

Tom Davies Square  
200 Brady St

Wednesday, February 9, 2022

PUBLIC HEARINGS

**A0002/2022**

**TRISTAN LEGARE  
KATIE BISSET**

Ward: 10

PIN 73585 0305, Parcel 6981, Lot(s) M-95, Subdivision 361, Lot Pt 6, Concession 3, Township of McKim, 452 Wembley Drive, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing one and a half-storey single detached dwelling to two-storeys providing, firstly, an interior side yard setback of 0.91m, where 1.8 m is required, and secondly, eaves to encroach 1.29m into the required yard, where eaves may encroach 0.6m into the required yard but not closer than 0.6m to the lot line.

**A0003/2022**

**1930037 ONTARIO LIMITED**

Ward: 9

PIN 73475 0893, Parcel 11684, Lot Pt Broken 8, Concession 6, as in EP6882 Township of Broder, 0 Middle Lake Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of Consent Application B0007/2022, providing a minimum lot frontage of 28.6m, where 90.0m is required.

**A0005/2022**

**NICHOLAS HUI**

Ward: 4

PIN 02129 0053, Parcel 4850, Lot(s) 7, Subdivision M-93, Lot Pt 6, Concession 4, Township of McKim, 175 St Jean Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

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.

**A0007/2022**

**TM QUALITY HOMES INC.**

Ward: 11

PIN 73577 0446, Parcel 15873 SEC SES, Lot Pt 11, Concession 3, as in LT89604, Township of Neelon, 122A Fourth Avenue, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.3 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a single-detached dwelling providing, firstly, no frontage onto an assumed road, whereas no person shall erect any building on any lot that does not have frontage on an assumed road, and secondly, a minimum lot frontage of 0.0m and no front lot line at the street line, where 15.0m is required and where no lot shall have a front lot line less than 10.5m in length, measured at the street line.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
THURSDAY, FEBRUARY 24, 2022**



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	
A000212022	
S P P AREA	
YES	NO
INDICATE REF 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): Tristan Lezare Katie Bisset Email: [REDACTED]  
 Mailing Address: 456 Wembley Drive Home Phone: [REDACTED]  
 Business Phone:  
 City: Sudbury Postal Code: P3E 1P2 Fax Phone:

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

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

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

- 3) 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 of Canada  
 Mailing Address: 1879 Regent St. S  
 City: Sudbury Postal Code: P3E 3Z7

- 4) Current Official Plan designation: Living Area 1 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
Side yard setback	1.8m	0.91m	0.89m

- b) Is there an eave encroachment?  Yes  No If 'Yes', size of eaves: 4 (m)

c) Description of Proposal:  
Convert 1.5 storey single-family home to a 2-storey single-family home.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Existing foundation does not meet side-yard setback requirement.

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

PIN(s): 73585-0305 Township: McKim  
 Lot No.: 6 Concession No.: 3 Parcel(s): 6981  
 Subdivision Plan No.: H-95 Lot: 361 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 452 Wembly Drive

7) Date of acquisition of subject land. October 18, 2021

8) Dimensions of land affected.

Frontage 12.2(m) Depth 36.6(m) Area 446.5(m<sup>2</sup>) Width of Street 9.2(m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>64</u>	(m <sup>2</sup> )	<u>64</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>89</u>	(m <sup>2</sup> )	<u>120</u>	(m <sup>2</sup> )
No. of storeys:	<u>1.5</u>		<u>2</u>	
Width:	<u>7.3</u>	(m)	<u>7.3</u>	(m)
Length:	<u>11</u>	(m)	<u>11</u>	(m)
Height:	<u>6.4</u>	(m)	<u>8.1</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>6.1</u>	(m)	<u>6.1</u>	(m)
Rear:	<u>19.5</u>	(m)	<u>19.5</u>	(m)
Side: <u>West</u>	<u>0.91</u>	(m)	<u>0.91</u>	(m)
Side: <u>East</u>	<u>4.0</u>	(m)	<u>4.0</u>	(m)

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

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

What type of access to the land?

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

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

1939

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

Use(s): Single-Family home Length of time: 83 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: Single-family residential

A0002/2022

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): A0450/1966  
or, describe briefly, Front porch addition

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, Tristan Legare and Kathleen Bisset (please print all names), the registered owner(s) of the property described as 452 Wembley Drive

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 \_\_\_\_\_ (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 12 day of January, 2022

[Signature]  
(witness)

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

Print Name: \_\_\_\_\_

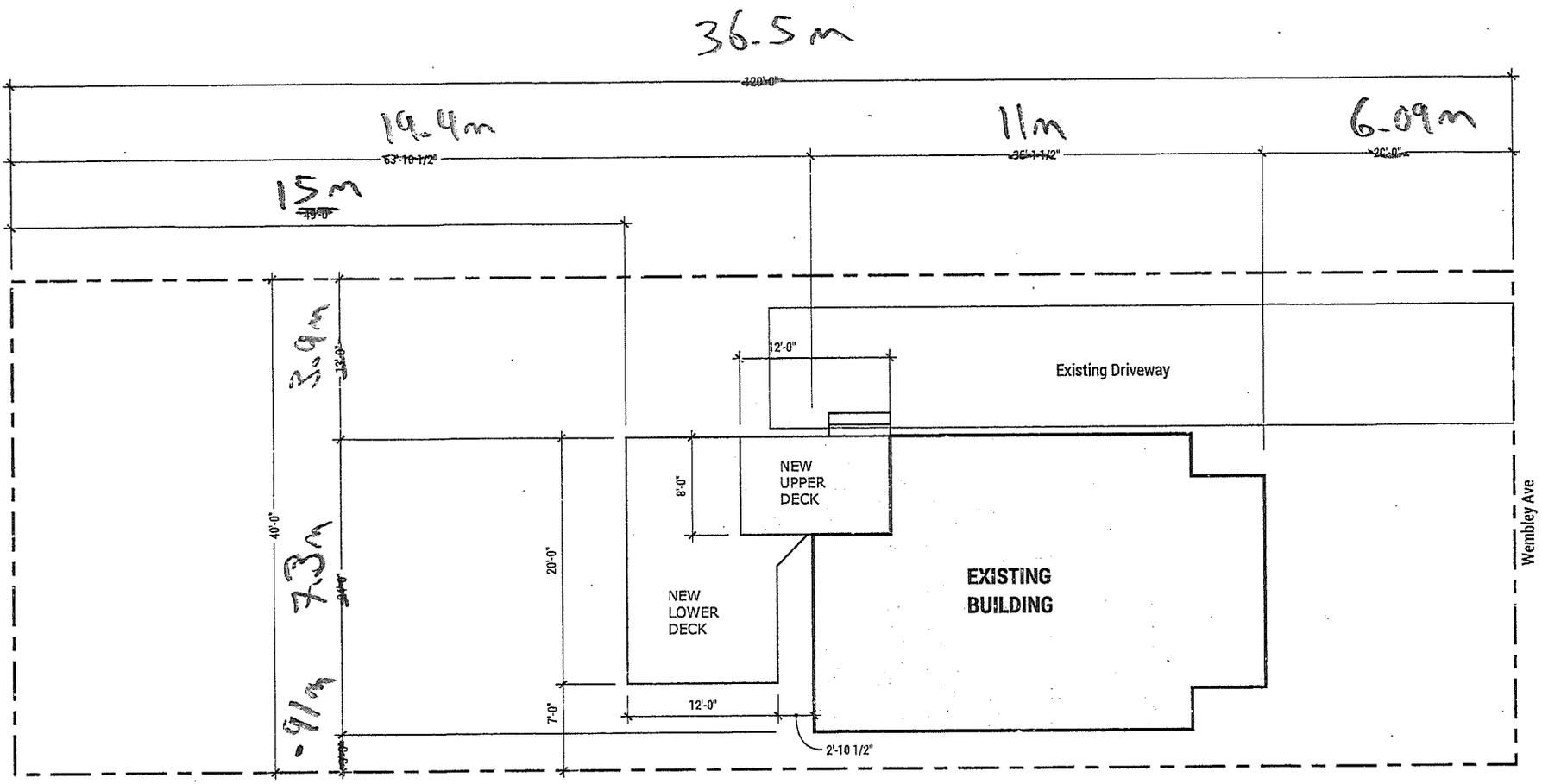
\*I have authority to bind the Corporation

