.31	40	2	42	0.20	116	4	120	0.40	76	0.32
12:30	63	0	63	0.30	37	1	38	0.18	122	2	124	0.41	75	0.31
13:00	62	0	62	0.30	39	1	40	0.19	128	3	131	0.44	78	0.33
13:30	60	0	60	0.29	39	1	40	0.19	131	2	133	0.44	78	0.33
14:00	48	0	48	0.23	41	1	42	0.20	130	2	132	0.44	74	0.31
14:30	53	0	53	0.25	43	1	44	0.21	121	2	123	0.41	73	0.31
15:00	51	0	51	0.24	45	2	47	0.22	115	3	118	0.39	72	0.30
15:30	54	0	54	0.26	46	2	48	0.23	119	3	122	0.41	75	0.31
16:00	50	0	50	0.24	48	1	49	0.23	110	3	113	0.38	71	0.30
16:30	47	0	47	0.22	43	1	44	0.21	107	3	110	0.37	67	0.28
17:00	48	0	48	0.23	45	2	47	0.22	107	3	110	0.37	68	0.28
17:30	44	0	44	0.21	48	2	50	0.24	104	2	106	0.35	67	0.28
18:00	39	0	39	0.19	50	0	50	0.24	120	3	123	0.41	71	0.30
18:30	43	0	43	0.20	53	0	53	0.25	126	3	129	0.43	75	0.31
19:00	40	0	40	0.19	59	2	61	0.29	126	3	129	0.43	77	0.32
19:30	45	0	45	0.21	56	2	58	0.28	124	3	127	0.42	77	0.32
20:00	41	0	41	0.20	53	0	53	0.25	126	3	129	0.43	74	0.31
20:30	46	0	46	0.22	61	1	62	0.30	118	3	121	0.40	76	0.32
21:00	47	0	47	0.22	68	2	70	0.33	129	3	132	0.44	83	0.35
21:30	51	0	51	0.24	71	2	73	0.35	132	4	136	0.45	87	0.36
22:00	56	0	56	0.27	74	3	77	0.37	144	5	149	0.50	94	0.39
22:30	60	0	60	0.29	79	3	82	0.39	117	6	123	0.41	88	0.37
23:00	61	0	61	0.29	84	4	88	0.42	109	4	113	0.38	87	0.36
23:30	63	0	63	0.30	89	4	93	0.44	120	5	125	0.42	94	0.39
24:00	65	0	65	0.31	93	4	97	0.46	112	2	114	0.38	92	0.38

**Table 2: Parking Survey Summary for Saturday May 12, 2018 Collected Data**

Time End	Edward Hotel Markham, 50 East Valhalla Drive (210 Rooms)				Courtyard-Marriott, 65 Minthorn Boulevard (209 Rooms)				Courtyard-Marriott, 7095 Woodbine Avenue (299 Rooms)				Three Hotel Average	
	312	5	317	Parking Demand	102	5	107	Parking Demand	453	9	462	Parking Demand	Half Hourly Demand	Demand Rate Per Room
	Regular Parked	Handicapped Parked	Total	Rate Per Room	Regular Parked	Handicapped Parked	Total	Rate Per Room	Regular Parked	Handicapped Parked	Total	Rate Per Room		
15:30	-	-	-		-	-	-		-	-	-			
16:00	45	0	45	0.21	46	2	48	0.23	144	2	146	0.49	80	0.33
16:30	47	0	47	0.22	43	2	45	0.22	144	2	146	0.49	79	0.33
17:00	49	0	49	0.23	52	2	54	0.26	142	2	144	0.48	82	0.34
17:30	44	0	44	0.21	51	2	53	0.25	163	3	166	0.56	88	0.37
18:00	42	0	42	0.20	49	2	51	0.24	144	3	147	0.49	80	0.33
18:30	45	0	45	0.21	48	2	50	0.24	154	1	155	0.52	83	0.35
19:00	37	0	37	0.18	49	2	51	0.24	143	2	145	0.48	78	0.33
19:30	33	0	33	0.16	50	2	52	0.25	140	3	143	0.48	76	0.32
20:00	32	0	32	0.15	48	2	50	0.24	133	3	136	0.45	73	0.31
20:30	36	0	36	0.17	46	0	46	0.22	129	5	134	0.45	72	0.30
21:00	35	0	35	0.17	47	1	48	0.23	141	4	145	0.48	76	0.32
21:30	40	0	40	0.19	56	1	57	0.27	142	4	146	0.49	81	0.34
22:00	44	0	44	0.21	60	0	60	0.29	145	2	147	0.49	84	0.35
22:30	48	0	48	0.23	77	1	78	0.37	129	2	131	0.44	86	0.36
23:00	56	0	56	0.27	79	2	81	0.39	122	1	123	0.41	87	0.36
23:30	59	0	59	0.28	83	2	85	0.41	121	1	122	0.41	89	0.37
24:00	63	0	63	0.30	89	2	91	0.44	124	1	125	0.42	93	0.39

comparisons between the Friday and Saturday parking demands.

**Table 3** presents a summary of the highest observed numbers of the parked vehicles and the corresponding parking demands per hotel room ratios for the three proxy hotels individually and as a whole (i.e., averaged numbers based on all three surveyed hotel sites). A review of **Table 14** indicates that the highest calculated parking demand ratio was **0.56 parking stalls per hotel room** that occurred at Courtyard by Marriott Northeast/Markham Hotel located at 7095 Woodbine Avenue.

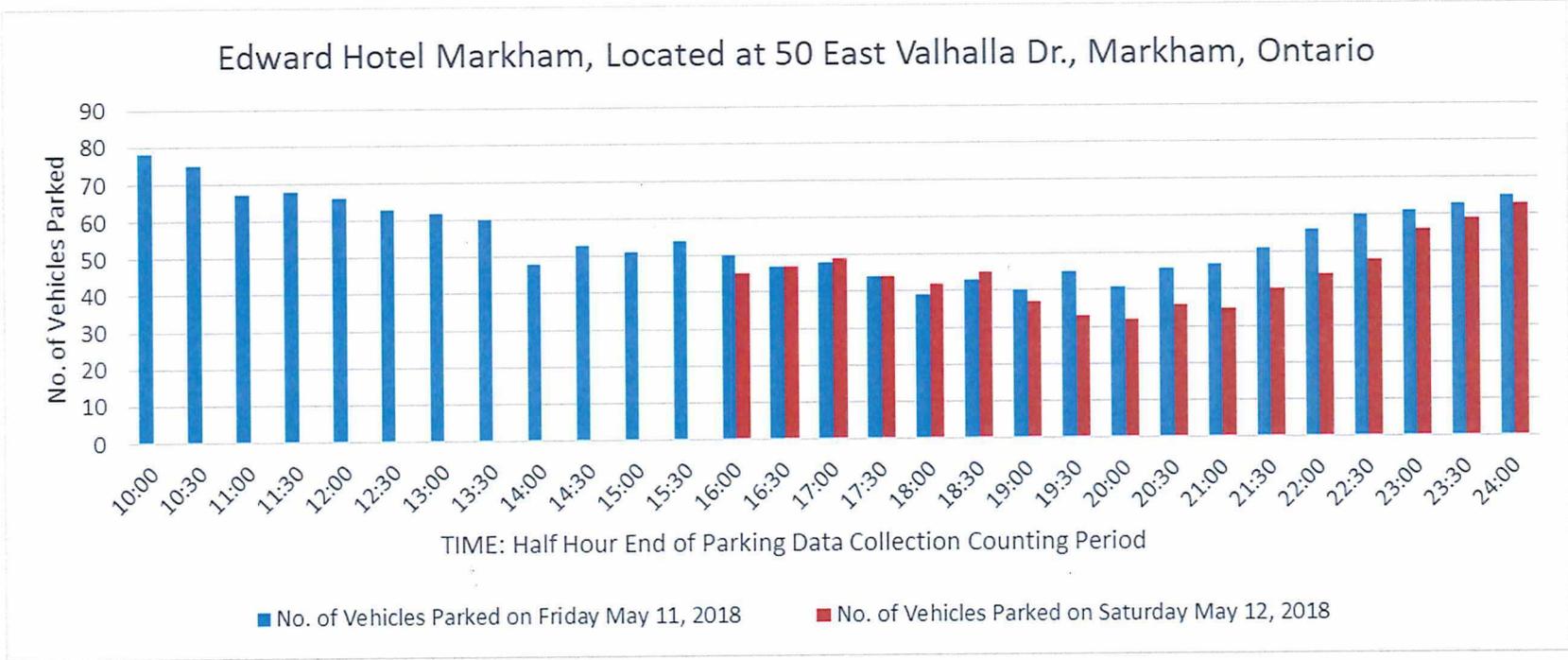
**Table 3. Summary of the Survey with the Highest Observed Parking Demands**

		Edward Hotel Markham, 50 East Valhalla Dr	Courtyard by Marriott, 65 Minthorn Blvd.	Courtyard by Marriott Northeast /Markham, 7095 Woodbine Ave.	Three Hotels Averages
FRIDAY	No. of Parked Vehicles	78	97	149	94
	Demand Per Hotel Room	0.37	0.46	0.50	0.39
SATURDAY	No. of Parked Vehicles	63	91	166	93
	Demand Per Hotel Room	0.30	0.44	<b>0.56</b>	0.39

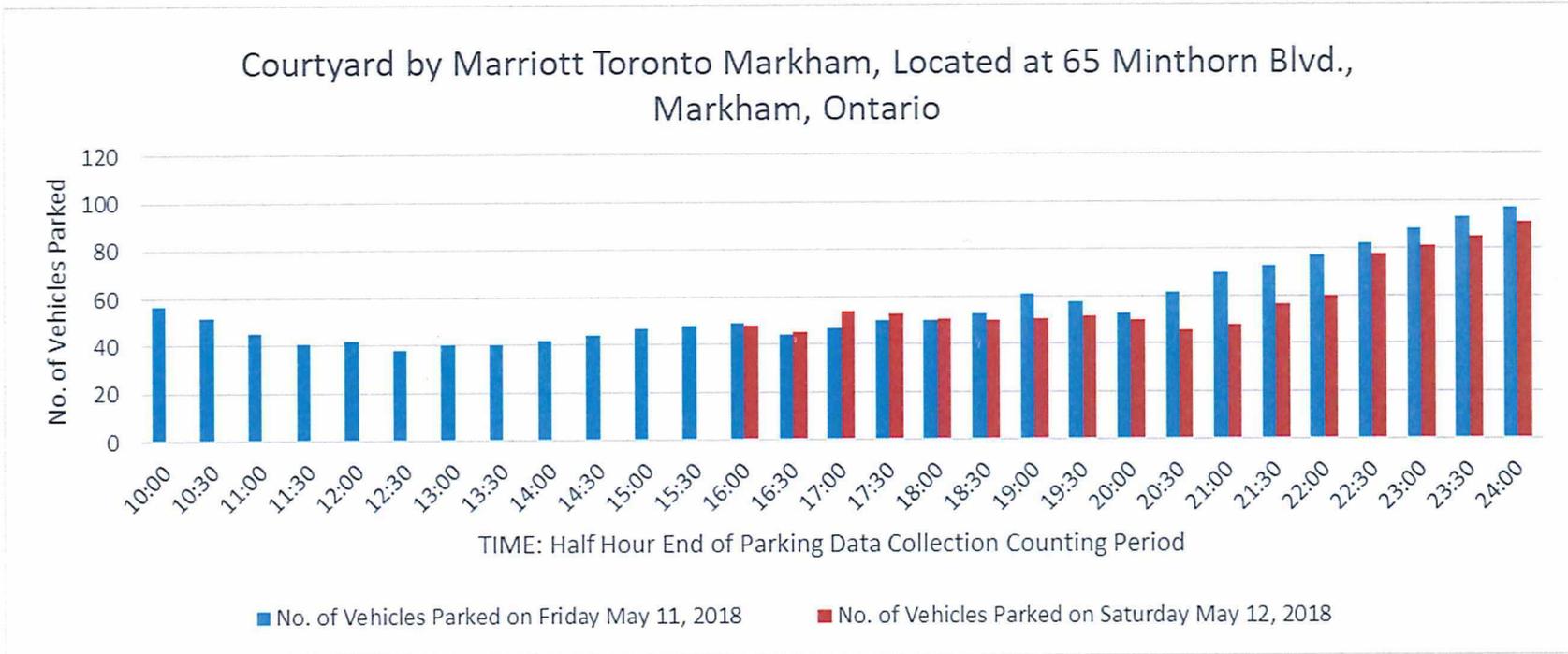
#### 2.4 Parking Evaluations per the Rates Obtained from the Proxy Hotel Sites

**Table 4**, page 18, presents the recalculated parking supply/demand statistics of the proposed Sandman Signature Hotel Sudbury development based on the highest parking ratio obtained from the Sandman Hotel Markham Parking Study. No changes, however, were made to the banquet hall and two restaurants parking requirements as per the **Zoning By-Law 2010-100Z**.

