

Tom Davies Square  
200 Brady St

Wednesday, January 12, 2022

PUBLIC HEARINGS

**A0156/2021**

**CANADIAN GROUP INC.**

Ward: 1

PIN 73598 0017, Parcel 7542, Lot Pt 9, Concession 1, Township of McKim, 0 Southview Drive, Sudbury, [2010-100Z, H48R3-1(30) (Medium Density Residential)]

For relief from Part 6, Section 6.3, Table 6.5 and Part 11, Section 1, subsection 11, paragraph (dd), clause (ii), subclause (a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit no more than one multiple dwelling on the subject property providing, firstly, a maximum height of 23.0m and 6-storeys, where 19.0m and 5-storeys is permitted, and secondly, a maximum of 60 dwelling units, where 32 dwelling units per building is permitted.

PREVIOUSLY SUBJECT TO REZONING FILE 751-6/17-20

**A0157/2021**

**SCOTT MULLEN  
MARIKA RENELLI**

Ward: 9

PINs 73476-0544, 73476-0607 and 73476-0543, Parcels 10648, 10648A and 53982 SEC SES, Part Lot 7, Concession 3 as in LT58823, Part Bed of Long Lake in front of Lot 7, Concession 3, Part Location CL12643, Part 2, Plan 53R-17219, Township of Broder, 594 Dew Drop Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the addition of an attached garage providing, firstly, a 4.7m setback from the high water mark of a navigable waterbody, where no person shall erect any residential building closer than 12.0m to the high water mark of a navigable waterbody, and secondly, a minimum rear yard setback of 5.5m, where 7.5m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A207/1996 (NOV 4/96)

**A0159/2021**

**AMINA KHADEEJA HOLDINGS INC.**

Ward: 10

PINs 73595 0203 & 73595 0020, Parcels 29355 SEC SES & 51633 SEC SES, Lot Pt 6, Concession 1 as in LT192890 and LT55219, Township of McKim, 2050 Regent Street, Sudbury, [2010-100Z, C2 (General Commercial), R3-1 (Medium Density Residential)]

For relief from Part 4, Section 4.15, subsection 4.15.1, paragraph e) and subsection 4.15.4, paragraph a), clause i) and Part 5, Section 5.2, subsection 5.2.4.3, paragraph c), clause ii) 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 1-storey building into a mixed use space, firstly, providing no landscaped area along the south lot line, where a 3.0 metre-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0m, secondly, providing a 1.0 metre-wide planting strip along the east lot line, where a 3.0 metre-wide planting strip adjacent to the full length of the lot line shall be required where a non-residential lot abuts a residential lot or residential zone, and thirdly, to permit required parking within the front yard and corner side yard, where required parking is not permitted to be closer to any road having a width of more than 10.0 metres than 3.0 m in a commercial zone.

**A0160/2021**

**CONSEIL SCOLAIRE CATHOLIQUE DU NOUVEL-ONTARIO**

Ward: 12

PIN 02137 0075, Lot(s) 56, Subdivision 85S, Lot Pt 5, Concession 4, Township of McKim, 100 Levis Street, Sudbury, [2010-100Z, I (Institutional)]

For relief from Part 10, Section 10.3, Table 10.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition with a canopy providing, firstly, a minimum front yard setback of 6.92m, where 10.0 is required, and secondly, to permit the canopy to encroach 4.94m into the required front yard, where canopies may encroach 1.2m into the required front yard.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, JANUARY 26, 2022**



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2021.01.01	
A 0156/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

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

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

Registered Owner(s): Canadian Group Inc.

Email:

Mailing Address: 2354 Long Lake Road

Home Phone:

Business Phone:

City: Sudbury

Postal Code: P3E 5H5

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:

Home Phone:

Southview Drive

Business Phone:

City: Sudbury

Postal Code: P3E 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 1 Current Zoning By-law designation: H48R3-1(30)

- 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
Exception R3-1(30)	max. 32 dwelling units in a building	60 units in a building	28 units
maximum building height in R3-1 zone	19m and 5 storeys	23 m and 6 storeys	4 m and 1 storey

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

- c) Description of Proposal:

A 23 m high 6 storey, 60 unit multiple dwelling with 60 parking spaces provided on-site.

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

The R3-1(30) zoning would require the permitted number of dwelling units to be located in two buildings. The proposed development with one building will allow for more landscaped area, less storm water runoff, but will require one more storey to be added beyond what is permitted.

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

PIN(s): 73598-0017 Township: McKim Ward: 1  
 Lot No.: 9 Concession No.: 1 Parcel(s): 9542  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): Southview Drive

- 7) Date of acquisition of subject land. August 4, 2016

- 8) Dimensions of land affected.

Frontage 50.3 (m) Depth 153.9 (m) Area 8093 (m<sup>2</sup>) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	(m <sup>2</sup> )	1,730	(m <sup>2</sup> )	
Gross Floor Area:	(m <sup>2</sup> )	10,375	(m <sup>2</sup> )	
No. of storeys:		Six		
Width:	(m)	36.6	(m)	
Length:	(m)	47.2	(m)	
Height:	(m)	23	(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:	(m)	49.4	(m)	
Rear:	(m)	40	(m)	
Side:	(m)	easterly 11.58	(m)	
Side:	(m)	westerly 5.18	(m)	

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

What type of access to the land?

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

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

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

building is proposed

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

Use(s): vacant

Length of time:

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

Same as #13 ☐ or, 60 unit multiple dwelling

- 15) What is the number of dwelling units on the property? 60 units proposed

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

☐ Yes ☐ No

If "yes", how many? None

- 17) Existing uses of abutting properties: vacant City owned lands to the east, vacant privately owned lands to the west

A0156/2021



- 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, Canadian Group Inc. (please print all names), the registered owner(s) of the property described as PIN 73598-0017, Parcel 9542 SEC SES; Part Lot 9, Concession 1, McKim Township 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**

- 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 3rd day of DECEMBER, 2021

[Signature]  
(witness)

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

Print Name: JOHN CERILLI

\*I have authority to bind the Corporation

Approved 2021

**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

I/We, Tulloch Engineering (please print all names),  
the registered owner(s) or authorized agent of the property described as PIN 73598-0017, Parcel 9542 SEC SES; Part

Lot 9, Concession 1 McKim Township

in the City of Greater Sudbury:

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

Dated this 3rd day of December, 20 21

David Glen Tulloch  
Commissioner of Oaths

**David Glen Tulloch**  
a Commissioner, etc., Province of Ontario.  
for TULLOCH Engineering Inc.  
Expires Feb 20<sup>th</sup>, 2024

[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)

Print Name: Vanessa Smith  
\*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: Dec. 7, 2021 Hearing Date: January 12, 2021 Received By: N. Lewis

Zoning Designation: R3-1(30) Resubmission: ☐ Yes ☒ No

Previous File Number(s): n/a

Previous Hearing Date: n/a

Notes:

Previously subject to rezoning file # 751-6/17-020

PAID 6/2021



1942 Regent St. | T. 705.522.9303  
Unit L | TF. 800.810.1937  
Sudbury, ON | F. 705.671.9477  
P3E 5V5 | sudbury@tulloch.ca  
[www.TULLOCH.ca](http://www.TULLOCH.ca)

December 7th, 2021

City of Greater Sudbury  
Planning Services Division- Development Approvals  
PO Box 5000 Station. A,  
Sudbury, ON  
P3A 5P3

Attention: Nia Lewis, Secretary Treasurer Committee of Adjustment/Consent Official

**Re: Application for Minor Variance  
PIN 73598-0017, Southview Drive  
TULLOCH File # 175332**

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TULLOCH Engineering (TULLOCH) has been retained by Canadian Group Inc. to facilitate a minor variance on the property located at PIN 73598-0017 located on the south side of Southview Drive.