**AMY P. BEST**  
BARRISTER & SOLICITOR  
125 Durham Street  
Sudbury, ON P3E 3M9

A0002/2022







LOT  
SCALE: 1/8" = 1' - 0"



A0002/2022  
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 2021.01.01
A 0003/2022
S.P.P. AREA YES ___ NO ___
NDCA REG. AREA YES ___ NO ___

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

Registered Owner(s): 1930037 Ontario Limited	Email: [REDACTED]
Mailing Address: 6724 Tilton Lake Road	Home Phone: _____
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3G 1L5
	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: D.S. Dorland Limited (Bryan C. Dorland)	Email: [REDACTED]
Mailing Address:	Home Phone: _____
Middle Lake Road (no municipal number assigned)	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3B 1M1
	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: none	
Mailing Address: _____	
City: _____	Postal Code: _____

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

- 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
road frontage requirement for new lot	90m	28.6m	61.4m
creation			

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

c) Description of Proposal:  
A variance is being requested to created a new rural lot that does not meet the road frontage requirements but greatly exceeds the water frontage and area requirements. (Proposed Lot 4 of current Consent Application)

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Not enough road frontage.

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

PIN(s): currently part of PIN 73475-0893 Township: Broder Ward:  
 Lot No.: 8 Concession No.: 6 Parcel(s): formerly 11684 SES  
 Subdivision Plan No.: n/a Lot: n/a Reference Plan No.: n/a Part(s): n/a  
 Municipal Address or Street(s): Middle Lake Road (no municipal number assigned)

7) Date of acquisition of subject land. January 29th, 2021

Dimension shown below are for Proposed Lot 4 shown on concurrent Application for Consent

8) Dimensions of land affected.

note: road frontage includes the frontage on the City maintained turn around

Frontage road 28.6+/- (m) Depth 1158+/- (m) Area 373 000 (m<sup>2</sup>) Width of Street 20.117 (m)  
 water 141.8 +/- 37.3 hectares+/-

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	the property is vacant (m <sup>2</sup> )	unknown at this time (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)

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:	the property is vacant (m)	unknown at this time (m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

What type of access to the land?

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

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

property is vacant

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

Use(s): vacant rural lot Length of time: unknown

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

Same as #13  or, future rural lot for residential purposed

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

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

Yes  No

If "yes", how many?

17) Existing uses of abutting properties: vacant land, Crown Land and waterfront residential properties

A0003/2022

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): concurrent application - not yet assigned

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, 1930037 Ontario Limited (please print all names), the registered owner(s) of the property described as PIN 73475-0893 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;

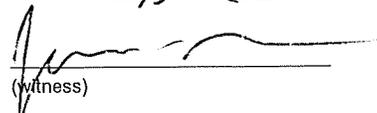
**Authority to Enter Land and Photograph**

- 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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