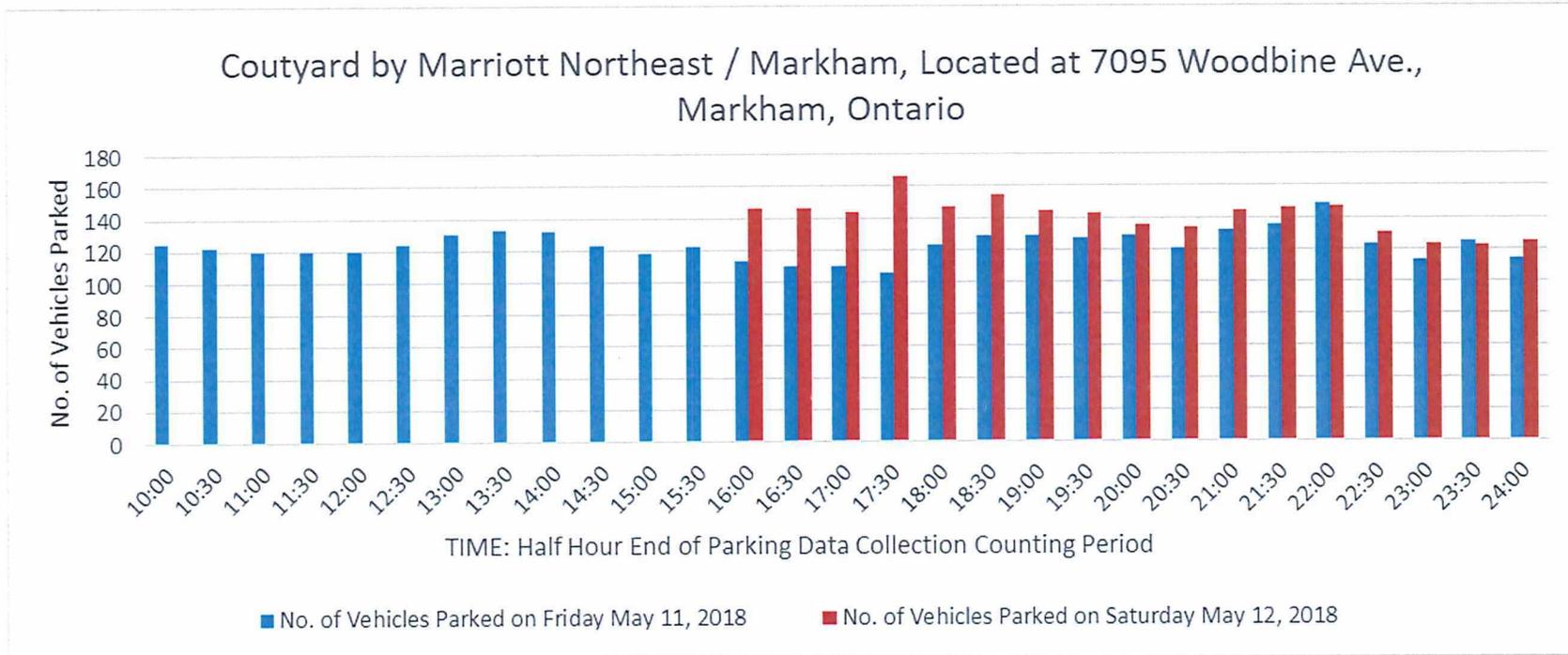
The assessment based on the parking survey data obtained from the proxy hotel surveys indicates that the Sandman Signature Hotel Sudbury Development would be able to achieve a surplus of **65 parking stalls** in light of the 288 stalls provided under the latest project site plan.



**Figure 4: Friday and Saturday Parking Demands at Edward Hotel – 50 E. Valhalla Drive**



**Figure 5: Friday and Saturday Parking Demands at Courtyard by Marriott – 65 Minthorn Blvd.**



**Figure 6: Friday and Saturday Parking Demands at Courtyard by Marriott – 7095 Woodbine Avenue**

**Table 4: Parking Supply/Demand Calculation Per the Markham Parking Study Survey Rate**

Descriptions	Density	Proxy Study Rate /By-Law Rates	Number of Parking Stalls Required (Demand)	Number of Parking Stalls Supplied	Surplus
Hotel Rooms	223 Rooms	223 X 0.56	125	n/a	n/a
Banquet Hall	239.00 m <sup>2</sup>	239/10	24		
2 Restaurants	922.00 m <sup>2</sup>	1045/10	105		
Parking Reduction per Provisions, Subsection 5.3.1			-26	n/a	n/a
Parking Reduction per Provisions, Subsection 5.3.2			-5	n/a	n/a
<b>Total</b>			<b>223</b>	<b>288</b>	<b>+65</b>

### 3.0 DEVELOPMENT TRIP GENERATION AND TRAFFIC FORECASTING

#### 3.1 Project Generated Trips

To estimate the number of vehicle trips expected to be generated by a particular development, trip generation rates are applied based on the proposed land use and intensity. The number of the project trips to be generated by the current hotel development and the Crosstown Chevrolet Buick Cadillac GMC Dealership for traffic signal warrant analyses were estimated based on the rates contained in the latest *Trip Generation, 10<sup>th</sup> Edition* published by the *Institute of Transportation Engineers (ITE), Washington D.C.*

**Table 5** presents the corresponding ITE land use code, the corresponding trip generation rates, the inbound and outbound trip % and the calculated number of the AM, the PM and the Daily trips for the proposed Sandman Signature Hotel Kingsway and Falconbridge Development, as well as the Crosstown Chevrolet Buick Cadillac GMC Dealership for the subsequent traffic signal warrant analyses of the development site access on Falconbridge Road.

#### 3.2 Project Trip Distributions

The directions from which vehicles will approach and depart a site is a function of several variables, including the population and employment distribution within the development's area of influence, the operational characteristics of the road systems, and the ease with which drivers can travel over various sections of the roadway network without encountering congestion. The directional distribution of the project trips for the Sandman Signature Hotel Development and the Crosstown Chevrolet Buick Cadillac GMC Dealership was established based on all the relevant factors above considering also the existing traffic patterns in the development vicinities.

The resulting overall directional distributions of the development trips are as follows:

- 45% of the project trips would travel to the north on Falconbridge Road
- 45% of the project trips would travel from the south on Falconbridge Road
- 55% of the project trips would travel from the north on Falconbridge Road
- 55% of the project trips would travel to the south Falconbridge Road

The development site access trip distributions were determined based on the above directional trip distributions. The resulting final project trip distributions along with the site access trip assignments for both the Sandman Signature Hotel Development and the Crosstown Chevrolet Buick Cadillac GMC auto dealership are illustrated in **Figure 7**.

**Table 5: Trip Generations - Sandman Hotel and Crosstown Chevrolet Buick Cadillac GMC**

Land Use /Proposed Development	ITE Code	Unit/ Density	AM Peak Hour			PM Peak Hour			Daily Trips
			In	Out	Total	In	Out	Total	
<b>Trip Generation Rates</b>									
Hotel	310	Room	59%	41%	0.47	51%	49%	0.60	8.36
Banquet Hall <sup>1</sup>	n/a	n/a	n/a	n/a	n/a	67%	33%	7.8	n/a
Quality Restaurant	931	1000 ft <sup>2</sup>	n/a	n/a	0.73	67%	33%	7.8	83.84
Auto Sales (New)		1000 ft <sup>2</sup>	73%	27%	1.87	40%	60%	2.43	27.84
<b>Site Generated Peak-Hour and Daily Traffic Volumes</b>									
Sandman Hotel	310	223	62	43	105	68	66	134	1,865
Banquet Hall		4.755 KSF <sup>2</sup>	n/a	n/a	n/a	25	12	37	n/a
Quality Restaurants		9.919 KSF <sup>2</sup>	4	3	7	52	25	77	831
Auto Sales (New) <sup>3</sup>		37.7 KSF <sup>2</sup>	52	19	71	118	176	294	1,050
<b>Total Trips</b>			<b>118</b>	<b>65</b>	<b>183</b>	<b>263</b>	<b>279</b>	<b>542</b>	<b>3,746</b>

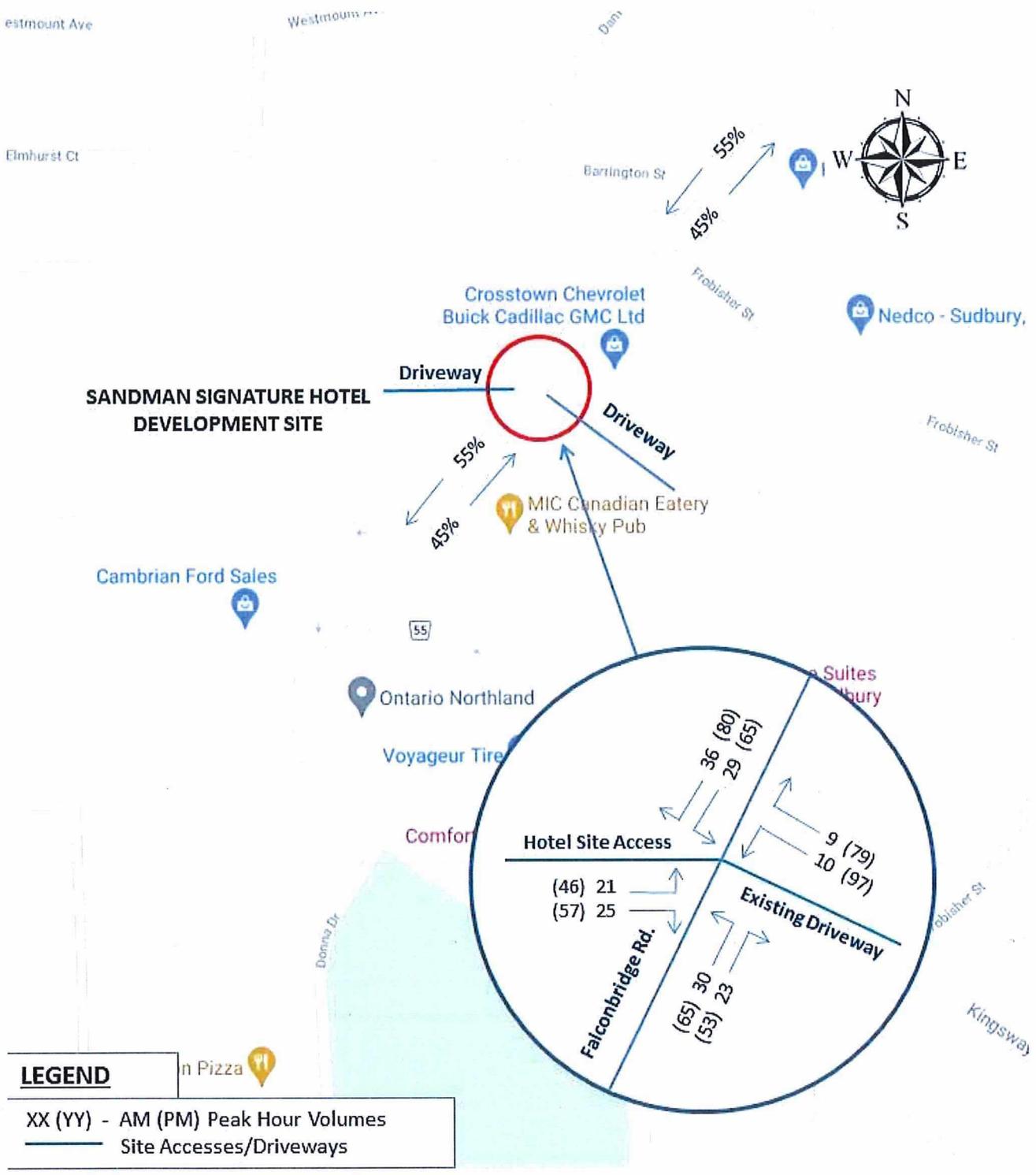
<sup>1</sup> Same rate as Quality Restaurant for the PM only; <sup>2</sup> KSF = 1000 ft<sup>2</sup>

<sup>3</sup> The average size per the *ITE Trip Generation 10<sup>th</sup> Edition* of the Auto Sales (New) is 36,000 ft<sup>2</sup> GFL

### 3.3 Existing Turning Movement Traffic Counts

Due to the close proximate of the signalized intersection of Kingsway and Falconbridge Road, the existing turning movement traffic counts at the signalized intersection provided by the City of Greater Sudbury can be utilized to reliably estimate the northbound and southbound through traffic on Falconbridge Road at the development site access.