The application proposes variances to permit a 60-unit multiple dwelling on the property in the H48R3-1(30) zone.

While the current zoning would permit the development of more than 60 multiple dwelling units on the property, the zoning limits the number of multiple dwellings that can be permitted within anyone building to a maximum of 32 units effectively requiring the development of two separate buildings on the property in order to accommodate 60 units.

It is noted that at the time of the public hearing on March 25, 2019 the owners had proposed the development of the site to occur in two buildings each with 32 dwelling units. Since the public hearing, the owners have had an opportunity to consider further options for the development of the property and are now proposing that 60 units be developed within one building. The advantages to the site include a decrease in impervious area through the reduction of the building footprint, resulting in increased areas for landscaping and buffering, along with a reduction in storm water runoff. It also allows for an increased building setback (approximately 40 m) from Robinson Lake. As a result of locating the permitted 60 units all within one building, an increase in the maximum building height from, 5 storeys and 19 m to 6 storeys and 23 m is being requested.

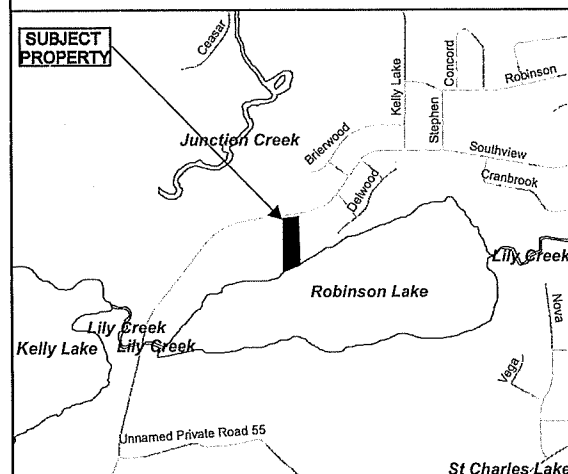
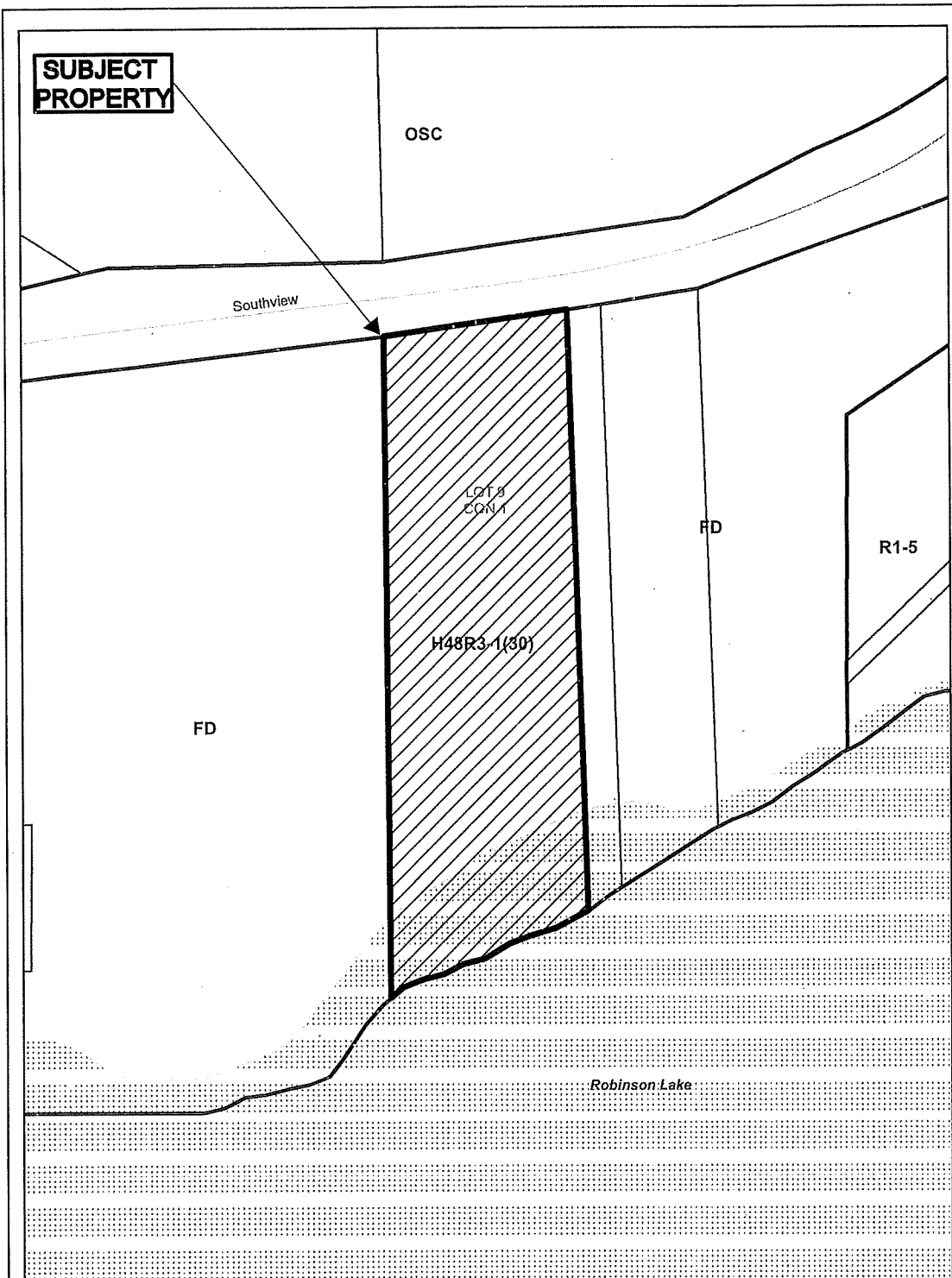
Please find enclosed the following documents and supporting information in support of a complete application for Zoning By-Law Amendment:

- City of Greater Sudbury Minor Variance Application Form;
- Sketch Plan;
- Conceptual Elevation Plan;
- Application Fee Cheque in the sum of \$1,270.00 (\$985 fee plus NDCA \$285 fee)