**Appointment of Authorized Agent**

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

Dated this 15th day of November, 2021

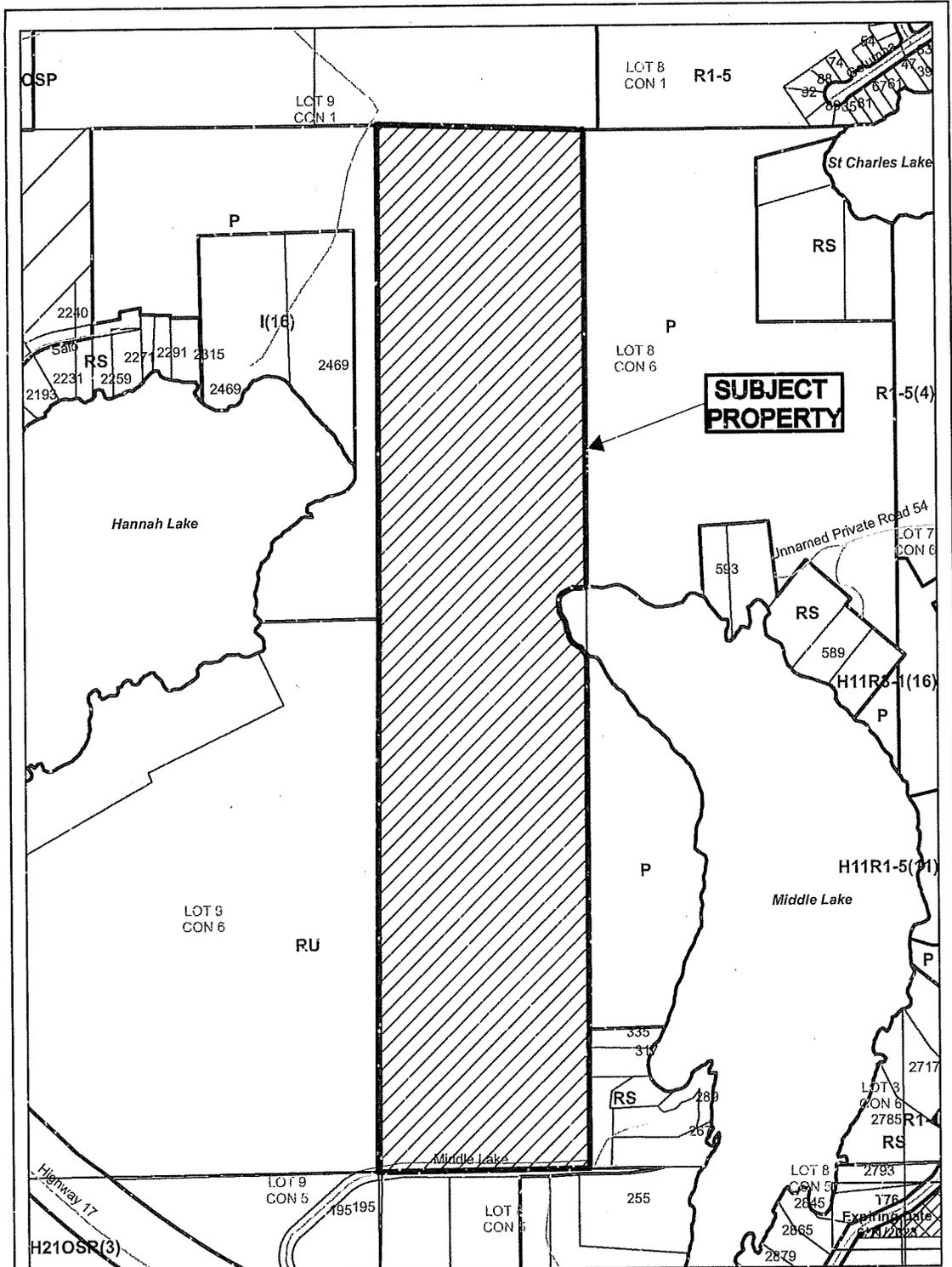
(witness) 

  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Ben Polzer

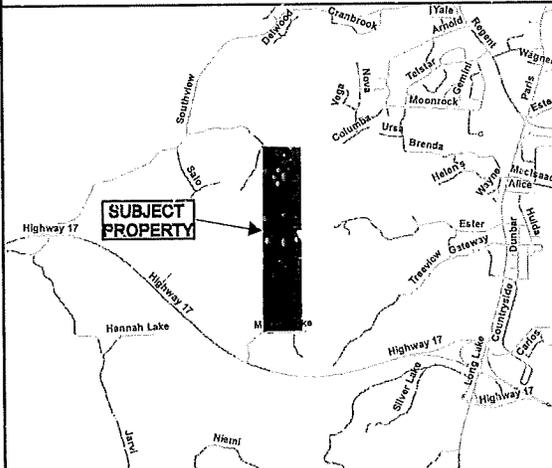
\*I have authority to bind the Corporation

A0003/2022





**SUBJECT PROPERTY**



**Application for Minor Variance or Permission**



Subject Property being  
 PIN 73475-0893, Parcel 11684,  
 Part Broken Lot 8, Concession 6  
 as in EP6882, Township of Broder,  
 0 Middle Lake Road, Sudbury  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