The existing eight-hour intersection turning movement traffic counts of the Kingsway and Falconbridge Road intersection were completed by the City of Greater Sudbury Traffic and Transportation Engineering Services on August 23, 2021 and August 24, 2021. The traffic counts were conducted in 15 min. intervals and in three (3) separate time segments as:



- Segment 1 - starting from 3:00 pm to 6:00 pm, August 23, 2021
- Segment 2 - starting from 6:00 am to 9:00 am, August 24, 2021
- Segment 3 - starting from 11:00 am to 1:00 pm, August 24, 2021

The details of the turning movement traffic counts were contained in **Appendix B** of the report.

### 3.4 Existing Traffic Count Adjustments due to COVID-19 Impacts

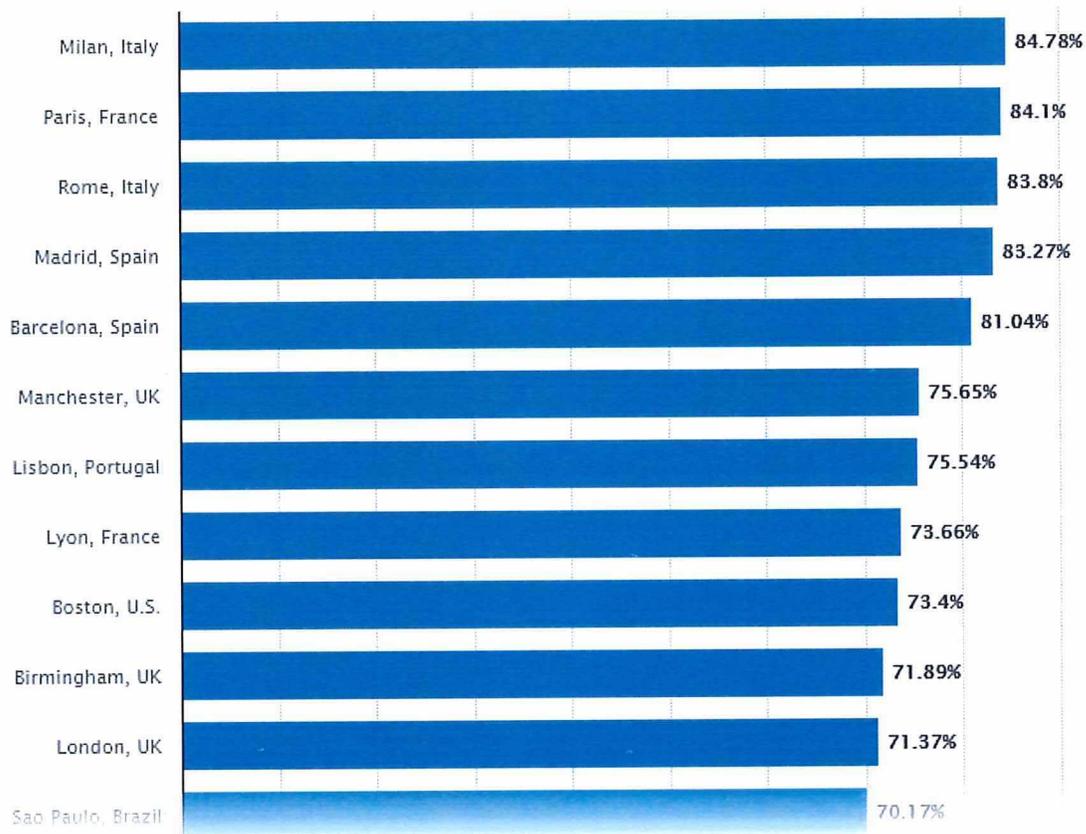
COVID-19 has created unprecedented and enormous impacts globally to the ways of people's daily lives in all aspects including travel behavior. As result of the on-going pandemic, people have been travelling significantly less particularly during the high of the pandemic back to the first and second quarters of 2020. **Figure 8** illustrates the related statistics on traffic reduction in March 2020 for a selected number of cities around the world (Sources: <https://www.statista.com/>).

According to an article published in *The Globe and Mail* on March 24, 2020, Canadian cities and the cities around the world were seeing rush-hour traffic plummeted as people responded to the COVID-19 pandemic. According to the article, in Milan, the biggest city in Northern Italy, the congestion index had dropped by as much as 64 percentage points as the country was under the lockdown. In Vancouver in the week of March 16<sup>th</sup> 2020, the peak rush-hour congestion was down roughly 40 percentage points compared to the average weekday rush hour in 2019. In Calgary, it dropped roughly 25 percentage points. As quoted from the *Institute of Transportation Engineers (ITE)*, week 24 of the COVID-19 pandemic in 2020 continued to show the US west coast metro area congestion at a plateau for the 5:00 PM peak hour. Most areas are talking 10% reduction of travel, i.e., volumes and vehicle miles travelled (VMT) in many cases., which matches the US Bureau of Labor Statistics data for July 2020 for each of the five regions that all are off 8-11% for non-farm employment.

Since the traffic counts for the current study were collected in August 2021 when COVID-19 lockdowns are gradually eased across North America as result of the increased vaccination among the general population, more traffic had been seen on the roads than that during the height of pandemic in later March and earlier April 2020. Consequently, a factor of 1.3 was used to up-adjust the existing traffic counts to reflect the "normal" traffic conditions due to the COVID-19 impacts for the traffic signal warrant analyses.

### 3.5 Final Development Site Access Traffic Assignments

The eight (8) hour traffic counts for the appropriate turning movements at Kingsway and Falconbridge Road intersection (**Appendix B** of the report) were aggregated to derive the



**Figure 8. Traffic Reduction Statistics for Selected Cities in the High of the Pandemic in March 2020**

northbound and southbound through traffic at the development site access(es) on Falconbridge Road. Appropriate volume adjustments were also made to account for the ITE peak hour trip generation characteristics and the COVID-19 pandemic impacts to the existing traffic as follows to suit the signal warrant analysis:

- Application of a 25% off-peak volume reduction to the ITE peak hour trip generations as shown in **Table 5** to account for the off-peak project trips.
- Application of a 1.3 COVID-19 adjustment factor to reflect the “normal” traffic conditions due to the on-going COVID-19 impacts for the northbound and southbound through traffic at the development site access(es) on Falconbridge Road.

After the volume adjustments, the traffic generated by the proposed Sandman Signature Hotel Development and the existing Crosstown Chevrolet Buick Cadillac GMC auto dealership were consequently overlaid with the interpolated 8-hours through traffic at the development site access(es) for the traffic signal warrant analysis. Details of the 8-hour final traffic volumes are contained on the Traffic Signal Warrant Analysis Worksheets, **Appendix C** of the report.

## 4.0 TRAFFIC SIGNALIZATION IMPROVEMENTS EVALUATIONS

### 4.1 Signal Warrant Analysis

Traffic signal warrant analyses were completed for the development access on Falconbridge Road pursuant to **Ontario Traffic Manual (OTM) Book 12 Traffic Signal Warrant** analysis methodologies discussed below. Since a driveway connection to Kingsway to the south is not permitted by the City of Greater Sudbury per the City's **Pre-Consultation Memo of Understanding** dated April 20, 2020, the driveway on Falconbridge Road will thus be the only future site access for the proposed hotel development. The existing driveway across Falconbridge Road to the east at Crosstown Chevrolet Buick Cadillac GMC Ltd. auto dealership was also included as part of the integrated signal warrant analyses.

The OTM identifies seven (7) warrant criteria for signal warrant analyses to justify a signal installation. For a traffic signal to be technically justified, at least one of the following justifications are to be met namely:

- Justification 1 – Minimum Eight-Hour Vehicle Volume (Section 4.4)
- Justification 2 – Delay to Cross Traffic (Section 4.5)
- Justification 3 – Combination Warrant (Section 4.6)
- Justification 4 – Minimum Four-Hour Vehicle Volume (Section 4.7)
- Justification 5 – Collision Experience (Section 4.8)
- Justification 6 – Pedestrian Volume (Section 4.9)
- Justification 7 – Projected Volumes (Section 4.10)

For the current warrant analyses, only volume-based warrant justification criteria 1 and 2 are evaluated for the development site access/the existing Crosstown Chevrolet Buick Cadillac GMC Ltd. driveway. Warrants 5, 6 and 7 were not assessed due to either lack of extensive data required or available at the site access(es), i.e., the historical AADT volumes, collisions reports and pedestrian delay survey among the others.

Under Signal Warrant 1, justification 1A reflects the lowest total traffic on all approaches, and Justification 1B reflects the lowest volume on the minor road. This justification is intended to address the minimum volume conditions for which signalization can be used to minimize total average vehicle delay at an intersection. According to **OTM Book 12, Section 4.4, Justification 1 – Minimum Vehicle Volume**, the need for a traffic signal must be considered if both Justification 1A and Justification 1B are 100% fulfilled.

The Delay to Cross Traffic Justification or Warrant 2 is intended for applications where the traffic volume on the main road is so heavy that traffic on the minor road suffers excessive

delay or hazard in entering or crossing the main road. Per **OTM Book 12, Section 4.5**, the needs for a traffic signal must also be considered if both Justification 2A and 2B are 100% fulfilled.

Under the Signal Warrant 3 or Justification 3 – Volume/Delay Combination, traffic signals may occasionally be justified where neither Justification 1 or Justification 2 is 100% satisfied, but both justifications are at least 80% satisfied. The Ministry of Transportation Ontario does not use Warrant 4 the Minimum Four-Hour Vehicle Justification, but some jurisdictions may consider the Justification applicable for limited specific situations.

For the current case, Warrant 1 Minimum Eight-Hour Vehicle Volume and Warrant 2 Delay to Cross Traffic are the most appropriate warrants to evaluate the signalization needs for the development site access(es) on Falconbridge Road.

The traffic signal warrant evaluations per the OTM methodologies indicate that Justification 1A under Warrant 1 is satisfied 100% for all the eight (8) hour traffic periods, while Justification 1B under the same warrant is not fulfilled at either 100% or 80% level. For signal warrant 2, Justification 2A 1 is satisfied 100% for all the eight (8) hour traffic periods as well, while Justification 1B is not fulfilled at either 100% or 80% level. However, the following facts are also evident from the Warrant 1 and Warrant 2 analyses:

- Both Justification 1A and Justification 2A have exceeded the minimum warrant threshold of 900 vph by the **significant margins** as detailed below signifying the presence of heavy traffic on Falconbridge Road at the development site access and the existing driveway at the Chevrolet Buick Cadillac GMC auto dealer across Falconbridge Road to the east.
- For Justification 1A, the margin above the minimum warrant threshold is in the order of between approximately 160% to 425%. For Justification 2A, the same margin is in the order of between approximately 145% to 395%. This phenomenon in fact is not accounted for by the MTO warrant methodologies that consider only the minimum warrant threshold instead.
- Justification 1B under Warrant 1 is nearly 80% fulfilled for seven (7) of the total eight (8) hours, while Justification 2B under Warrant 2 is 80% fulfilled for seven (7) out of the total eight (8) hours.
- The warrant analyses indicate that the traffic volume on Falconbridge Road is heavy that minor approach vehicles from the site access (and the existing driveway to the east)

would experience excessive delays and traffic hazards particularly in crossing Falconbridge Road making left-turns without having a signal at the future site access.

