

Tom Davies Square
200 Brady St

Thursday, June 24, 2021

PUBLIC HEARINGS

A0067/2021

NORTH QUARTER FARMS INC.

Ward: 9

PIN 73470 0035, Parcel 51470, Survey Plan 53R-15317 Part(s) 2, Lot 1, Concession 2, Township of Dill, 0 Old Wanup Road, Sudbury, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 9, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the resultant lot following a lot addition, which is subject of Consent Application B0039/2020, providing a lot frontage of approximately 49.18m, where 90m is required.

A0068/2021

FOUR CORNERS HOSPITALITY LTD

Ward: 10

PIN 73595 0041, Survey Plan 53R-21148 Part(s) 1-9, Lot(s) 7, Subdivision M-140, Lot 6, Concession 1, Township of McKim, 235 Caswell Drive, Sudbury, Sudbury, [2010-100Z, C2 (General Commercial)]

For relief from Part 7, Section 7.2, Table 7.1 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of an existing general commercial hotel into a multiple dwelling building providing 66 residential units, where a maximum of 30 dwelling units are permitted per building.

PREVIOUSLY SUBJECT TO CONSENT FILES B0011/2020 (March 23/20), B0025/2017 (June 12/17), B0259/1989 (July 31/89) AND MINOR VARIANCE APPLICATIONS A0024/2019 (May 29, 2019), A0026/2019 (April 3/19), A0025/2019 (April 3/19), A0118/2009 (Oct. 19/09), A0056/2003 (June 16/03), AND A0164/1995 (Nov. 6/95)

A0069/2021

**RICHARD CAYA
CYNTHIA CAYA**

Ward: 3

PIN 73349 1402, Parcel 13995, Lot(s) 17, Subdivision M-348, Lot 1, Concession 3, Township of Balfour, 72 Edward Avenue, Chelmsford, [2010-100Z, R1-5 (Low Density Residential One)]

Relief from Part 4, Section 4.2, subsection 4.2.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to permit the construction of a garage providing a lot coverage of 16%, where permitted lot coverage for an accessory building shall not exceed 10%.

A0070/2021

IVAN BOUDREAU

Ward: 6

PIN 73508 0476, Parcel 35161, Survey Plan 53R-7038 Part(s) 2, Lot 12 (Part), Concession 2, Township of Capreol, 4329 Odile Street, Capreol, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to permit the construction of a garage providing a height of 5.4m, where the maximum height of an accessory building on a residential lot is 5.0m.

A0071/2021

**PRATAP KUMAR SATPATHY
CHANDRANI SATPATHY**

Ward: 1

PIN 73588 0403, Parcel 7251, Lot(s) 277, Subdivision M-128, Lot 8, Concession 2, Township of McKim, 44 Clemow Avenue, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.4 and Part 5, Section 5.5, Table 5.5 and subsection 5.2.9.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to legalize an existing multiple dwelling as a triplex providing, firstly, a lot area of 124.0m² per unit, where 140.0m² per unit is required, secondly, an interior side yard setback of 0.0m, where 1.2m is required, thirdly, providing a front yard setback of 5.5m, where 6.0m is required, fourthly, a minimum of three (3) parking spaces, where five (5) is required and, fifthly, providing no drive aisle, where a minimum 6.0m drive aisle width is required.

A0072/2021

KIRKWOOD SUDBURY CORP

Ward: 10

PINs 73581 0215 & 73581 0271, Lot(s) 7 (Part), 8 and 9, Subdivision M-38, Township of McKim, 477 Kirkwood Drive, Sudbury, [2010-100Z, R1-3 Low Density Residential One]

For relief from 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 garage providing a front yard setback of 5.0m, where minimum required front yard setback is 6.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JULY 7, 2021**



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

RESUBMISSION FOR
SECOND LOT ADDITION PART 7
532-21277

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$960.00 (includes \$230.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$292.00 (includes \$230.00 legal notice fee)

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): NORTH QUARTER FARMS INC Email: [REDACTED]
Mailing Address: 4245 HWY 537 RR#3 Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY ON Postal Code: P3E4N1 Fax Phone: [REDACTED]

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

Name of Agent: D. DORLAND Email: [REDACTED]
Mailing Address: 293 LARCH ST Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY Postal Code: P3B 1H1 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: TD CANADA TRUST
Mailing Address: 1935 PAXLE ST
City: SUDBURY Postal Code: P2A 2A8

- 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
BY LAW 2010 - 1002	90 M ROAD FRONTAGE	49.18 M	40.82 M