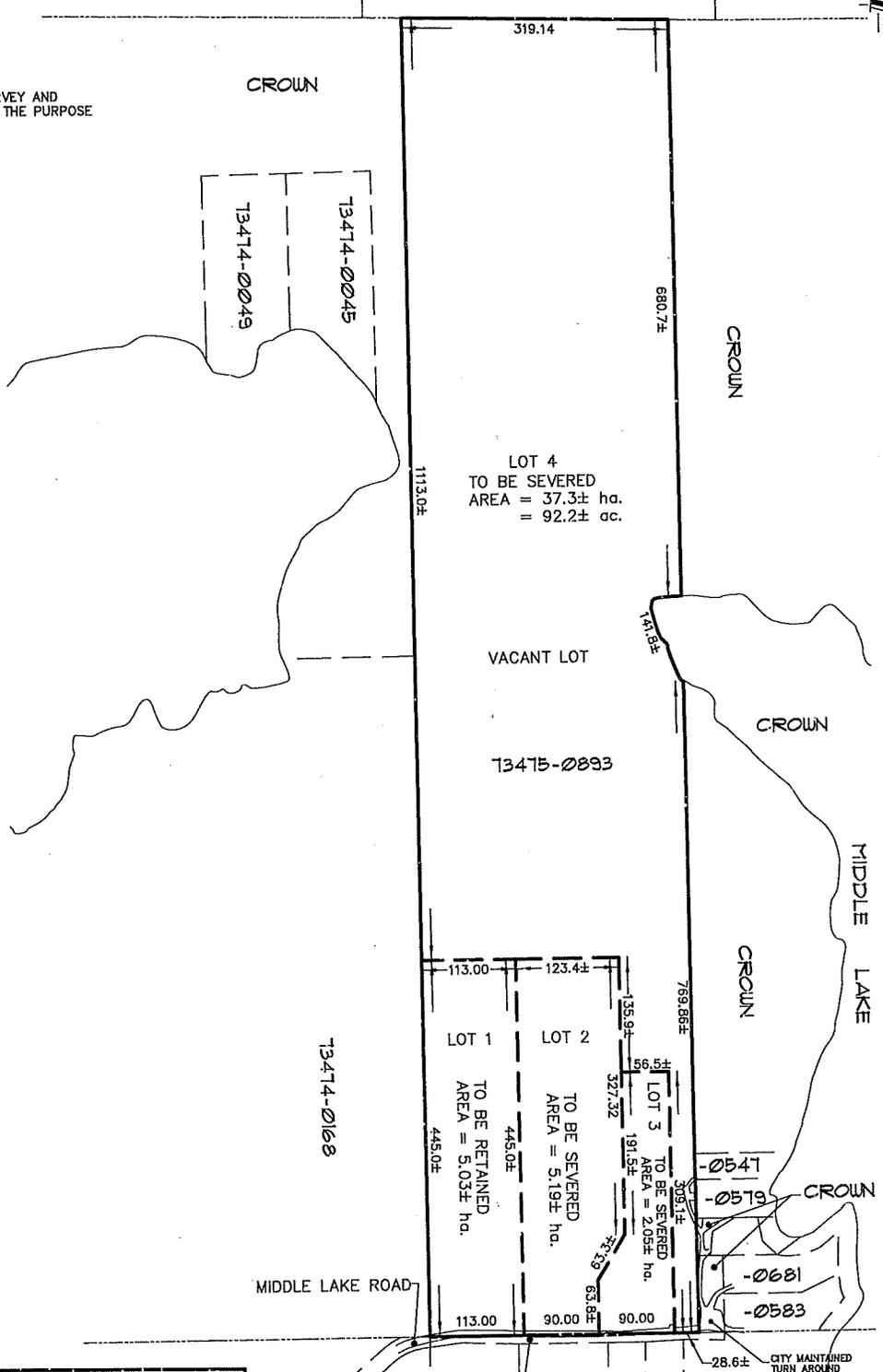
A0003/2022  
 Date: 2022 01 20

SKETCH FOR PLANNING ACT APPLICATIONS  
**PART OF LOT 8**  
**CONCESSION 6**  
 GEOGRAPHIC TOWNSHIP OF BRODER  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

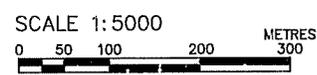
13598-0202

**NOTE**

THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSE STATED IN THE TITLE BLOCK.



D.S.		<b>DORLAND LIMITED</b>		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA					
PREPARED BY : WJM		SCALE : 1:5000 METRIC			
CHECKED : BCD		CAD FILE : 18343 RPLAN.dwg			
DATE : OCT 13, 2021		P.S. TAB : SKETCH 4			



A0003/2022  
 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 0005/2022	
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): Nicholas Hui Email: [REDACTED]  
Mailing Address: 855 Lonsdale Ave Home Phone: [REDACTED]  
Business Phone: \_\_\_\_\_  
City: Sudbury Postal Code: P3B 1K2 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: - Same - Email: [REDACTED]  
Mailing Address: 855 Lonsdale Ave Home Phone: \_\_\_\_\_  
175 JEAN ST, Sudbury 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: Nicholas Hui  
Mailing Address: 855 Lonsdale Ave  
City: Sudbury Postal Code: P3B 1K2

- 4) Current Official Plan designation: Living Area I Current Zoning By-law designation: R2-3

- 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 Spots	2	1	1

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

c) Description of Proposal:  
Relief of a parking space for the secondary unit, as there is no room for a second parking space on the property, where 2 spaces are required.  
Would like to install a secondary unit in the subject property but the dimensions of the lot do not permit us to provide the required second parking spot for a secondary unit

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Insufficient space for two parking spots (Building permit application to register secondary unit for single family dwelling).

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

PIN(s): 02129 - 0053 Township: McKim  
 Lot No.: 6 Concession No.: 4 Parcel(s): 4850  
 Subdivision Plan No.: Lot: 7 Reference Plan No.: M93 Part(s):  
 Municipal Address or Street(s): 175 JEAN ST, Sudbury

7) Date of acquisition of subject land. 01 JUNE 2021

8) Dimensions of land affected.

Frontage 9.144 (m) Depth 30.1752 (m) Area 275.922 (m<sup>2</sup>) Width of Street (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	56.05 (m <sup>2</sup> )	
Gross Floor Area:	<del>76.53</del> / 56.05 (m <sup>2</sup> )	<del>122.98</del> / 102.5 (m <sup>2</sup> )
No. of storeys:	1.5	
Width:	6.40 (m)	
Length:	22 (m)	
Height:	5.2 (m)	

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

	Existing	Proposed
Front:	4.54152 (m)	
Rear:	16.94688 (m)	
Side:	0.3048 (m)	
Side:	1.9812 (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.

1930

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

Use(s): Single Family Dwelling Length of time:

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

Same as #13  or, Single Family with Secondary Unit

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

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

A0005/2022

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, Nicholas Hui (please print all names), the registered owner(s) of the property described as 175 Jean St MCKIM, Con 4, Lot 6, Pcl 4850, Reg Plan M93, Lot 7 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 \_\_\_\_\_ (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 17 day of JANUARY, 20 22