To summarize, despite of the fact that both Justifications 1A and 1B, or both Justifications 2A and 2B are not simultaneously 100% fulfilled, a traffic signal installation at the development site access is highly recommended given the circumstances presented above.

Appropriate channelization including the dedicated northbound and southbound left-turn lanes and the center median (south of the site access only) on Falconbridge Road is required to support the potential signalization improvements at the development site access as illustrated on Development Site Access Conceptual Design Plan w/AutoTURN Templates contained in **Appendix D** of this technical report.

#### **4.2 Additional Rationales for the Signalization Improvements**

Further to the signal warrant analysis presented in Section 4.1, this section provides additional rationales for the signalization improvements at the development site access as follows:

- The proposed signalization improvements will help significantly improve traffic accesses to and from the development especially for those left-turn movements at the access.
- Traffic signal spacing alone should not be the only factor to disqualify a new signal installation as other essential factors including vehicle circulations and traffic safety must also be taken into account.
- ***The Federal Highway Administration (US FHWA)*** and the ***Transportation Association of Canada (TAC)*** technical guidelines and standards indicate that closely spaced signalized intersections between 500 ft/155m – 2,640 ft/800m can be effectively coordinated to eliminate traffic backups/congestion and to achieve good signal progression. The spacing between the proposed site access for the Sandman Signature Hotel development and the Falconbridge Road/Kingsway signal is about 500 ft/155m.

## 5.0 SITE ACCESS CONCEPTUAL DESIGN

### 5.1. Site Access Design Incorporating a Median with the Increased Width

On January 28, 2022, the City of Greater Sudbury (Jonathan Clark, P.Eng., Subdivision/Site Plan Control Engineer, Growth and Development Department) indicated that the City has no objection to increase the access width from the originally required 9.1m (with maximum 9m radii) as per its **Memo of Understanding** comment #9 dated April 20, 2020. A further site access design was subsequently completed incorporating a 2.0m center median with the increased width of 13.8m that would allow better vehicular and traffic circulations.

The project site plan contained in **Appendix A** and the Development Site Access Conceptual Design Plan w/AutoTURN Templates under **Appendix D** of this report illustrate such site access geometrics and the lane configurations including the vehicular turning path templates.

Conceptual intersection channelization is proposed at the development site access to accommodate the northbound and the southbound left-turn movements on Falconbridge Road, including installing a raised concrete center median and incorporating dedicated northbound and southbound left-turn lanes on Falconbridge Road at the future site access for potential signalization improvements. In addition, conceptual signalization design has also been completed to support the site access improvements for the proposed Development as illustrated under the Development Site Access Conceptual Design Plan under **Appendix D**.

### 5.2. Vehicle Turning Path Analyses

Vehicle turning path analyses were completed as per the latest site access configuration with a 2.0m median and 13.8m total entrance width considering a tow vehicle with a travel trailer combination having an overall length of 14.9m as typically encountered at a hotel site. The vehicle turning paths for analyzed for the following maneuver scenarios:

- The outbound right-turns onto Falconbridge Road and the northbound left-turn into the development site from Falconbridge Road
- The outbound left-turns onto Falconbridge Road and the southbound right-turn into the development site from Falconbridge Road

The vehicle turning path templates/analyses indicate that the latest site access configuration would provide good accesses for vacation vehicles in and out of the site, which is better than the previous configuration with a narrow entrance width without a median. The exhibits in **Appendix D** of this report illustrate the vehicular turning path templates and analyses.

## 6.0 STUDY CONCLUSION AND RECOMMENDATION

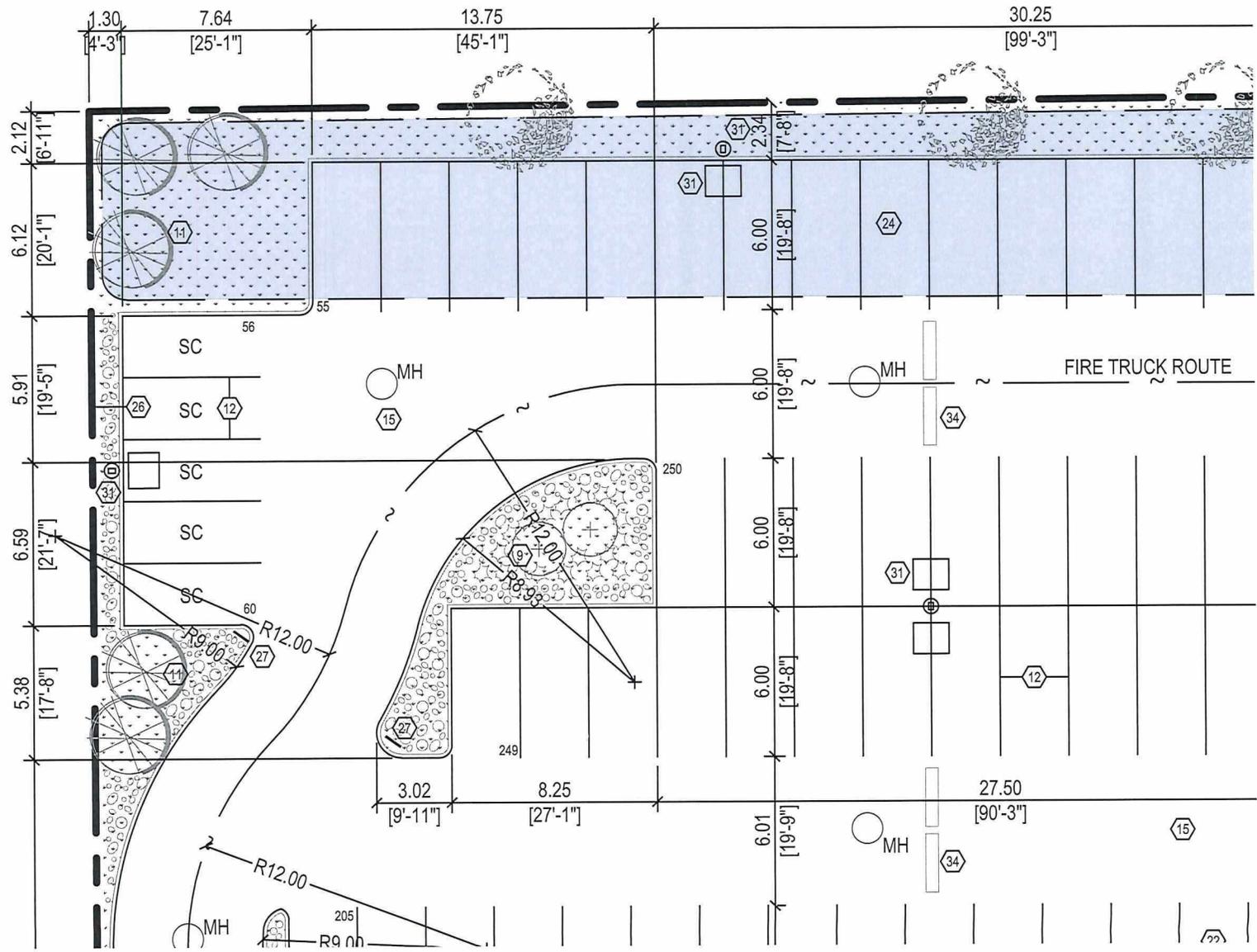
The current study has reached the following key conclusions for the proposed Sandman Signature Hotel Kingsway and Falconbridge, Sudbury, Ontario Development:

1. The total number of proposed parking stalls are 288 for the Sandman Signature Hotel, which falls short of the 313 parking stalls requirement by 25 stalls per the current Zoning By-Law 2010-100Z standards. Subsequently, a parking variance is required to support the discrepancy/relaxation from the By-Law 2010-100Z. The assessment based on the parking survey data obtained from three (3) proxy hotel surveys in the GTA indicates that the Sandman Signature Hotel development would instead be able to achieve 65 parking stall surplus in light of the 288 stalls proposed.
2. Traffic signal warrant analyses for the development access on Falconbridge Road pursuant to **Ontario Traffic Manual (OTM) Book 12 Traffic Signal Warrant** Justification 1 - Minimum Eight-Hour Vehicle Volume and Justification 2 - Delay to Cross Traffic indicate that despite of both Justifications 1A and 1B, or both Justifications 2A and 2B are not **simultaneously** 100% fulfilled, the signalization of the site access on Falconbridge Road is highly recommended for traffic safety and improved circulations.
3. The revisions of the conceptual site access design were completed pursuant to the latest communication with the City of Greater Sudbury incorporating a 2.0m center median with the increased total entrance width of 13.8m. The vehicle turning path templates/analyses indicate that the latest site access configuration would provide good accesses for vacation vehicles in and out of the site, which is better than the previous configuration with a narrow entrance width without a median.
4. Conceptual signalization design was completed for potential consideration for the development site access. Additional channelization features primarily on Falconbridge Road were also proposed to support the potential signalization improvements.
5. Lastly, it is the Consultant's understanding that while Northland Properties recognizes that a signalized development site access would be most beneficial for the hotel development in terms of traffic operations, safety and the patrons' accesses to and from the property, the company also acknowledges that a non-signalized intersection might also work as well for the proposed Sandman Signature Hotel Development and is hence prepared to proceed with the non-signalized option, if that would be the case.

THE END OF THE REPORT

A Parking Study and Development Site Access Evaluation Technical Report (Draft) for the  
Proposed Sandman Signature Hotel, Sudbury, Ontario

**Appendix A Project Site Plan**



A Parking Study and Development Site Access Evaluation Technical Report (Draft) for the  
Proposed Sandman Signature Hotel, Sudbury, Ontario

**Appendix B Existing 2021 Turning Movement Traffic Counts**



Traffic and Transportation Engineering Services  
 1800 Frobisher Street  
 PO Box 5000, STN A  
 Sudbury, Ontario, Canada P3A 5P3  
 705-674-4455 ryan.purdy@greatersudbury.ca

Count Name: Falconbridge @ Kingsway  
 Site Code: 00895103  
 Start Date: 08/23/2021  
 Page No: 1