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

- c) Description of Proposal: TO SEEK RELIEF FROM THE RURAL FRONTAGE REQUIREMENTS FROM A LOT CONSOLIDATION APPLICATION #B039/2020 APPROVED AUG 17 2020 - THE RESULTING LOT'S MEET THE FRONTAGE REQUIREMENTS FOR WATERFRONT LOT SET OUT

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: IN THE O.P.
THE PROPOSAL MEETS OFFICIAL PLAN REQUIREMENTS

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

73470-0034

PIN(s): 73470-0578 Township: DILL Ward: 9
 Lot No.: 1 Concession No.: 2 Parcel(s): 3810 SES
 Subdivision Plan No.: N/A Lot: N/A Reference Plan No.: S2R-2277 Part(s): 2 & 4
 Municipal Address or Street(s): 0 OD WAMP ROAD

- 7) Date of acquisition of subject land.

1976

- 8) Dimensions of land affected.

Frontage 49.18 (m) Depth IRREG (m) Area 2.17 ha Width of Street 30 (m)

- 9) Particulars of all buildings:

	Existing	N.A. VACANT	Proposed
Ground Floor Area:	(m ²)		(m ²)
Gross Floor Area:	(m ²)		(m ²)
No. of storeys:			
Width:	(m)		(m)
Length:	(m)		(m)
Height:	(m)		(m)

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

	Existing	Proposed
Front:	<u>VACANT</u> (m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

What type of access to the land?

Municipally owned & operated piped water system	<input 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.

N/A VACANT

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

Use(s): UNDEVELOPED HAY FIELD Length of time: 11 90 years
AND PASTURE

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

Same as #13 ☐ or, RURAL RESIDENCE AND RECREATIONAL

- 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:

SAME

- 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): APPROVED B0039/2020

- 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): N/A

- 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, NORTH QUARTER FARMS INC (please print all names), the registered owner(s) of the property described as PART OF LOT 1 CON 2
DUNE TRAIL 4245 HWY 537
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 DAVE DOPLAND (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

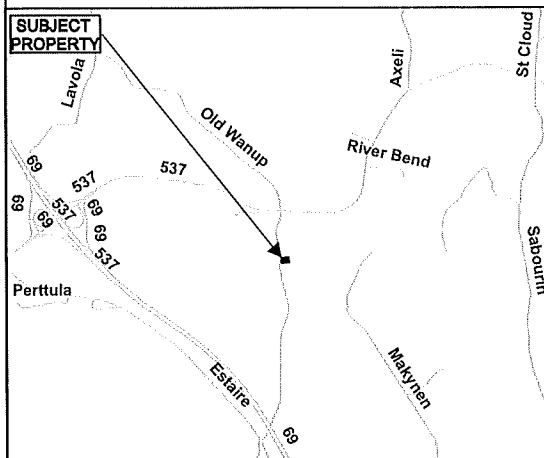
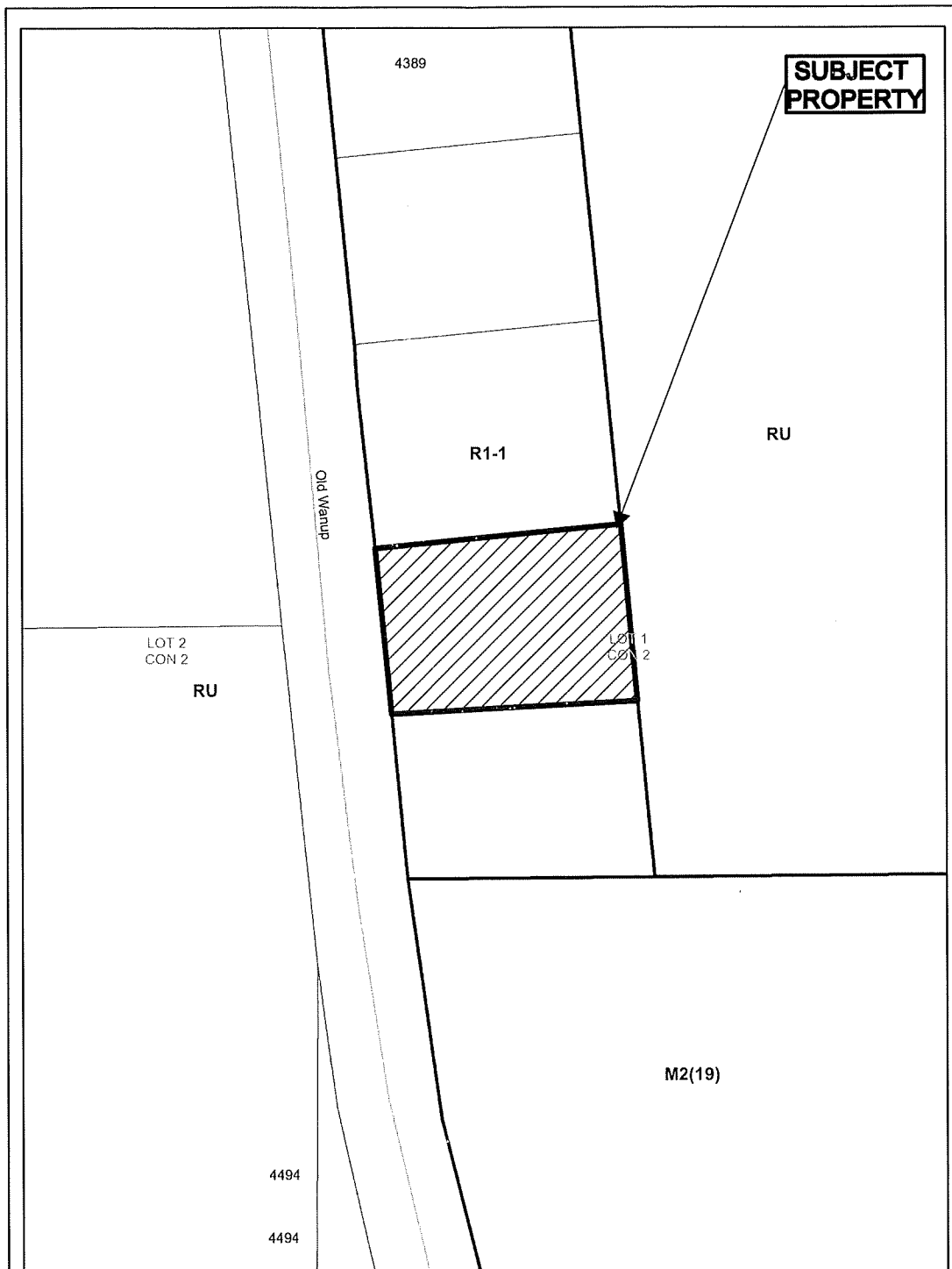
Dated this 26 day of AUGUST, 2020