[Signature]  
(witness) KA WUN HUI WING

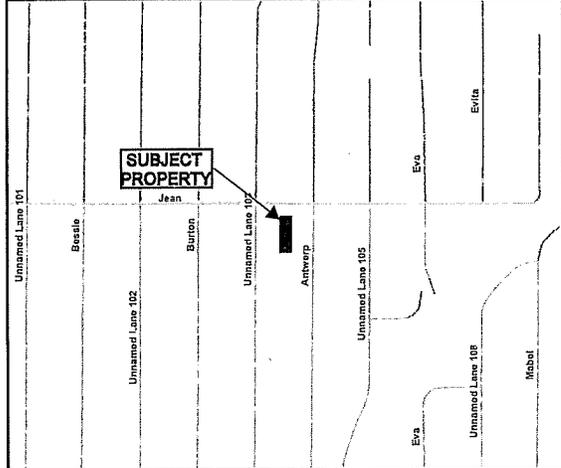
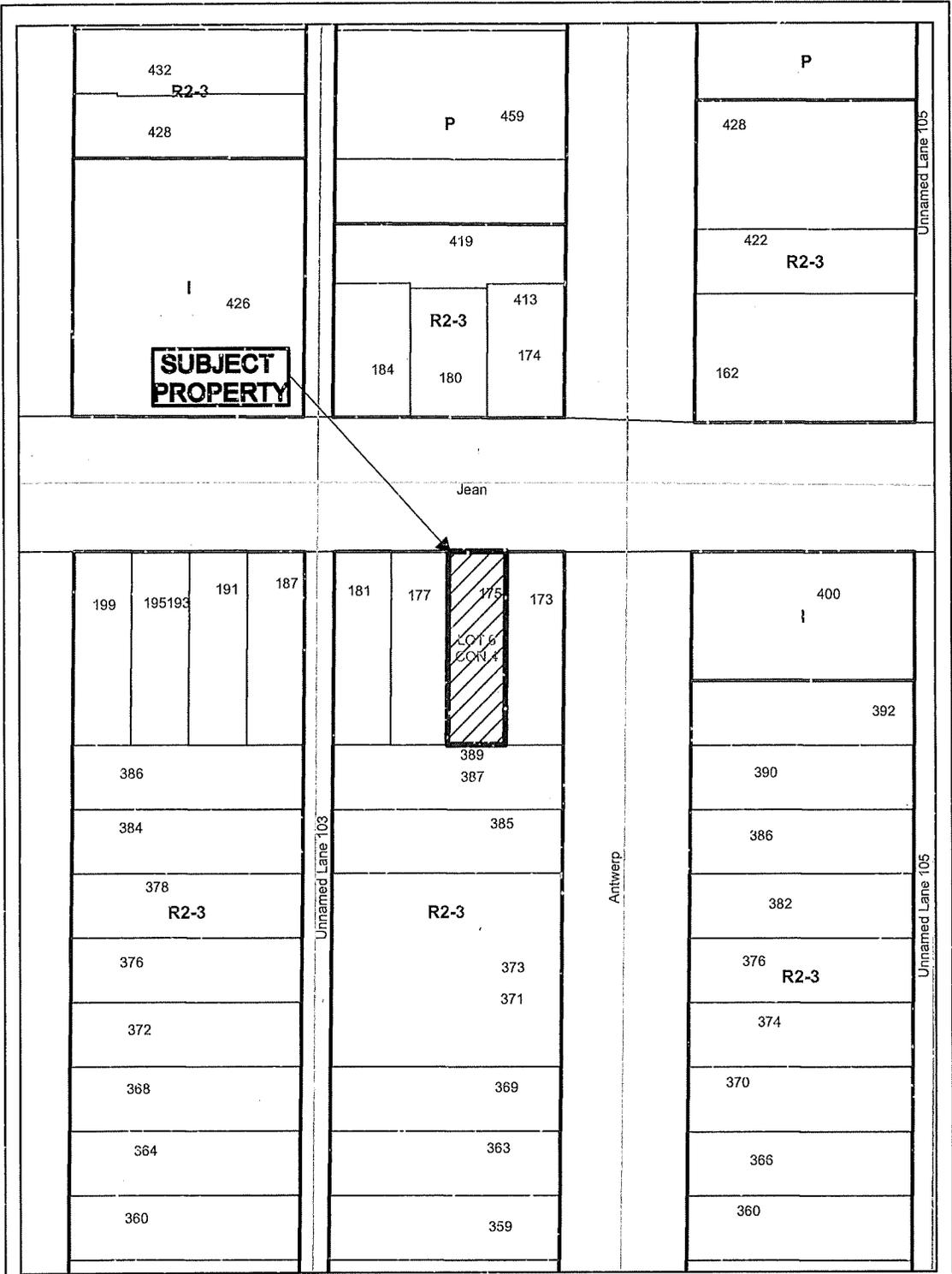
[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: NICHOLAS HUI

\*I have authority to bind the Corporation

A00051 2022





**Application for Minor  
Variance or Permission**

N  


Subject Property being  
 PIN 02129-0053, Parcel 4850, Lot 7,  
 Plan M-93, Part Lot 6, Concession 4,  
 Township of McKim,  
 175 Jean Street, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A0005/2022  
 Date: 2022 01 25





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 2021.01.01	
A0007/2022	
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: \$985.00 (includes \$235.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)  
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

Registered Owner(s): <u>TM Quality Homes Inc</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>366 Fourth Ave</u>	Home Phone: <u>[REDACTED]</u>
	Business Phone: _____
City: <u>Sudbury</u>	Postal Code: <u>P3B 3S1</u> Fax Phone: _____

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

Name of Agent: _____	Email: <u>[REDACTED]</u>
Mailing Address: _____	Home Phone: _____
<u>122A Fourth Ave</u>	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: _____
Mailing Address: _____
City: _____ Postal Code: _____

- 4) Current Official Plan designation: Living Area/Gen. Wvd. 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
No frontage on an assumed road Table 6.2	15m	0	15m
Section 4.3		To provide no frontage	

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

- c) Description of Proposal: \_\_\_\_\_  
Applying to build residential dwelling on a property that does not have road frontage but does have access on a RIGHT OF WAY

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Property does not have road frontage

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

PIN(s): 73577-0446 Township: Neelon Ward: 11  
 Lot No.: 11 Concession No.: 3 Parcel(s): 15873  
 Subdivision Plan No.: Lot: 11 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 122A Fourth Ave

7) Date of acquisition of subject land. May 2020

8) Dimensions of land affected. 49.16  
Front Lot line 49.71  
 Frontage (m) Depth (m) Area 2231 (m<sup>2</sup>) Width of Street (m)

Particulars of all buildings:	Existing	Proposed
Ground Floor Area:	(m <sup>2</sup> ) 365	(m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> ) 365	(m <sup>2</sup> )
No. of storeys:	2	
Width:	(m) 9.14	(m)
Length:	(m) 12.19	(m)
Height:	(m) 7.92	(m)

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) 28.1	(m)
Rear:	(m) 7.6	(m)
Side:	(m) 12.5	(m)
Side:	(m) 23.4	(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 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.  
April 2022

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 dwelling

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: Residential property

A000712022

- 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, Tim McDonald-TM Quality Homes Inc. (please print all names), the registered owner(s) of the property described as 122A Fourth Ave, Sudbury Ont  
in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

- appoint and authorize \_\_\_\_\_ (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 24 day of January, 2022

Swalsh  
(witness)

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

Print Name: Tim McDonald

\*I have authority to bind the Corporation

A000712022



LAND  
 REGISTRY  
 OFFICE #53

73577-0446 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PCL 15873 SEC SES; PT LT 11 CON 3 NEELON AS IN LT89604 TOGETHER WITH AN EASEMENT AS IN LT89604; CITY OF GREATER SUDBURY

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
 FEE SIMPLE  
 ABSOLUTE

RECENTLY:  
 FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
 2003/10/27

OWNERS' NAMES:  
 TM QUALITY HOMES INC.