### Turning Movement Data

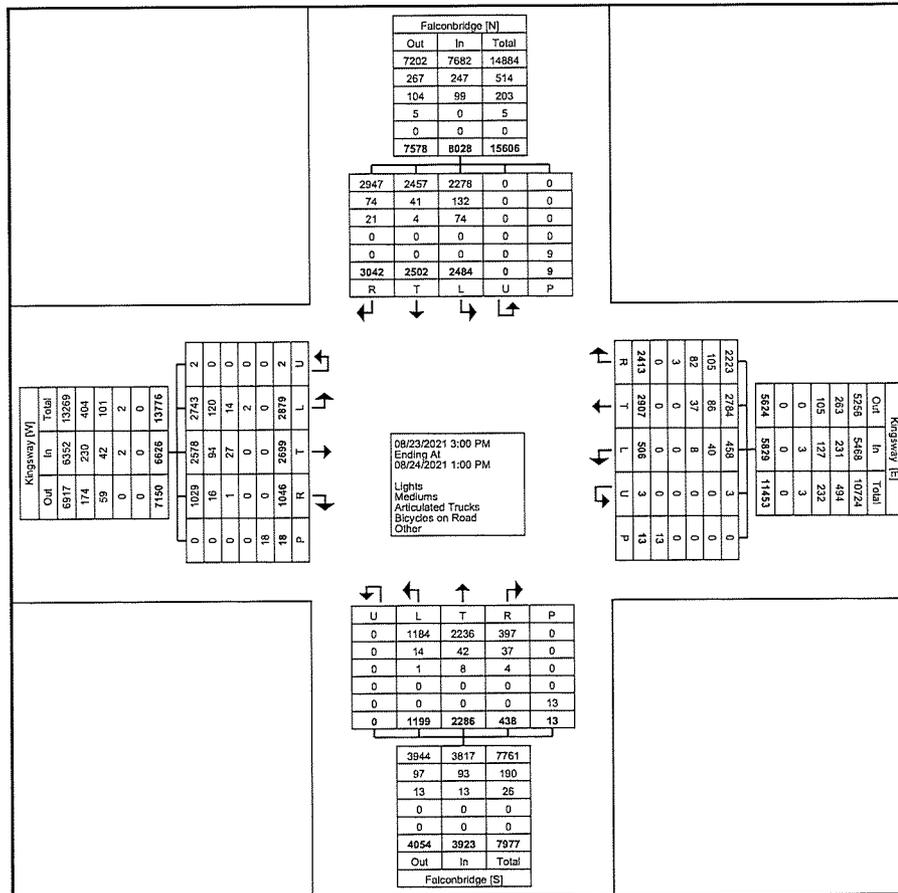
Start Time	Falconbridge Southbound						Kingsway Westbound						Falconbridge Northbound						Kingsway Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
3:00 PM	88	113	105	0	0	306	73	91	27	0	0	191	27	84	45	0	0	156	49	112	117	0	2	278	931
3:15 PM	112	105	92	0	2	309	79	70	14	0	3	163	13	84	47	0	0	144	52	117	130	0	1	299	915
3:30 PM	99	97	113	0	0	309	69	75	20	0	0	164	20	111	50	0	1	181	43	116	95	0	1	254	908
3:45 PM	111	116	116	0	1	343	91	87	17	0	0	195	21	80	33	0	3	134	42	116	126	0	1	284	956
Hourly Total	410	431	426	0	3	1267	312	323	78	0	3	713	81	359	175	0	4	615	186	461	468	0	5	1115	3710
4:00 PM	109	123	109	0	1	341	93	100	20	0	0	213	10	97	39	0	0	146	42	139	103	1	0	285	985
4:15 PM	106	111	123	0	1	340	80	100	13	1	0	194	22	107	34	0	0	163	43	98	119	0	1	260	957
4:30 PM	126	122	111	0	0	359	84	92	20	0	0	196	25	98	43	0	0	166	41	122	113	0	1	276	997
4:45 PM	100	110	103	0	1	313	88	96	18	0	0	202	22	84	41	0	0	147	40	133	106	0	1	279	941
Hourly Total	441	466	446	0	3	1353	345	388	71	1	0	805	79	386	157	0	0	622	166	492	441	1	3	1100	3860
5:00 PM	124	126	121	0	0	371	97	108	16	1	0	222	30	98	49	0	0	177	50	137	109	0	1	296	1066
5:15 PM	90	105	100	0	0	295	90	92	24	0	0	206	17	104	27	0	0	148	53	124	165	0	0	342	991
5:30 PM	97	106	69	0	0	272	84	116	19	0	2	219	18	76	41	0	1	135	46	109	106	1	0	262	888
5:45 PM	59	92	82	0	0	233	60	88	18	0	0	166	8	76	34	0	0	118	52	107	72	0	0	231	748
Hourly Total	370	429	372	0	0	1171	331	404	77	1	2	813	73	354	151	0	1	578	201	477	452	1	1	1131	3693
6:00 PM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2
6:00 AM	29	10	18	0	0	57	28	44	1	0	0	73	1	17	17	0	0	35	3	29	25	0	0	57	222
6:15 AM	45	10	31	0	0	86	37	74	2	0	0	113	3	25	17	0	0	45	4	40	37	0	0	81	325
6:30 AM	52	22	40	0	0	114	50	89	4	0	1	143	5	46	22	0	0	73	9	41	60	0	0	110	440
6:45 AM	75	25	36	0	0	136	64	86	8	0	1	158	4	32	25	0	0	61	24	46	72	0	0	142	497
Hourly Total	201	67	125	0	0	393	179	293	15	0	2	487	13	120	81	0	0	214	40	156	194	0	0	390	1484
7:00 AM	85	28	39	0	0	152	52	80	11	0	0	143	4	29	31	0	1	64	17	40	67	0	0	124	483
7:15 AM	104	34	54	0	0	192	68	76	4	0	0	148	4	37	29	0	1	70	26	62	59	0	0	147	557
7:30 AM	119	34	64	0	1	217	79	105	8	0	0	192	7	53	31	0	0	91	16	48	48	0	0	112	612
7:45 AM	120	56	62	0	0	238	95	116	18	0	0	229	3	66	44	0	1	113	28	59	122	0	0	209	789
Hourly Total	428	152	219	0	1	799	294	377	41	0	0	712	18	185	135	0	3	338	87	209	296	0	0	592	2441
8:00 AM	111	49	82	0	0	242	84	82	16	0	0	182	16	65	35	0	0	116	24	53	67	0	1	144	684
8:15 AM	101	41	72	0	1	214	73	91	9	0	1	173	5	55	42	0	0	102	24	58	75	0	2	157	646
8:30 AM	109	49	69	0	0	227	82	80	8	0	1	170	7	54	33	0	1	94	20	70	71	0	0	161	652
8:45 AM	85	59	68	0	0	212	74	86	9	0	1	169	5	58	28	0	0	91	27	49	75	0	3	151	623
Hourly Total	406	198	291	0	1	895	313	339	42	0	3	694	33	232	138	0	1	403	95	230	288	0	6	613	2605
9:00 AM	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Hourly Total	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
11:00 AM	90	93	61	0	0	244	75	115	33	0	0	223	20	66	48	0	0	134	25	87	84	0	1	196	797
11:15 AM	87	98	60	0	0	245	77	94	17	0	1	188	15	87	42	0	0	144	38	75	97	0	0	210	787
11:30 AM	106	84	79	0	0	269	74	104	27	0	1	205	11	80	41	0	0	132	17	84	85	0	1	186	792
11:45 AM	103	119	64	0	0	286	91	107	21	0	1	219	9	77	45	0	0	131	29	83	86	0	0	198	834
Hourly Total	386	394	264	0	0	1044	317	420	98	0	3	835	55	310	176	0	0	541	109	329	352	0	2	790	3210
12:00 PM	102	76	99	0	1	277	75	79	25	0	0	179	25	93	41	0	0	159	43	78	109	0	1	230	845
12:15 PM	81	81	78	0	0	240	71	98	17	0	0	186	15	87	59	0	2	161	47	102	93	0	0	242	829
12:30 PM	105	91	81	0	0	277	89	96	18	0	0	203	26	77	43	0	0	146	33	90	77	0	0	200	826
12:45 PM	111	117	82	0	0	310	87	90	24	1	0	202	20	83	43	0	2	146	38	75	109	0	0	222	880
Hourly Total	399	365	340	0	1	1104	322	363	84	1	0	770	86	340	186	0	4	612	161	345	388	0	1	894	3380
Grand Total	3042	2502	2484	0	9	8028	2413	2907	506	3	13	5829	438	2286	1199	0	13	3923	1046	2699	2879	2	18	6626	24406
Approach %	37.9	31.2	30.9	0.0	-	-	41.4	49.9	8.7	0.1	-	-	11.2	58.3	30.6	0.0	-	-	15.8	40.7	43.5	0.0	-	-	-
Total %	12.5	10.3	10.2	0.0	-	32.9	9.9	11.9	2.1	0.0	-	23.9	1.8	9.4	4.9	0.0	-	16.1	4.3	11.1	11.8	0.0	-	27.1	-
Lights	2947	2457	2278	0	-	7682	2223	2784	458	3	-	5468	397	2236	1184	0	-	3817	1029	2578	2743	2	-	6352	23319
% Lights	96.9	98.2	91.7	-	-	95.7	92.1	95.8	90.5	100.0	-	93.8	90.6	97.8	98.7	-	-	97.3	98.4	95.5	95.3	100.0	-	95.9	95.5
Mediums	74	41	132	0	-	247	105	86	40	0	-	231	37	42	14	0	-	93	16	94	120	0	-	230	801
% Mediums	2.4	1.6	5.3	-	-	3.1	4.4	3.0	7.9	0.0	-	4.0	8.4	1.8	1.2	-	-	2.4	1.5	3.5	4.2	0.0	-	3.5	3.3
Articulated Trucks	21	4	74	0	-	99	82	37	8	0	-	127	4	8	1	0	-	13	1	27	14	0	-	42	281
% Articulated Trucks	0.7	0.2	3.0	-	-	1.2	3.4	1.3	1.6	0.0	-	2.2	0.9	0.3	0.1	-	-	0.3	0.1	1.0	0.5	0.0	-	0.6	1.2
Bicycles on Road	0	0	0	0	-	0	3	0	0	0	-	3	0	0	0	0	-	0	0	0	2	0	-	2	5
% Bicycles on Road	0.0	0.0	0.0	-	-	0.0	0.1	0.0	0.0	0.0	-	0.1	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.1	0.0	-	0.0	0.0
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	6	-	-	-	-	-	4	-	-
% Bicycles on Crosswalk	-	-	-	-	0.0	-	-	-	-	-	15.4	-	-	-	-	-	46.2	-	-	-	-	-	22.2	-	-
Pedestrians	-	-	-	-	9	-	-	-	-	-	11	-	-	-	-	-	7	-	-	-	-	-	14	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	64.6	-	-	-	-	-	53.8	-	-	-	-	-	77.8	-	-



Traffic and Transportation Engineering Services  
 1800 Frobisher Street  
 PO Box 5000, STN A  
 Sudbury, Ontario, Canada P3A 5P3  
 705-674-4455 ryan.purdy@greatersudbury.ca

Count Name: Falconbridge @ Kingsway  
 Site Code: 00895103  
 Start Date: 08/23/2021  
 Page No: 3



Turning Movement Data Plot

A Parking Study and Development Site Access Evaluation Technical Report (Draft) for the  
Proposed Sandman Signature Hotel, Sudbury, Ontario

**Appendix C Traffic Signal Warrant Analysis Worksheets**

Table 12 – Justification 1 – Minimum Vehicle Volume

100% SATISFIED –  
80% SATISFIED –

**Justification 1A**  
 YES  NO   
 YES  NO  ←  
**Justification 1B**

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)				PERCENTAGE WARRANT								TOTAL ACROSS	SECTIONAL PERCENT
	1		2 or MORE		HOUR ENDING									
	FREE FLOW	RESTR. FLOW	FREE FLOW	RESTR. FLOW	PM 4:00	PM 5:00	PM 6:00	AM 7:00	AM 8:00	AM 9:00	PM 12:00	PM 1:00		
A. ALL APPROACH LANES	480 (385)	720 (575)	600 (480)	900 (720) ✓	3400	3825	3272	1424	2318	2424	2905	3072		
	100% FULFILLED				✓	✓	✓	✓	✓	✓	✓	✓		
	80% FULFILLED													
	ACTUAL % IF BELOW 80% VALUE													
TOTAL DOWN / 8 =														
B. MINOR STREET BOTH APPROACHES	120* (95)*	170* (135)*	120* (95)*	170* (135)* ✓	129	279	129	129	129	65	129	129		
	100% FULFILLED					✓								
	80% FULFILLED													
	ACTUAL % IF BELOW 80% VALUE				76%		76%	76%	76%	30%	76%	76%		
TOTAL DOWN / 8 =														

\*129 – interpolated off-peak hourly volumes  
 ✓ – Fulfilled; X – Not Fulfilled

\* For "T" intersections, these values should be increased by 50%.

**4.5 Justification 2 – Delay to Cross Traffic**

**Standard**

**Purpose**

The Delay to Cross Traffic Justification is intended for applications where the traffic volume on the main road is so heavy that traffic on the minor road suffers excessive delay or hazard in entering or crossing the main road.