Sincerely,

Kevin Jarus, M.Pl., MCIP, RPP

*Handwritten date: Nov 16/2021*



# **Application for Minor Variance or Permission**

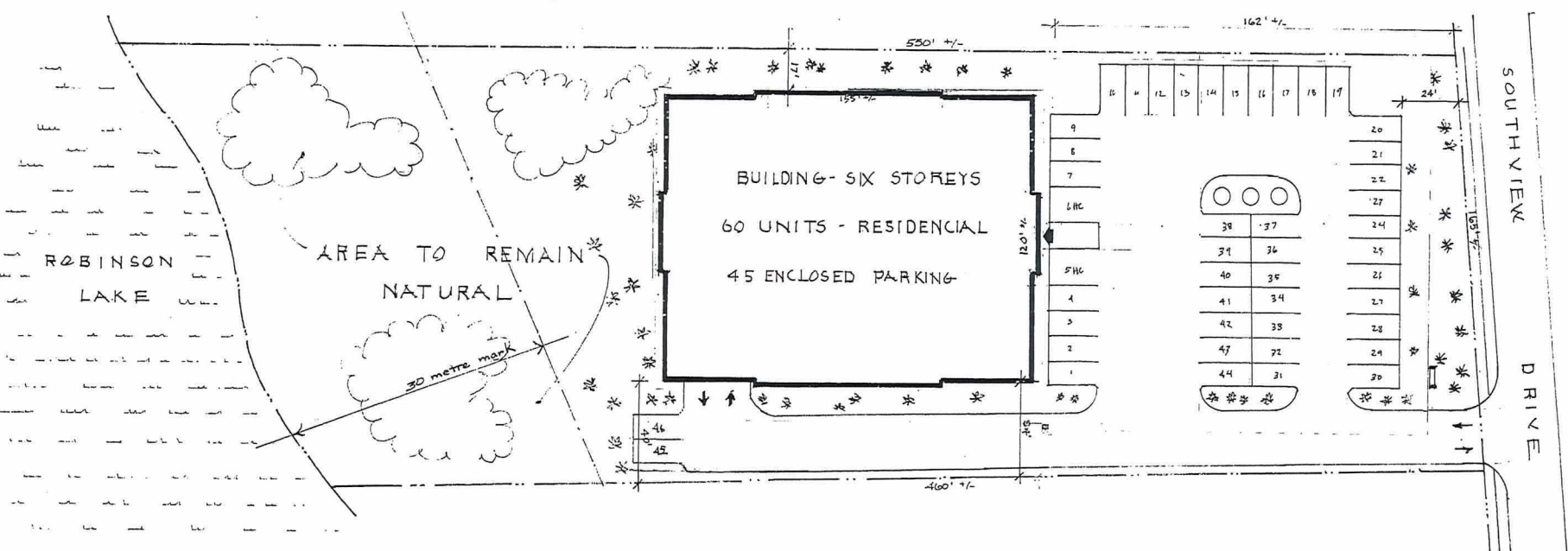


Subject Property being  
PIN 73598-0017, Parcel 7542,  
Part Lot 9, Concession 1,  
Township of Mckim,  
0 Southview Drive, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0156/2021  
Date: 2021 12 13





SITE PLAN

PROPOSED 60 UNIT, 6 STOREY, RESIDENCIAL

SCALE: 1" = 30'0"

DATE: NOV. 2021

DATA/ LOT AREA : 87.122 SQ. FT.

BUILDING AREA : 111,600 SQ. FT.

PARKING : 91 CARS.

NAOMI PARK RESIDENCES  
SUDBURY

Nov 16/2021 sketch 2



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2021 01 01	
A015712021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY.

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

Registered Owner(s): Scott Mullen & Marika Renelli	Email:
Mailing Address: 594 Dew Drop Rd	Home Phone:
	Business Phone:
City: Sudbury	Fax Phone:
Postal Code: P3G 1L2	

- 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: Mike Ladyk	Email:
Mailing Address: 289 Cedar Street	Home Phone:
	Business Phone:
City: Sudbury	Fax Phone:
Postal Code: P3B 1M8	

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 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
Rear Yard Setback	7.5m	5.5m	2.0m
High Water Mark Setback	12.0m	4.7m	7.3m

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

- c) Description of Proposal:

Garage addition on existing residence.

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

New field bed clearance required proposed garage to shift into high water setback.

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

PIN(s): 73476-0607 & 73476-0544 Township: Broder Ward: 9  
 Lot No.: 7 Concession No.: 3 Parcel(s): 10648  
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-17219 Part(s): 2  
 Municipal Address or Street(s): 594 Dew Drop Rd, Sudbury

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 50.5 (m) Depth 35.1 (m) Area 1254.9 (m<sup>2</sup>) Width of Street 6.4 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	169.6 (m <sup>2</sup> )	69.7 (m <sup>2</sup> )
Gross Floor Area:	382.4 (m <sup>2</sup> )	139.4 (m <sup>2</sup> )
No. of storeys:	2	1
Width:	12.7 (m)	7.6 (m)
Length:	24.0 (m)	9.1 (m)
Height:	9.0 (m)	4.0 (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:	5.0 (m)	11.8 (m)
Rear:	13.4 (m)	5.6 (m)
Side:	8.4 (m)	32.4 (m)
Side:	15.1 (m)	6.0 (m)

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

What type of access to the land?

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

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

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

1997

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

Use(s): Residential

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? 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

A05712021

- 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, Scott Mullen & Marika Renelli (please print all names), the registered owner(s) of the property described as 594 Dew Drop Rd, Sudbury  
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;

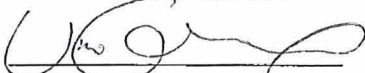
#### **Authority to Enter Land and Photograph**

- 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 3rdline Studio Architects Inc Vivianne Giroux (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 ninth day of December, 20 21

  
(Witness)

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

Print Name: Scott Mullen

\*I have authority to bind the Corporation

BO15712021



I/We, 3rdLine Studio Inc. - Vivianne Giroux (please print all names),  
the registered owner(s) or authorized agent of the property described as 594 Dew Drop Rd, Sudbury

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

Dated this 10 day of December, 20 21

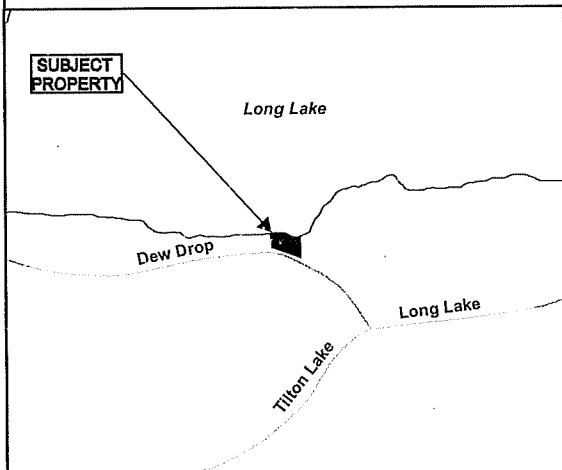
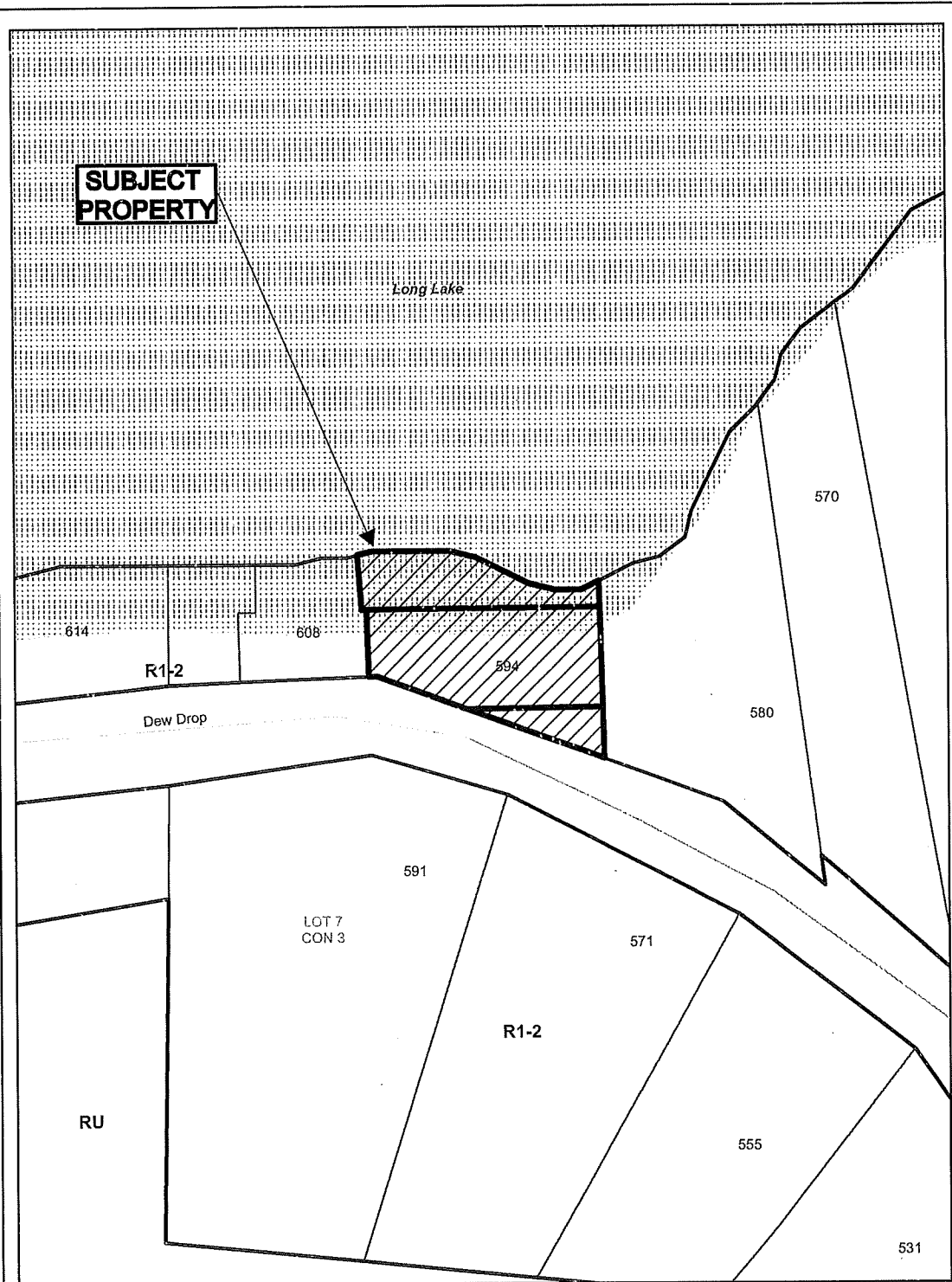
signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)