CAPACITY SHARE:  
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/10/24 **						
53R15189	1994/12/07	PLAN REFERENCE				C
LT923013	2001/12/13	TRANSFER		*** COMPLETELY DELETED ***	1122132 ONTARIO LIMITED 783428 ONTARIO LIMITED	
SD27227	2005/08/29	CERTIFICATE		*** COMPLETELY DELETED *** CITY OF GREATER SUDBURY		
SD81338	2007/06/13	TRANSFER		*** COMPLETELY DELETED *** CITY OF GREATER SUDBURY	AUGER, GILBERT E VALLEE, SYLVIO A	
REMARKS: MUNICIPAL TAX ACT CORRECTIONS: PARTY TO NAME CHANGED FROM AUGER, SYLVIO A TO VALLEE, SYLVIO A ON 2020/05/12 AT 15:27 BY WENDOVER, TERE.						
SD396217	2020/05/12	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR, SUDBURY LAND REGISTRY OFFICE		
REMARKS: AMEND OWNER SYLVIO AUGER TO VALLEE						
SD397311	2020/06/05	TRANSFER		AUGER, GILBERT E VALLEE, SYLVIO A	TM QUALITY HOMES INC.	C
REMARKS: PLANNING ACT STATEMENTS.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

A0007/2022

89604

# Land Titles Act

**WE, JAMES COCHRANE & BEATRICE COCHRANE,**  
his wife, both of the Township of  
Neelon, in the District of Sudbury,  
as Joint-Tenants.

RECORDED

11

the registered owner of the freehold land registered in the office of Land  
Titles at Sudbury  
as Parcel 14684  
in the Register for Sudbury East Section

in consideration of the sum of  
-----TWELVE HUNDRED----- (\$1,200.00)----- Dollars  
paid to us transfer to ERNEST CATCHPOLE

of the City of Sudbury in the District of Sudbury  
the land hereinafter particularly

described namely:

ALL AND SINGULAR:

THAT certain parcel or tract of land and premises situate, lying and being in the Township of Neelon, in the District of Sudbury and Province of Ontario, being composed of part of Lot 11, in the Third Concession of the said Township, containing an area of 0.551 acres be the same more or less and which parcel may be more particularly described as follows:

PREMISING that the East limit of said Lot 11 has an assumed astronomical course of N.0°06'W., and relating all bearings herein thereto;

COMMENCING at a point in the said East limit of Lot 11, distant 2351.45 feet from the northeast angle thereof;  
THENCE N.71°53'W., 106.27 feet to point said last mentioned point being the place of beginning;

THENCE N.71°53'W., 162.1 feet;

THENCE S.40°22'W., 148.18 feet;

THENCE S.71°51'E., 162.1 feet;

THENCE N.20°42'E., 148.27 feet more or less to the place of beginning;

TOGETHERWITH a right of way in common with the transferor and all others entitled thereto over along and upon a right of way consisting of a strip of land 12 feet in width and being more particularly described as follows:-

COMMENCING at the southeasterly angle of the lands hereby transferred

10007/2022

2  
MICROFILMED

THENCE S.20°42'W., 12 feet;

THENCE N.71°51'W., 493.83 feet more or less to the  
easterly limit of Desloges Road, as shown on Registered Plan  
Number M-184;

THENCE N.20°42'E., 12 feet;

THENCE S.71°51'E., 493.83 feet more or less to the point  
of commencement.

The parcel and right of way as herein described are  
further shown coloured red and brown respectively on the plan  
hereto attached.

being a part of the said parcel

Insert here  
"the whole"  
or "a part"  
according to  
the fact.

Where the  
whole parcel  
is transferred  
a particular  
description is  
unnecessary.

A0007/2022

3  
REFILMED

DESCRIPTION

ALL AND SINGULAR:

THAT certain parcel or tract of land and premises situate, lying and being in the Township of Neelon, in the District of Sudbury and Province of Ontario, being composed of part of Lot 11, in the Third Concession of the said Township, containing an area of 0.551 acres be the same more or less and which parcel may be more particularly described as follows:

PREMISING that the East limit of said Lot 11 has an assumed astronomical course of N.0°06'W., and relating all bearings herein thereto;

COMMENCING at a point in the said East limit of Lot 11, distant 2351.45 feet from the northeast angle thereof;

THENCE N.71°53'W. 106.17 feet to point said last mentioned point being the place of beginning;

THENCE N.71°53'W., 162.1 feet;

THENCE S.40°22'W., 148.18 feet;

THENCE S.71°51'E., 162.1 feet;

THENCE N.20°42'E., 148.27 feet more or less to the place of beginning;

TOGETHERWITH a right of way in common with the transferor and all others entitled thereto over along and upon a right of way consisting of a strip of land 12 feet in width and being more particularly described as follows:

COMMENCING at the southeasterly angle of the lands hereby transferred;

THENCE S.20°42'W., 12 feet;

THENCE N.71°51'W., 493.83 feet more or less to the easterly limit of Desloges Road, as shown on Registered Plan Number M-184;

THENCE N.20°42'E., 12 feet;

THENCE S.71°51'E., 493.83 feet more or less to the point of commencement.

The parcel and right of way as herein described are further shown coloured red and brown respectively on the plan hereto attached.

Sudbury, Ontario. April 2nd, 1952.

O. L. Surveyor.

A0007/2022

4

And I, BEATRICE COCHRANE  
wife of the said JAMES COCHRANE  
hereby bar my dower in the said land.

FILMED

Dated the 3rd day of April A.D. 1952.

Witness:

*Loisette Petrovic*

*James H. Cochrane*  
*Beatrice Cochrane*

**Land Titles Act**

I WE, JAMES COCHRANE & BEATRICE COCHRANE

the transferor named in the above document, make oath and say:

That we are legally married to each other,

~~who executed the above instrument is my wife,~~ and that we are both of the age of twenty-one years or over, and that we are joint-tenants in the said lands.

SEVERALLY  
SWORN before me at the City

of Sudbury  
in the District  
of Sudbury  
this 3rd

*James H. Cochrane*  
*Beatrice Cochrane*

day of April A.D. 19 52.

*H. J. Andrewella*  
A Commissioner, etc.

1000712022

**Affidavit under Land Transfer Tax Act**

IN THE MATTER OF THE LAND TRANSFER TAX ACT

5  
MICROFILMED

PROVINCE OF ONTARIO  
District of  
Sudbury

I, JAMES COCHRANE  
of the Township \_\_\_\_\_ of Neelon  
in the District of Sudbury

To Wit: \_\_\_\_\_ make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am one of the transferors named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:
 

(a) Monies paid in cash	\$ <u>nil</u>
(b) Property transferred in exchange;	
Equity value \$	\$ <u>1,200.00</u>
Encumbrances \$	\$ <u>nil</u>
(c) Securities transferred to the value of	_____
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ <u>nil</u>
(e) Monies secured by mortgage under this transaction	\$ <u>nil</u>
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ <u>nil</u>
Total consideration	\$ <u>1,200.00</u>
4. If consideration is nominal, is the transfer for natural love and affection? nil
5. If so, what is the relationship between Grantor and Grantee? nil
6. Other remarks and explanations, if necessary nil

Clauses 4, 5 and 6 should be struck out if not applicable or necessary.