The need for a traffic signal must be considered if both Justification 2A and Justification 2B are 100% fulfilled. If Justifications 2A or 2B do not meet or exceed 100%, but both are at least 80% fulfilled, the lesser fulfilled of the justifications 2A or 2B can be used in the assessment of Justification 3, the Combination Justification.

Table 13 may be used for Justification 2: Delay to Cross Traffic. Restricted Flow is applicable to Urban Conditions, while Free Flow is applicable to Rural Conditions (see Section 4.2 for definitions).

Table 13 – Justification 2 – Delay to Cross Traffic

**Justification 2A**

100% SATISFIED – YES  NO   
 80% SATISFIED – YES  NO

**Justification 2B**

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)				PERCENTAGE WARRANT								TOTAL ACROSS	SECTIONAL PERCENT
	1		2 or MORE		HOUR ENDING									
	FREE FLOW	RESTR. FLOW	FREE FLOW	RESTR. FLOW	PM 4:00	PM 5:00	PM 6:00	AM 7:00	AM 8:00	AM 9:00	PM 12:00	PM 1:00		
A. MAJOR STREET BOTH APPROACHES	480 (385)	720 (575)	600 (480)	900 (720)	3271	3546	3143	1295	2189	2364	2773	2943		
	100% FULFILLED													
	80% FULFILLED													
	ACTUAL % IF BELOW 80% VALUE													
TOTAL DOWN / 8 =														
B. TRAFFIC CROSSING MAJOR STREET	50 (40)	75 (60)	50 (40)	75 (60)	65	143	65	65	65	31	65	65		
	100% FULFILLED				✓	✓	✓	✓	✓	X	✓	✓		
	80% FULFILLED													
	ACTUAL % IF BELOW 80% VALUE									52%				
TOTAL DOWN / 8 =														

\*65 – Interpolated off Peak Hourly Volumes  
 ✓ – Fulfilled; X – Not Fulfilled

**Guidelines**

Justification 2 evaluates major road volume and minor road movements that cross the intersection. The hours selected should represent the eight highest hours of the 24-hour traffic volume, and they do not have to be consecutive hours. The entering volumes of each of the highest eight hours are compared to the justification value. The justification is met if the justification value is 100% and fulfilled by each of the eight hours.

“Sectional Percent” is calculated in Table 13 for reference purposes, and may indicate how close an intersection is to achieving full justification. “Total Across” is calculated by adding all 8-hour compliance percentages. The Compliance % figures used in Table 13 must not exceed 100%.

As right turns are not considered as traffic crossing a road, they should be deleted from the combined pedestrian and vehicle volume in the Delay to Cross Traffic Justification. In one-way street systems, left turns from a one-way street into another one-way

street should be treated in a similar manner to right turns, and be deleted from the justification.

When applying Justification 2B, the crossing volume consists of the sum of:

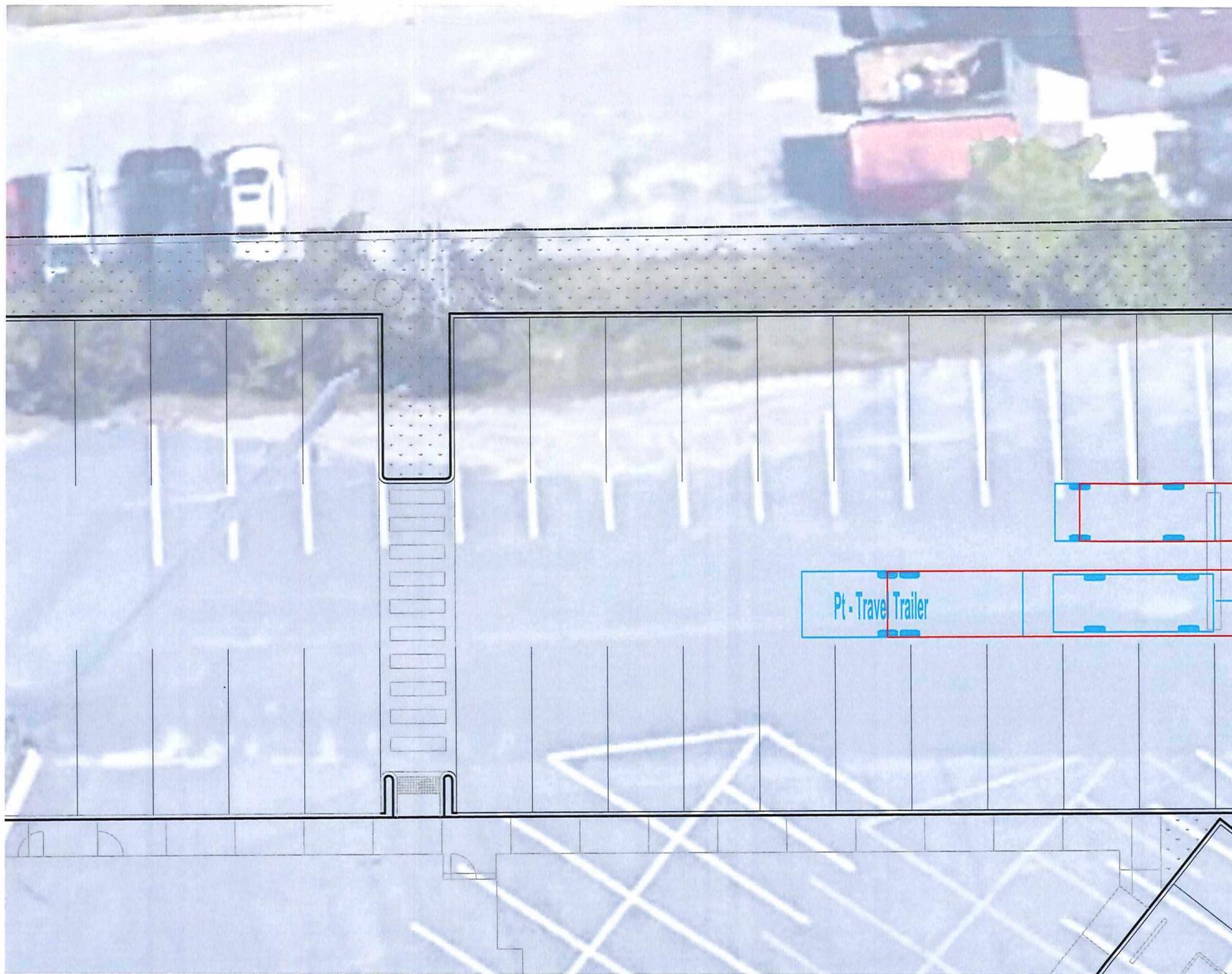
1. The number of pedestrians crossing the main road
2. Total left turns from both the side road approaches
3. The highest through volume from one of the side road approaches
4. Fifty percent of the heavier left-turn traffic movement from the main road when both of the following criteria are met:
  - a) The left-turn volume is greater than 120 vehicles per hour
  - b) The total of the heavier left-turn volume plus its opposing volume is greater than 720 vehicles per hour

A Parking Study and Development Site Access Evaluation Technical Report (Draft) for the  
Proposed Sandman Signature Hotel, Sudbury, Ontario

**Appendix D**

**Future Development Site Access Conceptual Design Plan w/AutoTURN Templates**









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 2022.01.01
A013/2022
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES ___ NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): Robert Patterson	Email: [REDACTED]
Mailing Address: 1800 Hampden Cr.	Home Phone: [REDACTED]
	Business Phone:
City: Sudbury	Postal Code: P3A
	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: KARIM OMRI KOMRI ENGINEERING	Email: [REDACTED]
Mailing Address: 166 DOUGLAS	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: SUDBURY, ON	Postal Code: P3E1G1
	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: Royal Bank
Mailing Address: 166 DOUGLAS
City: Sudbury
Postal Code: P3A2A1

- 4) Current Official Plan designation: Living Area 1      Current Zoning By-law designation: R1-5

- 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
Bylaw 4.2.3 10% lot coverage of accessory bldg's	10%	11.5%	1.5%

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

c) Description of Proposal:  
 Proposed 24x36 garage will pose a 1.5% difference between bylaw 4.2.3 requiring 10% lot coverage which in this case will be 11.5%.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
 Amount of storage required by the owner is for hobbies and storage in the house is minimal and an addition to the house is not an option.



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, Robert Patterson (please print all names), the registered owner(s) of the property described as 1800 HAMPDEN CRESCENT 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 KOMRI ENGINEERING (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 11 day of July, 20 22

[Signature]  
(witness)

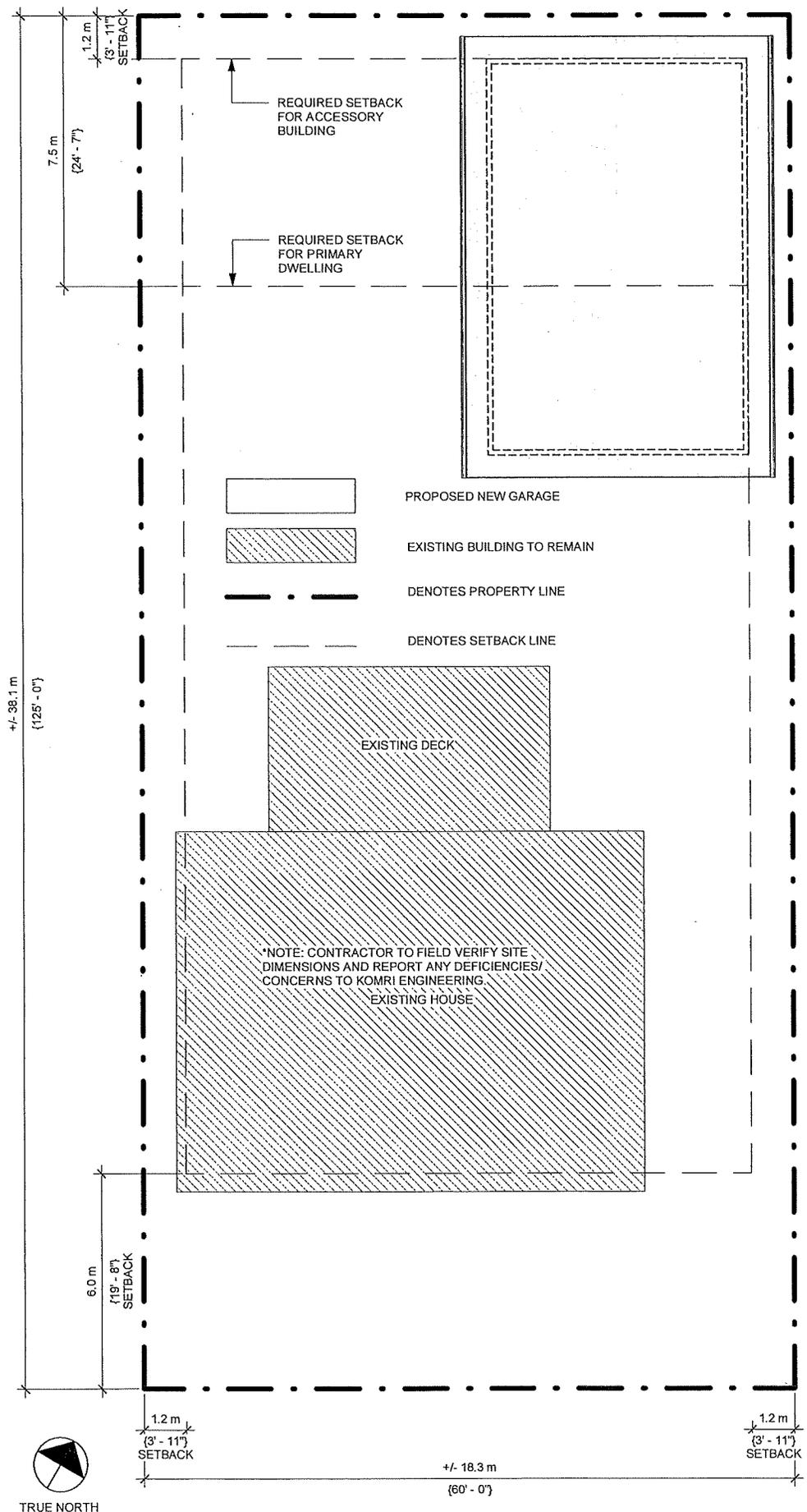
[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Robert Patterson

A0113/2022







A0113/2022  
 Sketch 2



Greater Sudbury  
www.greatersudbury.ca  
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	
2022 01 01	
A 0447/2022	
S.P.P. AREA	
YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA	
YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)  
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

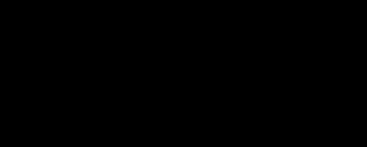
Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material 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): Marc + Louise Ménard Email:   
Mailing Address: 1236 Gravel Drive Home  
City: Hammer Postal Code: P3P1R8 Business  
Fax P  
Cell

- 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: Marc Ménard Email:   
Mailing Address: 1236 Gravel Dr. Home  
City: Hammer On Postal Code: P3P1R8 Business  
Fax P

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

- 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 vallée Est  
Mailing Address: 3077 69 North  
City: V91 C9R0N Postal Code: P3N 1R8

- 4) Current Official Plan designation: Living area 1 Current Zoning By-law designation: R2-2(34)  
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
bylaw 2010-106 F	shared driveway	2 separate driveways	1 driveway

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

c) Description of Proposal: would like 2<sup>nd</sup> entrance  
garages are at ends of semi-D

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
to accommodate and design of the neighborhood  
esthetics. garages at both ends of semi-D so  
to accommodate the access to the garages and looks

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

PIN(s): 73503-1719 Township: HAMMER  
 Lot No.: PT 3 Concession No.: 3 Parcel(s):  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: 53R-20643 Part(s): 6  
 Municipal Address or Street(s): Emily st

7) Date of acquisition of subject land. April 2016

8) Dimensions of land affected.