Print Name: Livianne Giroux  
\*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY:**

Date of Receipt:	Dec. 10, 2001	Hearing Date:	January 12, 2002	Received By:	N. Lewis
Zoning Designation:	R1-2	Resubmission:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Previous File Number(s):	A0007/1996				
Previous Hearing Date:	Nov. 4, 1996				
Notes:          					



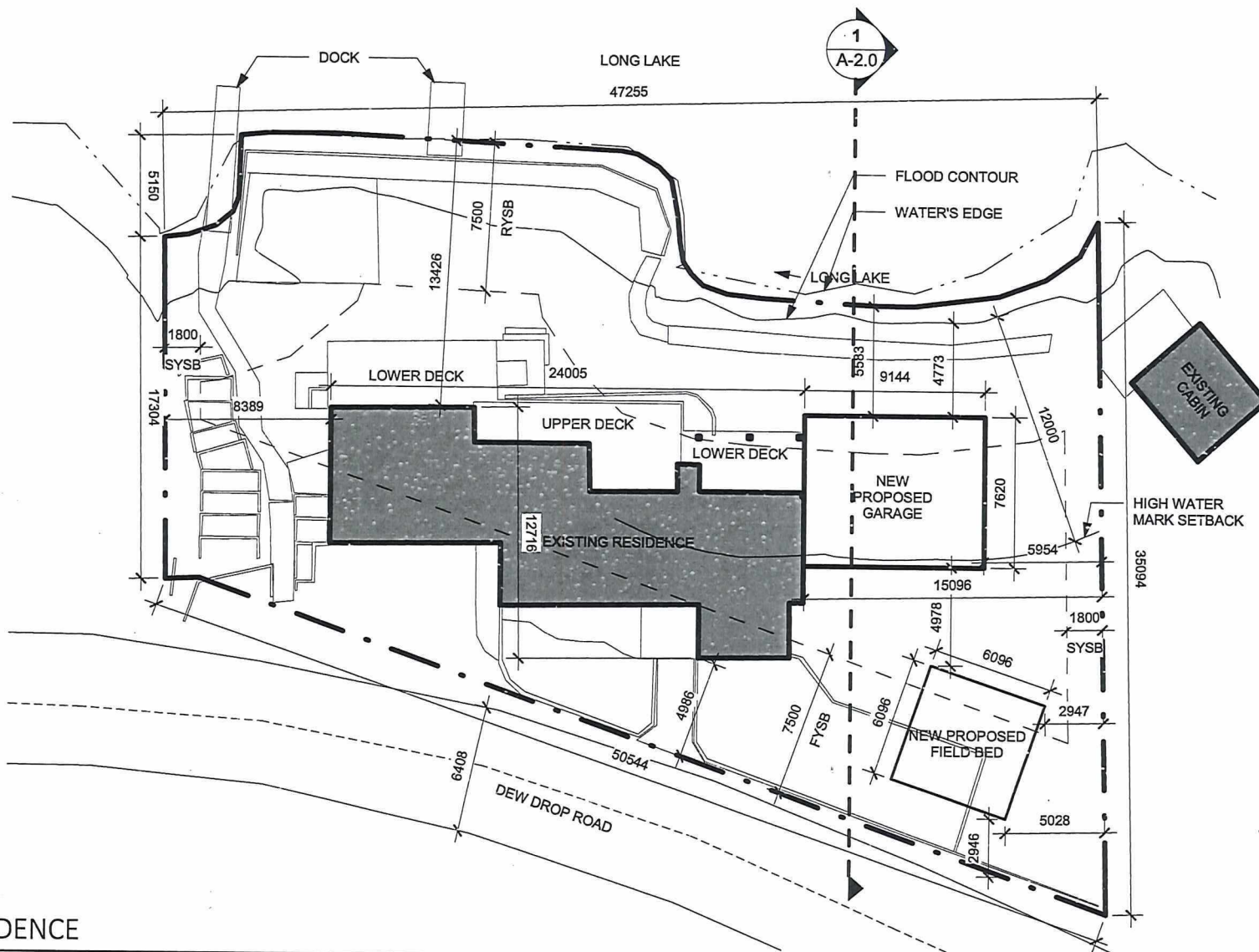
### Application for Minor Variance or Permission



Subject Property being  
PINs 73476-0544, 73476-0607 and 73476-0543,  
Parcels 10648, 10648A and 53982 SEC SES,  
Part Lot 7, Concession 3 as in LT58823,  
Part Bed of Long Lake in front of Lot 7,  
Concession 3, Part Location CL12643,  
Part 2, Plan 53R-17219, Township of Broder,  
594 Dew Drop Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0157/2021  
Date: 2021 12 13