SWORN before me at the City  
of Sudbury  
in the District  
of Sudbury  
this 3rd  
day of April 19 52.  
*[Signature]*  
A Commissioner, etc.

*[Signature: James Cochrane]*

**Affidavit as to Authority of Persons Executing for a Corporation  
Land Titles Act**

I, \_\_\_\_\_ of \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_ make oath and say:

- (1) I am \_\_\_\_\_ of \_\_\_\_\_
- (2) whose signature is affixed to the annexed (or within) document is the \_\_\_\_\_ of the said company, and whose signature is also affixed thereto is the \_\_\_\_\_ thereof, and the seal affixed thereto is the corporate seal of the said company.
- (3) Under the by-laws of the said company the \_\_\_\_\_ and \_\_\_\_\_ are empowered to execute on behalf of the company all deeds and other instruments requiring the seal of the company.  
*(If the officers executing are not authorized by by-laws, then state how they are authorized).*

- (4) I am well acquainted with the said \_\_\_\_\_ and \_\_\_\_\_ and saw them execute the said document, and I am a subscribing witness thereto.
- (5) The said company is, I verily believe, the owner of the land (or charge) mentioned in the said document.

SWORN before me at the \_\_\_\_\_  
of \_\_\_\_\_  
in the \_\_\_\_\_  
of \_\_\_\_\_  
this \_\_\_\_\_  
day of \_\_\_\_\_ 19 \_\_\_\_\_

A Commissioner, etc.

NOTE:—When an officer cannot be the witness, one of the officers should make an affidavit as to the facts in the first three paragraphs of the above form, and the witness should make an affidavit as to the facts in the remaining two paragraphs.

1000712022

### Affidavit of Execution

I, COLETTE POTVIN of the City of Sudbury in the District of Sudbury Stenographer, make oath and say

1. I am well acquainted with James Cochrane and Beatrice Cochrane

named in the within document, and saw them sign the said document; and the signatures purporting to be their respective signatures at the foot of the said documents are in their handwriting.

2. The said James Cochrane and Beatrice Cochrane are, as I verily believe, the owners of the land within mentioned, and the said Beatrice Cochrane is reputed to be, and is, as I verily believe, his wife.

3. The said James Cochrane and Beatrice Cochrane are each of the age of twenty-one years or over, are each of sound mind, and signed the said document voluntarily at Sudbury in the District of Sudbury in the Province of Ontario.

4. I am a subscribing witness to the said document.

6 + PLAN

Sworn before me at the City of Sudbury in the District of Sudbury this 3rd day of April 19 52.

*[Signature]*  
A Commissioner, etc.

*[Signature: Colette Potvin]*

89604 ✓

### Land Titles Act

Dated 3rd day of April 1952.

JAMES COCHRANE & BEATRICE COCHRANE Joint-Tenants.

—TO—

ERNEST CATCHPOLE  
Address 508 Spruce Street,  
SUDBURY, Ontario.

**Transfer of Freehold Land  
WITH BAR OF DOWER**

Underwood Limited, Toronto

*[Signature]*

THE OFFICES TO  
THE LAND TITLES OFFICE  
SUDBURY

ONE COPY ONLY

Landreville, Hawkins & Gratton,  
Barristers & Solicitors,  
22 Elm St., E.,  
SUDBURY, Ontario.

RECORDED

No. 89604

Received at the office of Land Titles

*[Signature]*

at 10 15 o'clock a. m., of the

5 day of April

A.D., 19 52, and entered in Folio

Volume 76 Parcel 15873

SUDBURY EAST SECTION

*[Signature]*

Master of Titles

RECENTLY PART OF PARCEL

14684

SUDBURY EAST SECTION

ACCO 7/2022

LT 89604

CON. IV  
CON. III

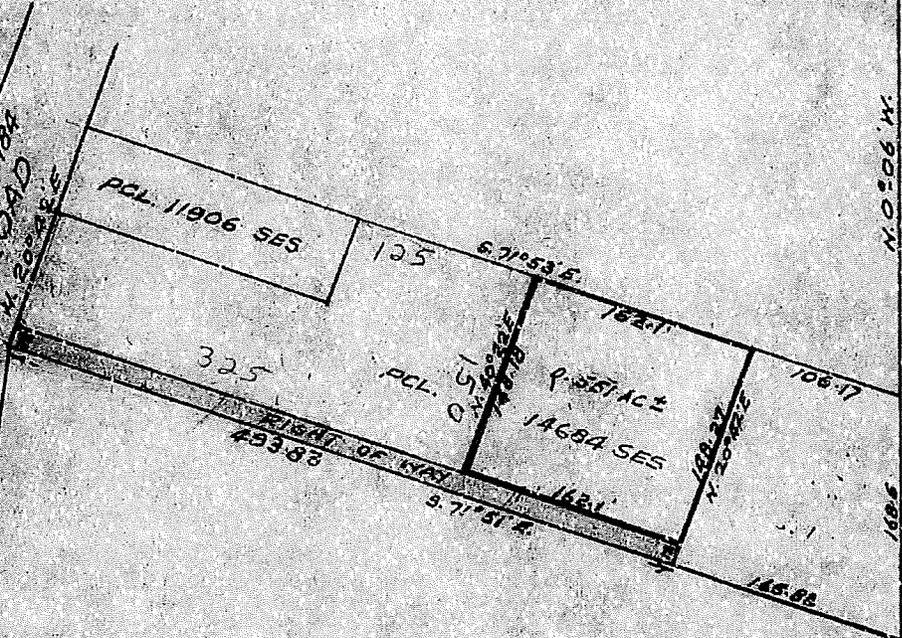
PLAN of part of  
LOT II - CONCESSION III  
TOWNSHIP OF NEELON  
Scale: 1 inch = 200 feet