Frontage 20 (m) Depth 50 (m) Area 1000 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>175.3</u>	(m <sup>2</sup> )	_____	(m <sup>2</sup> )
Gross Floor Area:	<u>175.3</u>	(m <sup>2</sup> )	_____	(m <sup>2</sup> )
No. of storeys:	<u>1</u>		<u>same</u>	
Width:	<u>8.23</u>	(m)	_____	(m)
Length:	<u>21.32</u>	(m)	_____	(m)
Height:	<u>4-3</u>	(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		Proposed	
Front:	<u>9.14</u>	(m)	_____	(m)
Rear:	<u>19.50</u>	(m)	_____	(m)
Side:	<u>0</u>	(m)	<u>same</u>	(m)
Side:	<u>1.77</u>	(m)	_____	(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.

presently under construction

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

Use(s): residential Length of time: —

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: residential

A0114/2022

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): just applying now

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, Marc Ménard Louise Ménard (please print all names), the registered owner(s) of the property described as 642-644 Emily St Hammer 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 Marc Ménard (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 July, 2022

Jamaine Kingsley  
(witness)

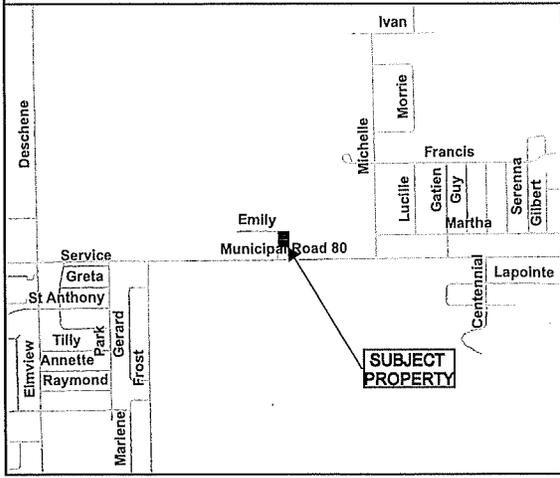
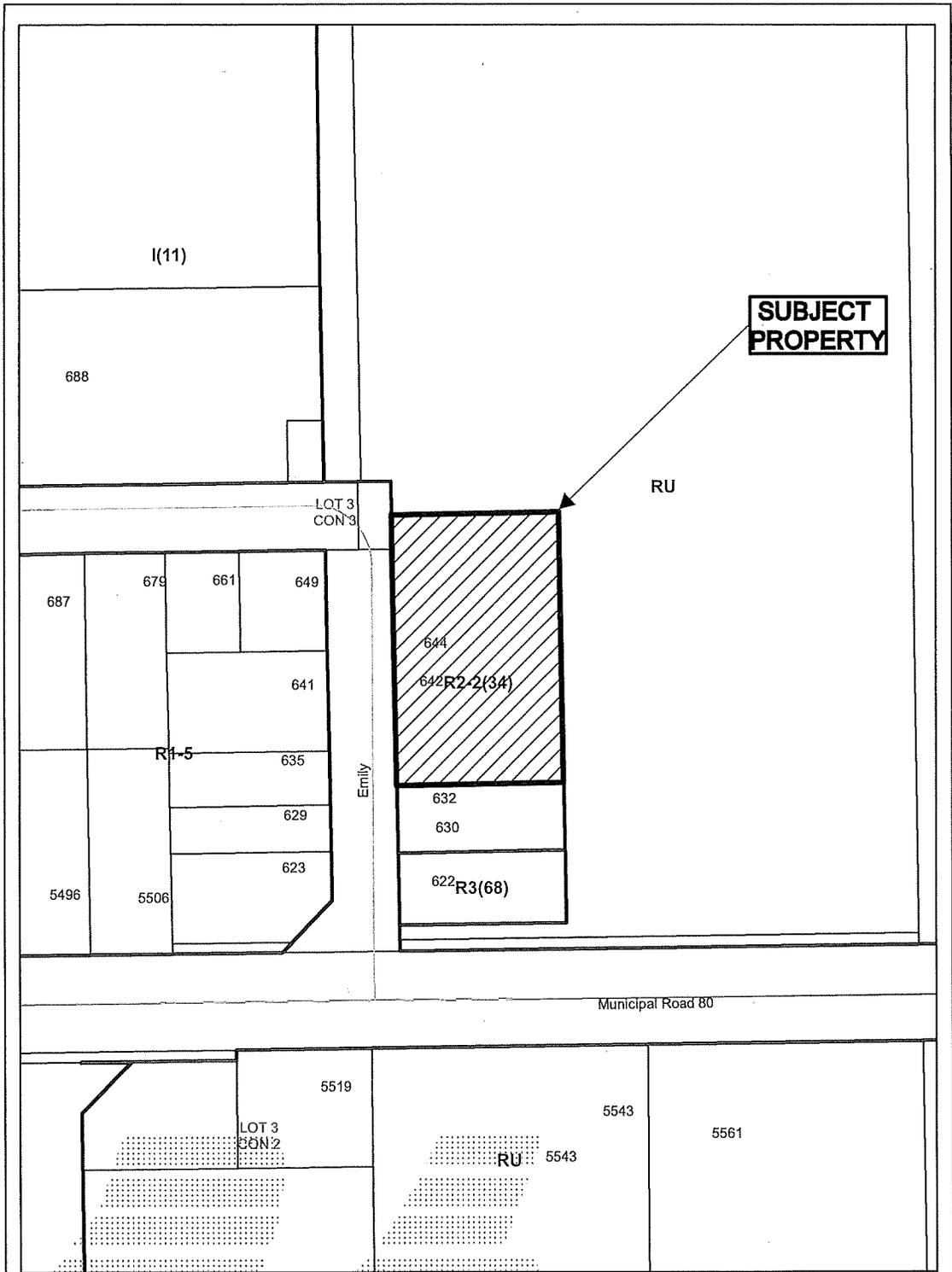
Marc Ménard / Louise Ménard  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Marc Ménard / Louise Ménard

\*I have authority to bind the Corporation

DOM/4/2022





**Application for Minor Variance or Permission**

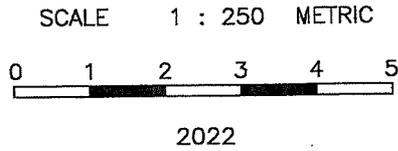


Subject Property being  
 PIN 73503-1693,  
 Part Lot 3, Concession 3,  
 Part 6, Plan 53R-20643,  
 Township of Hanmer,  
 642 and 644 Emily Street, Hanmer,  
 City of Greater Sudbury

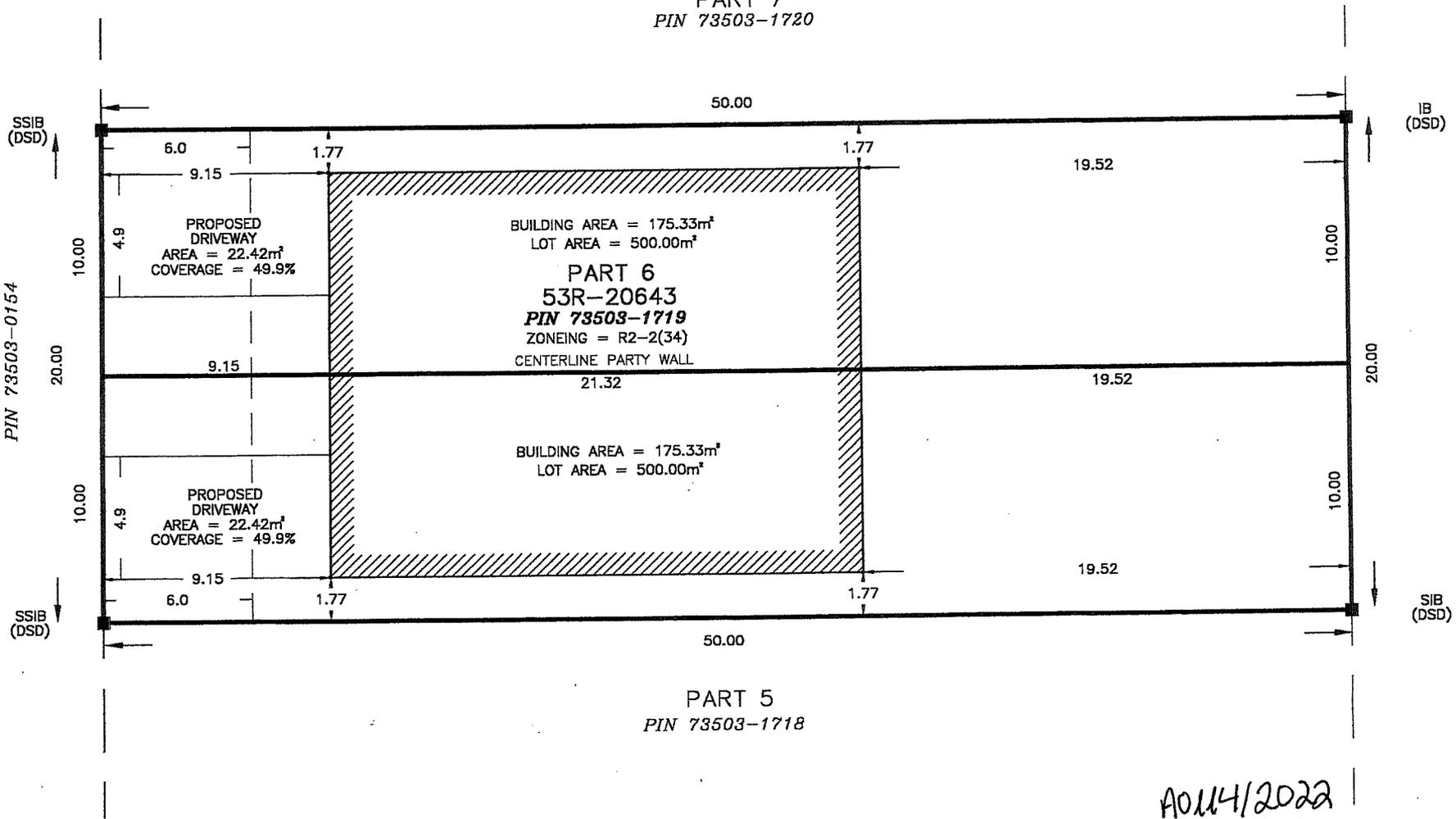
Sketch 1, NTS  
 NDCA

A0114/2022  
 Date: 2022 07 25

SKETCH  
**PART OF LOT 3**  
**CONCESSION 3**  
 GEOGRAPHIC TOWNSHIP OF HANMER



TRAVELED ROAD KNOWN AS EMILY STREET



A0114/2022  
 Sketch 2





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 2022.01.01	
A0076/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): Aadam Khan, Noell Tran Email: [REDACTED]  
 Mailing Address: 776 Ledbury Cres, L5V 2R1 Home [REDACTED]  
1347 Duval Drive, L5V 2W5 Business Phone: \_\_\_\_\_  
 City: Mississauga Postal Code: L5V 2R1, L5V 2W5 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: CENTRELINE ARCHITECTURE Email: [REDACTED]  
 Mailing Address: 158 Elgin Street Home P [REDACTED]  
 Business \_\_\_\_\_  
 City: Sudbury Postal Code: P3E 3N5 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: Aadam Khan, Noell Tran  
 Mailing Address: 776 Ledbury Cres, L5V 2R1 - 1347 Duval Drive, L5V 2W5  
 City: Mississauga Postal Code: L5V 2R1, L5V 2W5

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-5

- 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
PARKING REQUIREMENTS	2	1	1

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

c) Description of Proposal:  
EXISTING GARAGE TO BE CONVERTED TO A BEDROOM FOR SECONDARY DWELLING UNIT

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
SECONDARY DWELLING UNIT WILL NOT HAVE DEDICATED PARKING SPACE, DRIVEWAY ONLY PROVIDES 1 PARKING SPACE

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

PIN(s): 021340067 Township: MCKIM  
 Lot No.: 7 Concession No.: 4 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 403 WHITE AVE.