A01571202  
Sketch # 2

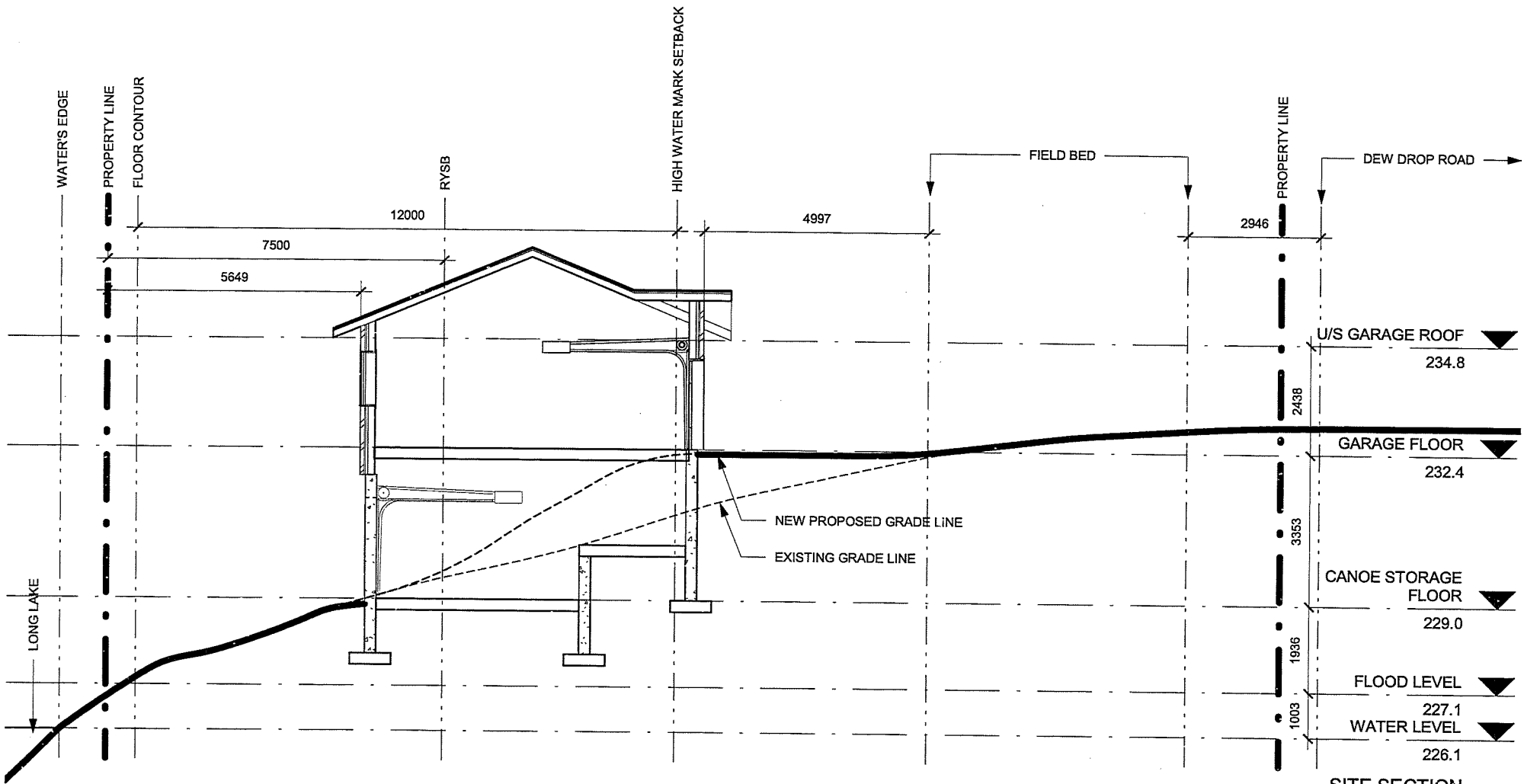


SITE PLAN  
1:250

SITE PLAN  
2021 11 24



# MULLEN RESIDENCE



# MULLEN RESIDENCE

AD157/2021  
Sketch #3







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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2020.01.01
<b>APR 19 2021</b>
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): AMINA KHADEEJA HOLDINGS INC.	Email: [REDACTED]
Mailing Address: 1500 Paris Street	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3E 3B8
	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: TULLOCH Engineering	Email: [REDACTED]
Mailing Address: 1942 Regent Street Unit L	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3E 5V5
	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: AMINA KHADEEJA HOLDINGS INC.
Mailing Address: 1500 Paris Street
City: Sudbury
Postal Code: P3E 3B8

- 4) Current Official Plan designation: Mixed Use Commercial and Living Area 1 Current Zoning By-law designation: C2 and R3-1

- 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
(4.15.1(e)) Relief for landscape strip along road greater than 10.0m	3.0m	0.0m	3.0m
(4.15.4(a)(i)) Relief for landscape strip abutting residential	3.0m	1.0m	2.0m
5.2.4.3(c)(ii) Permit commercial parking Closer than 3.0m to any road having a width of more than 10.0 metres	3.0m	0.0m	3.0m

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

- c) Description of Proposal:

Conversion of the existing 1-storey building into a mixed use space with ±594m<sup>2</sup> of retail, ±297m<sup>2</sup> of other tenants and ±225m<sup>2</sup> of medical office. See Conceptual Sketch

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

Desire to locate parking in close proximity to building.

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

PIN(s): 735950203 & 735950020 Township: MCKIM Ward:  
 Lot No.: 6 Concession No.: 1 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 2050 Regent Street, Sudbury, ON P3E 3Z9 (See attached legal descriptions)

- 7) Date of acquisition of subject land. 05/11/2020

- 8) Dimensions of land affected.

Frontage 89.63 (m) Depth 191.47 (m) Area 9678 (m<sup>2</sup>) Width of Street 36.0 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	891 (m <sup>2</sup> )	No new development proposed (m <sup>2</sup> )
Gross Floor Area:	891 (m <sup>2</sup> )	' (m <sup>2</sup> )
No. of storeys:	1	'
Width:	24.36 (m)	' (m)
Length:	36.56 (m)	' (m)
Height:	5.0 (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:	15.52 (m)	No new development proposed (m)
Rear:	132.69 (m)	" (m)
Side:	15.89 (m)	" (m)
Side:	12.91 (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.

N/A

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

Use(s): COVID Assessment Centre Length of time: 14 months

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

Same as #13 ☐ or, Commercial (Retail), Medical and other tenants

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

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

☐ Yes ☒ No

If "yes", how many? \_\_\_\_\_

- 17) Existing uses of abutting properties: Commercial and Residential

A0159/2021

- 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, AMINA KHADEEJA HOLDINGS INC.

(please print all

names), the registered owner(s) of the property described as

PCL 20155 SEC 565, PT LT 6 CON 1 MCKIN AS #1LT19200, S/ LT 2019, GREATER SUDBURY & PCL 5103 SEC 565, PT LT 6 CON 1 MCKIN AS #1LT35219, S/ LT 2000, & LT 2001, T/ LT 2002, S/ LT 2003, GREATER SUDBURY  
in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

- appoint and authorize 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 2nd day of December, 2021

(witness)

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

Print Name: SAJID ALI

\*I have authority to bind the Corporation

APR 15/2021

I/We, TULLOCH Engineering, (please print all names),  
the registered owner(s) or authorized agent of the property described as \_\_\_\_\_

PCL 29355 DEC SES; PT LT 6 CON 1 MCKM AS IN LT192600, S/T LT25019; GREATER SUDBURY & PCL 51633 DEC SES; PT LT 6 CON 1 MCKM AS IN LT35219, S/T LT50533, & LT65219, T/W LT50533, S/T LT25019; GREATER SUDBURY

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

Dated this 5<sup>th</sup> day of December, 2021

Dan T. Moch  
Commissioner of Oaths

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

**David Glen Tulloch**  
a Commissioner, etc., Province of Ontario  
for **TULLOCH Engineering Inc.**  
Expires Feb 20<sup>th</sup>, 2024

Print Name: Vanora Smith  
 \*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: Dec 8/21 Hearing Date: January 12, 2021 Received By: N. Lewis