MICROFILMED

East limit of Lot 11

N. 0° 06' W.  
2357.45'

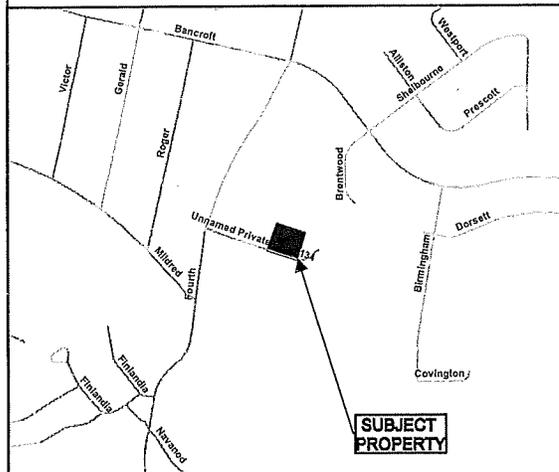
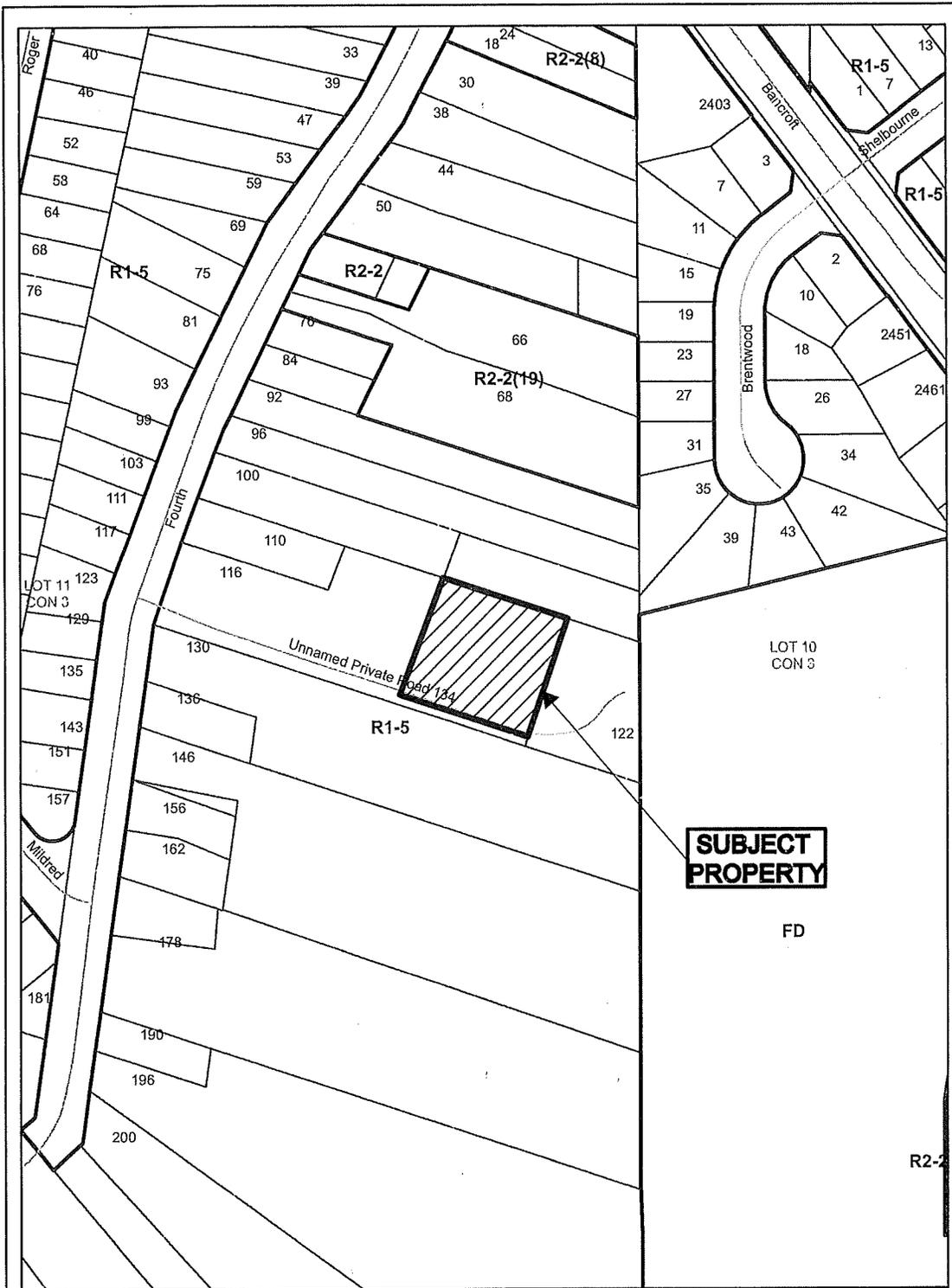
DESLOGES BLVD. 17' 18 1/2"  
ROAD  
14.20' 2 1/2' 1/2'



Sudbury, Ontario. April 2nd, 1952.

*H. K. Hault*  
O. L. Surveyors

1000712022



**Application for Minor Variance or Permission**



Subject Property being  
 PIN 73577-0446,  
 Parcel 15873 SEC SES,  
 Part Lot 11, Concession 3 as in LT89604,  
 Township of Neelon,  
 122A Fourth Avenue, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A0007/2022  
 Date: 2022 01 25

SKETCH FOR PROPOSED BUILDING  
 122 A, FOURTH AVENUE  
 PART OF LOT 11.  
 CONCESSION 3  
 TOWNSHIP OF NEELON  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY  
 JANUARY 6, 2022

PART 2 PLAN 53R-10576

PARCEL 50776 SES

PARCEL 47082 SES

PART 1 PLAN 53R-15189

FOURTH AVENUE

LOT 11

PARCEL 14684 SES

CONCESSION 3

PROPOSED BUILDING

PARCEL 15873 SES

AREA: 2231±SQ.M

DRIVEWAY 28.1±

PARCEL 15271 SES

101.7±  
EXISTING ACCESS

EASEMENT

PART 4

Nos. LT85750 & 89064 (3.66±WIDE)

PARCEL

12363 SES

PARCEL 33247 SES

PARCEL

12364 SES

PART 6

PART 5 PLAN 53R-15189

PART 3  
45.16±  
PART 2 PLAN 53R-15189

49.41±

7.6±

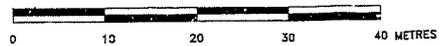
12.5±

23.4±

45.19±



SCALE 1 : 500



**TULLOCH**  
 1942 REGENT STREET SUDBURY, ONTARIO  
 UNIT L P3E 8V5 705-671-2295  
 FILE 222010 SKETCH FOR PROPOSED BUILDING

A000718022  
 sketch 2