7) Date of acquisition of subject land. MAY 26, 2022

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 39.62 (m) Area 603.87 (m<sup>2</sup>) Width of Street 10.0 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	80.16	(m <sup>2</sup> )	80.16	(m <sup>2</sup> )
Gross Floor Area:	80.16	(m <sup>2</sup> )	80.16	(m <sup>2</sup> )
No. of storeys:	1		1	
Width:	7.32	(m)	7.32	(m)
Length:	11.13	(m)	11.13	(m)
Height:	5.4	(m)	5.4	(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:	6.0	(m)	6.0	(m)
Rear:	7.5	(m)	7.5	(m)
Side:	1.2	(m)	1.2	(m)
Side:	1.2	(m)	1.2	(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.

1956

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

Use(s): RESIDENTIAL Length of time: SINCE 1956

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

Same as #13  or,

15) What is the number of dwelling units on the property? 2

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

A0076/2022

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, Adam Khan, Noell Tran (please print all names), the registered owner(s) of the property described as 403 White Ave 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 Centreline Architecture (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 26th day of May, 20 22

[Signature]  
(witness)

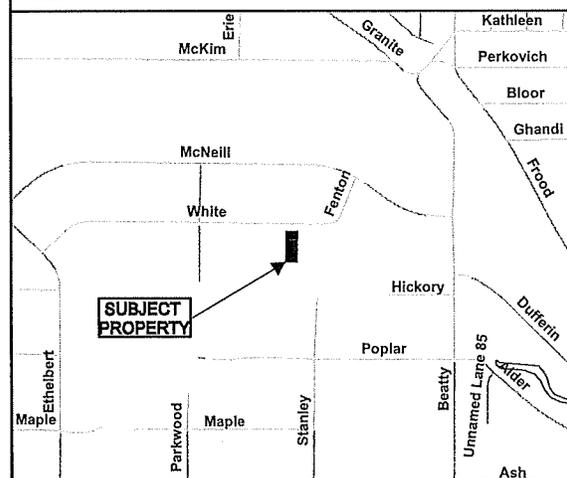
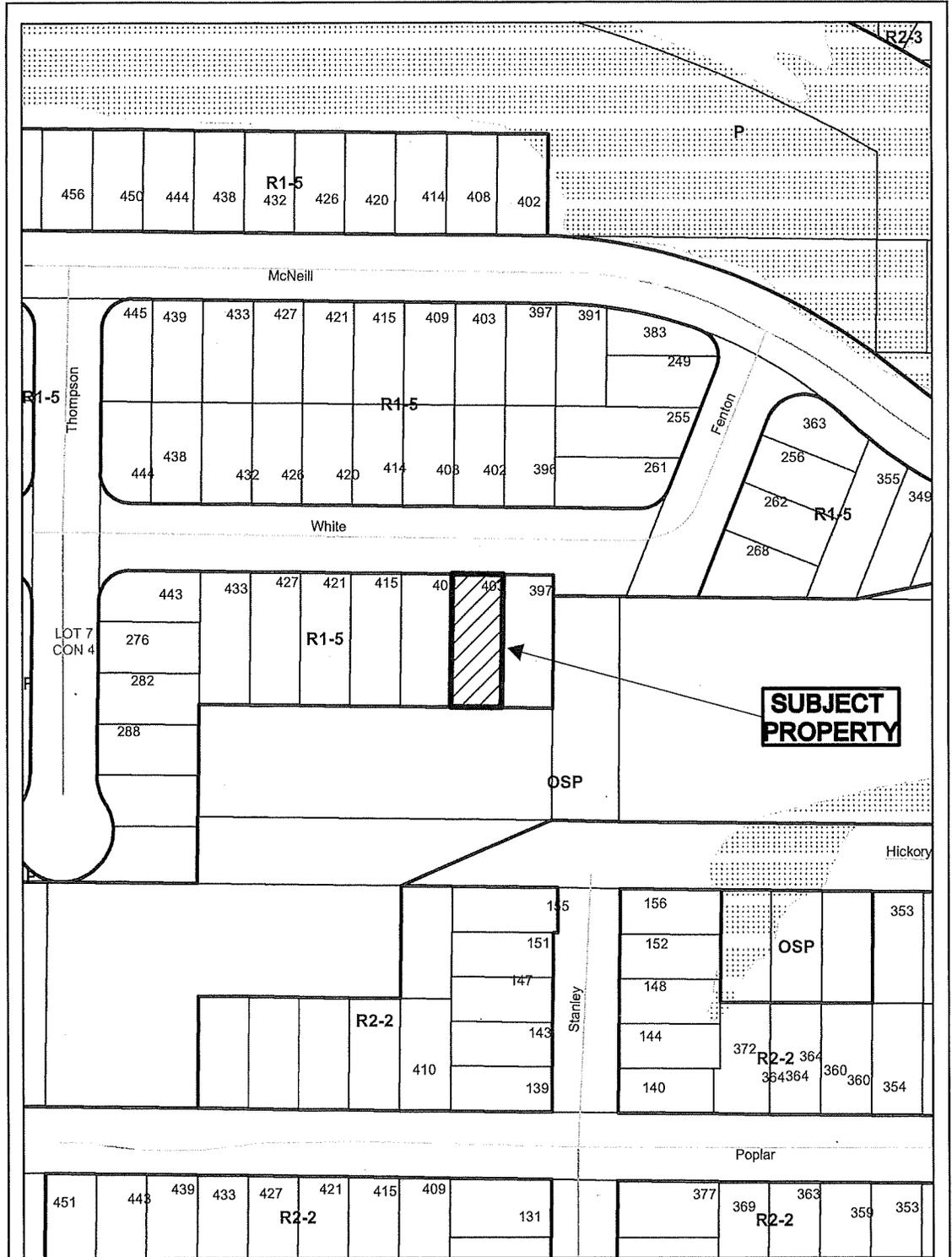
Adam Khan Noell Tran  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Adam Khan Noell Tran

\*I have authority to bind the Corporation



A0076/2022





**Application for Minor Variance or Permission**

Subject Property being,  
 PIN 02134-0067,  
 Parcel 18472,  
 Lot 84, Plan M-309,  
 Part Lot 7, Concession 4,  
 Township of McKim,  
 403 White Avenue, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

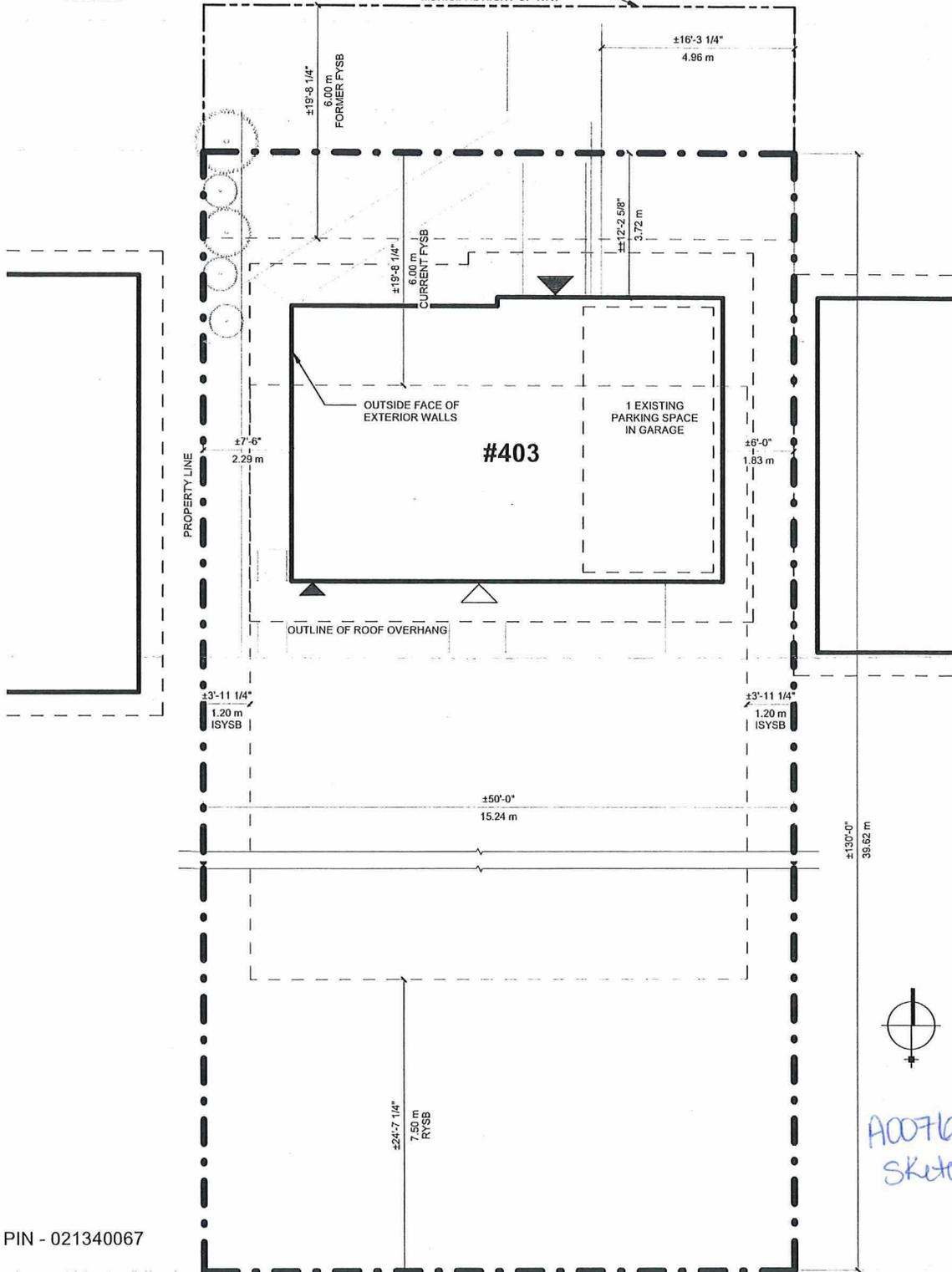
A0076/2022  
 Date: 2022 06 02

Revised July 18, 2022

# WHITE AVE.

SIDEWALK

FORMER PROPERTY LINE, CURRENT MUNICIPAL RIGHT-OF-WAY



PIN - 021340067

SITE REFERENCE PLAN  
1/8" = 1'-0"