Zoning Designation: CA/R3-1 Resubmission: ☐ Yes ☒ No

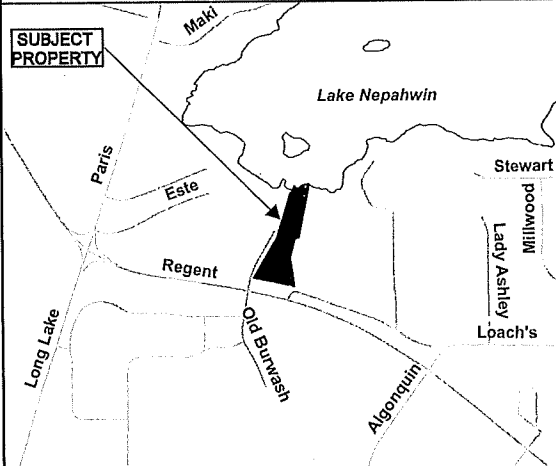
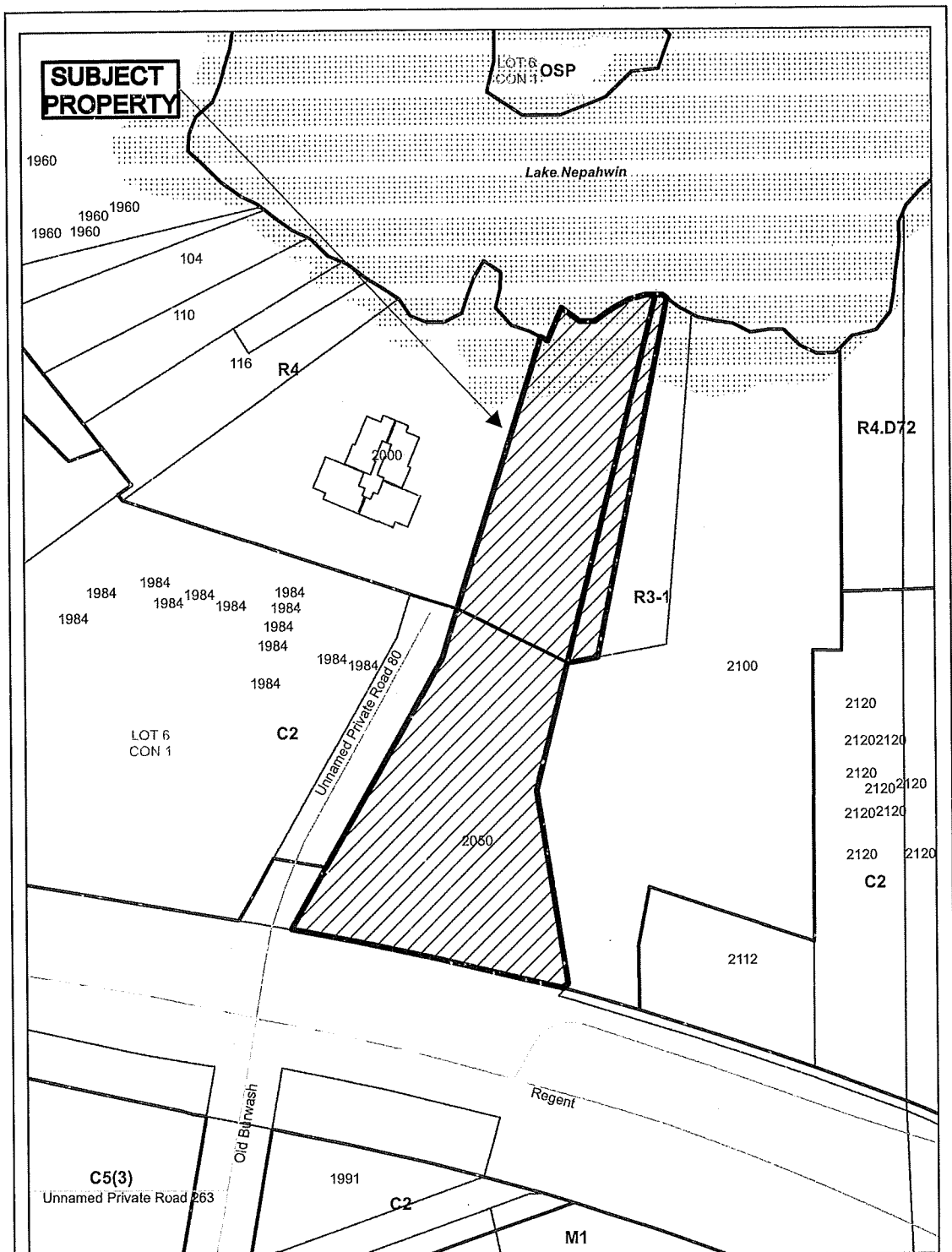
Previous File Number(s):

Previous Hearing Date:

Notes:

A0159/2021





### Application for Minor Variance or Permission



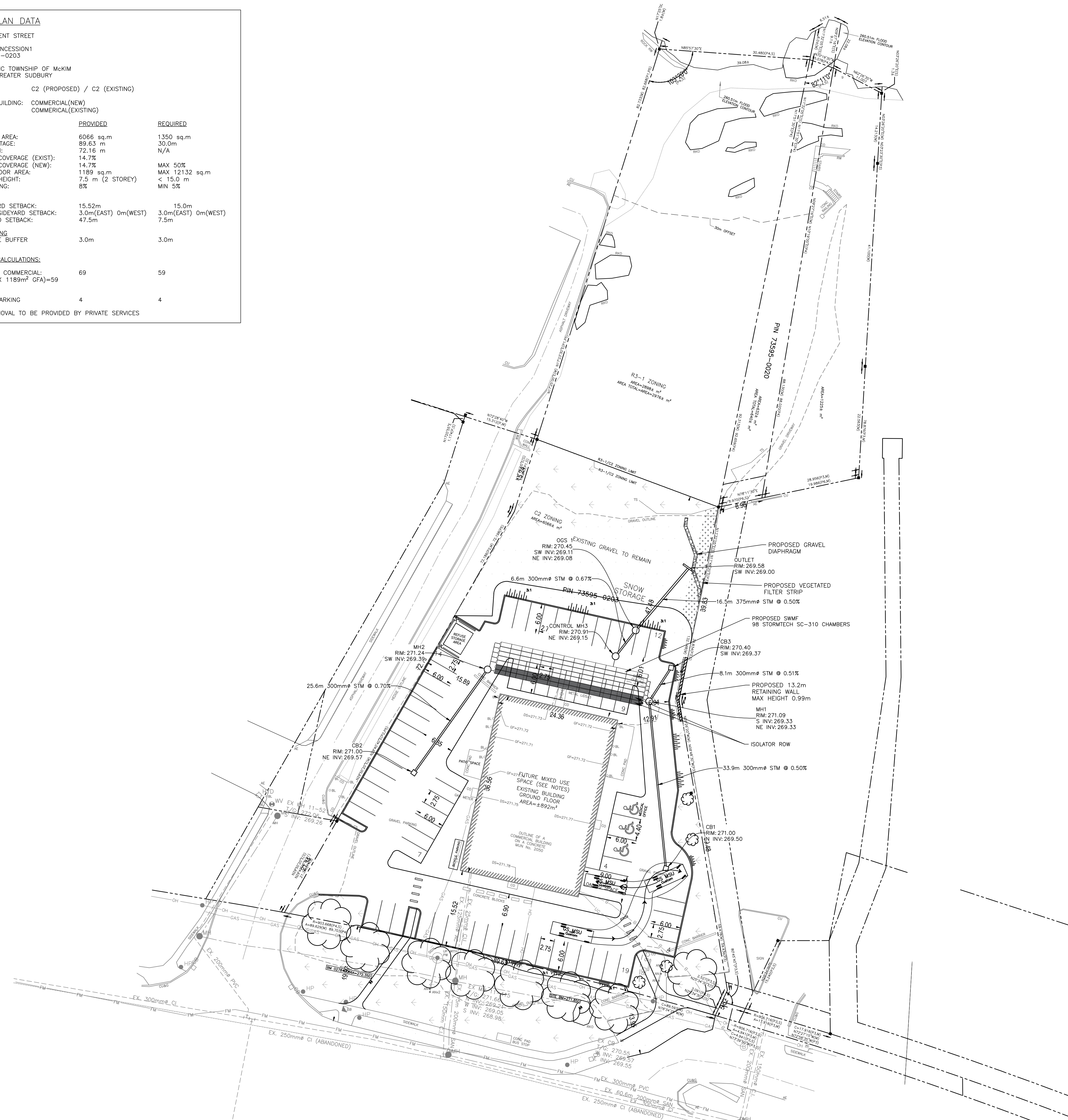
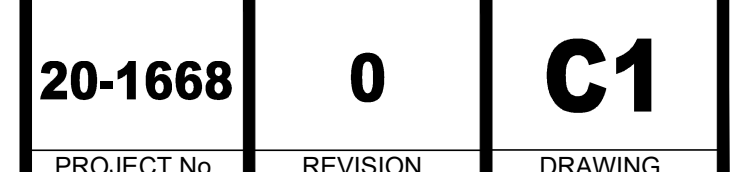
Subject Property being  
PINs 73595-0203 and 73595-0020,  
Parcels 29355 and 51633 SEC SES,  
Part Lot 6, Concession 1  
as in LT192890 and LT55219,  
Township of McKim,  
2050 Regent Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0159/2021  
Date: 2021 12 13

SNOW REMOVAL TO BE PROVIDED BY PRIVATE SERVICES

SNOW REMOVAL TO BE PROVIDED BY PRIVATE SERVICES







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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2021.01.01
A 01/10/2021
S.P.P. AREA YES _____ NO _____
NDCA REG. AREA YES _____ NO _____

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Conseil Scolaire Catholique du Nouvel-Ontario Email: [REDACTED]  
Mailing Address: 201 Jogues Street Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: Sudbury Postal Code: P3C 5L7 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: Belanger Salach Architecture Email: [REDACTED]  
Mailing Address: 255 Larch Street Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: Greater Sudbury Postal Code: P3E 4T1 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: \_\_\_\_\_ Current Zoning By-law designation: Institutional (I)

- 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
2010-100Z, 10.3 - min. req. front yard	10 m	6.92 m	3.08 m
2010-100Z, 4.2.5 - permit'd encroachment	1.2m permitted	4.94 m	3.74 m

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

- c) Description of Proposal: Proposed barrier-free entrance with interior stair addition to existing high school.  
Proposed building and canopy expansion extend into 10.0 m front yard setback by 4.94 m

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Existing front yard dimensions do not provide enough adequate space to provide a barrier-free lift and stairway to the main level of the school.

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

PIN(s): 02137-0075		Township: McKim	Ward: 12
Lot No.: 56	Concession No.:	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.: 85S	Part(s):
Municipal Address or Street(s): 100 Levis Street			

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 81.08 (m) Depth 197.15 (m) Area 28,602 (m<sup>2</sup>) Width of Street 10.8 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	4,289.7	(m <sup>2</sup> )	4,316.9	(m <sup>2</sup> )
Gross Floor Area:	9,830.0	(m <sup>2</sup> )	9,857.2	(m <sup>2</sup> )
No. of storeys:	3		3	
Width:	81.79	(m)	81.79	(m)
Length:	81.48	(m)	87.18	(m)
Height:	13.5	(m)	13.5	(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:	School - 12.65 m (S), Portable - 104.96 m (S)	(m)	School - 6.92 m (S)	(m)
Rear:	School - 67.48 m (N), Portable - 35.84 m (N)	(m)	Unaffected	(m)
Side:	School - 11.71 m (W), Portable - 10.63 m (W)	(m)	Unaffected	(m)
Side:	School - 40.76 m (E), Portable - 108.96 (E)	(m)	Unaffected	(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.

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

Use(s): High School

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? 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



- 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, Conseil Scolaire Catholique du Nouvel-Ontario (please print all names), the registered owner(s) of the property described as COLLEGE NOTRE DAME  
100 LEVIS ST Sudbury  
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 Bélanger Salach 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 10th day of November, 2021

Colin Bisson  
(witness)

Maryse Barrette  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Maryse Barrette, Superintendent of Business and Finance  
\*I have authority to bind the Corporation

**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

We, Bélanger Salach Architecture (please print all names),

the registered owner(s) or authorized agent of the property described as COLLEGE NOTRE DAME

100 LEVIS ST Sudbury

**In the City of Greater Sudbury:**

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

Dated this 3 day of December, 20 21  
Tracy Sylvie Rechen, a Commissioner,  
etc., Province of Ontario, for Tofstal Inc.,  
limited to work required pursuant to the  
Construction Lien Act.  
Expires May 2, 2022

Commissioner of Oaths

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

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

\*I have authority to bind the Corporation

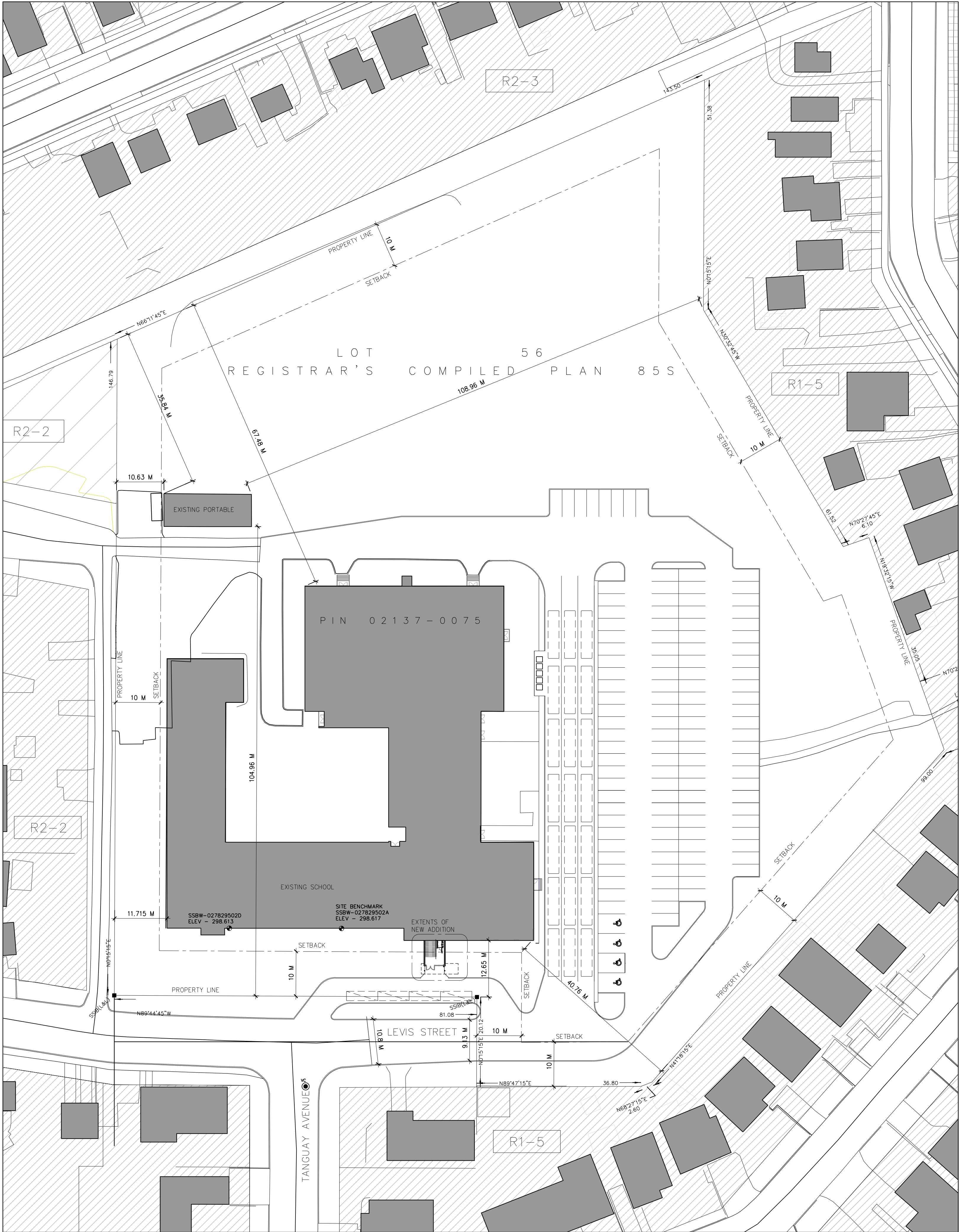
\* - Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**FOR OFFICE USE ONLY**

[illegible]

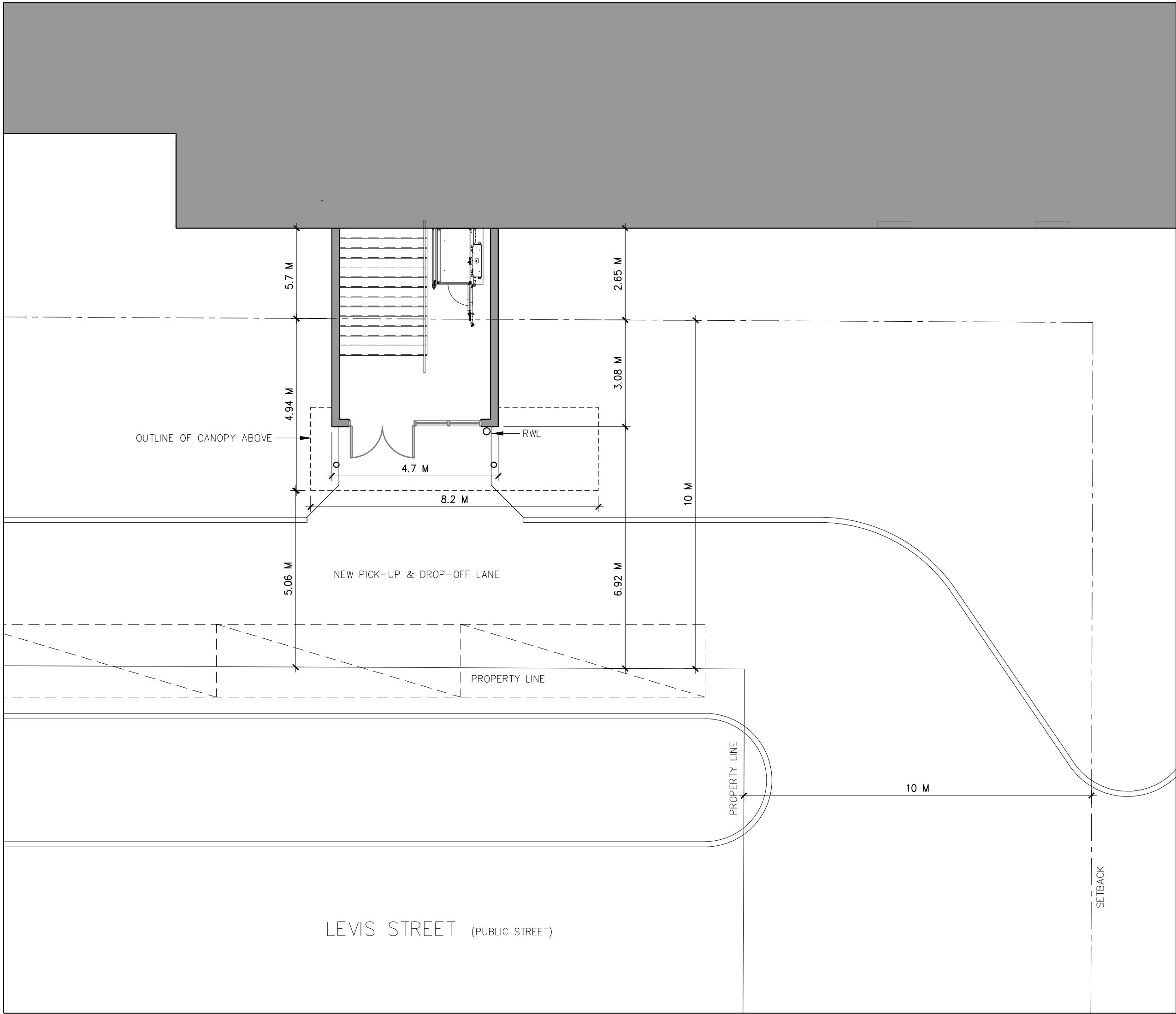


W 13016-2019.03.03.01.0001 - CSSND College Notre Dame Parking  
L&A CONSTRUCTION 19091 OND PARKING LOT - VARIANCE  
APPLICATION



BASEMENT NEW PLAN  
SCALE: 1/8" = 1'-0"

1  
A1.2



ZONING MATRIX	REQUIRED	PROVIDED
ZONE	I (INSTITUTIONAL)	
MINIMUM LOT AREA	900 M <sup>2</sup> (1,350 M <sup>2</sup> FOR PARTIALLY OR UNSERVICED LOTS)	28,602 M <sup>2</sup>
MINIMUM LOT FRONTAGE	30.0 M	81.08 M
MINIMUM REQUIRED FRONT YARD	10 M (15 M ABUTTING AN ARTERIAL ROAD)	12.65 M (EXISTING), 6.92 M (PROPOSED)
MINIMUM REQUIRED REAR YARD	10 M (20 M FOR BUILDING GREATER THAN 20 M IN HEIGHT)	57.482 M
MINIMUM REQUIRED INTERIOR SIDE YARD	10 M (20 M FOR BUILDING GREATER THAN 20 M IN HEIGHT)	11.715 M (WEST), 40.76 (EAST)
MINIMUM REQUIRED CORNER SIDE YARD	10 M (15 M ABUTTING AN ARTERIAL ROAD)	
MINIMUM LOT COVERAGE	50% (30% FOR PARTIALLY OR UNSERVICED LOTS)	16.9%
MINIMUM LANDSCAPED OPEN SPACE	15%	59%
MAXIMUM HEIGHT	50.0 M	13.5 M
OTHER	3.0 M BUILDING SEPARATION	3.0 M BUILDING SEPARATION

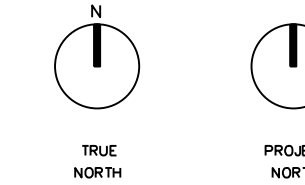


College Notre Dame

Barrier Free Entrance  
Addition  
Zoning Variance Application

100 Lewis St, Greater Sudbury, ON P3C 2H1  
Issued for Coordination - 21-08-30

REVISIONS	
1	Issued for 2021-10-27
2	Issued for 2021-10-27
3	Issued for 2021-10-27
4	Issued for 2021-10-27
5	Issued for 2021-10-27
6	Issued for 2021-10-27



CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REPORT ANY  
DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE  
WORK.

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PROJECT.

PROJECT NO. 19091  
DRAWN BY JMW  
CHECKED BY  
SCALE 1:500

SITE PLAN  
ENTRANCE ADDITION

SK-2