[Signature]
(witness)

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

Print Name: _____

*I have authority to bind the Corporation



Application for Minor Variance or Permission



Subject Property being PIN 73470-0034,
Parcel 51469, Part 1, Plan 53R-15317,
Lot 1, Concession 2, Township of Dill,
0 Old Wanup Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
MNR Watershed

A67/2021
Date: 2021 06 01

BEARING	DISTANCE
N53°15'E	53.6
N54°23'E	74.1
N55°34'E	71.9
N56°46'E	50.8
N57°57'E	34.9
N59°09'E	20.0
S61°33'E	5.9
S 75°0'W	24.0
S 90°0'W	51.0
S 84°1'E	66.1
S 61°33'E	103.6
S 87°5'E	138.6
S 82°7'E	142.7
S 49°1'E	153.5
S 54°5'E	160.3
S 74°1'E	178.1
S 11°1'E	202.9
S 0°0'W	228.8
S 24°0'W	267.4
S 74°4'W	268.8
S 34°8'W	287.9

METRIC NOTE
DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN 53R-2/277

RECEIVED AND DEPOSITED.
DATE: November 21, 2019
"Theresa L. White-Lacourse"
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF SUDBURY, ONTARIO (No. 53)

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT.
Nov. 19, 2019 D.S. Dorland, O.L.S.
DATE

PART	LOT/BLOCK	CON./PLAN	PIN	AREA±
1			ALL OF PIN 73470-0034	0.37 ha
2	PART OF LOT 1	2	PART OF PIN 73470-0578	1.80 ha
3			ALL OF PIN 73470-0035	0.37 ha
4			PART OF PIN 73470-0578	4.03 ha

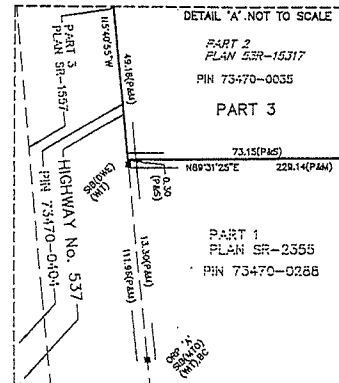
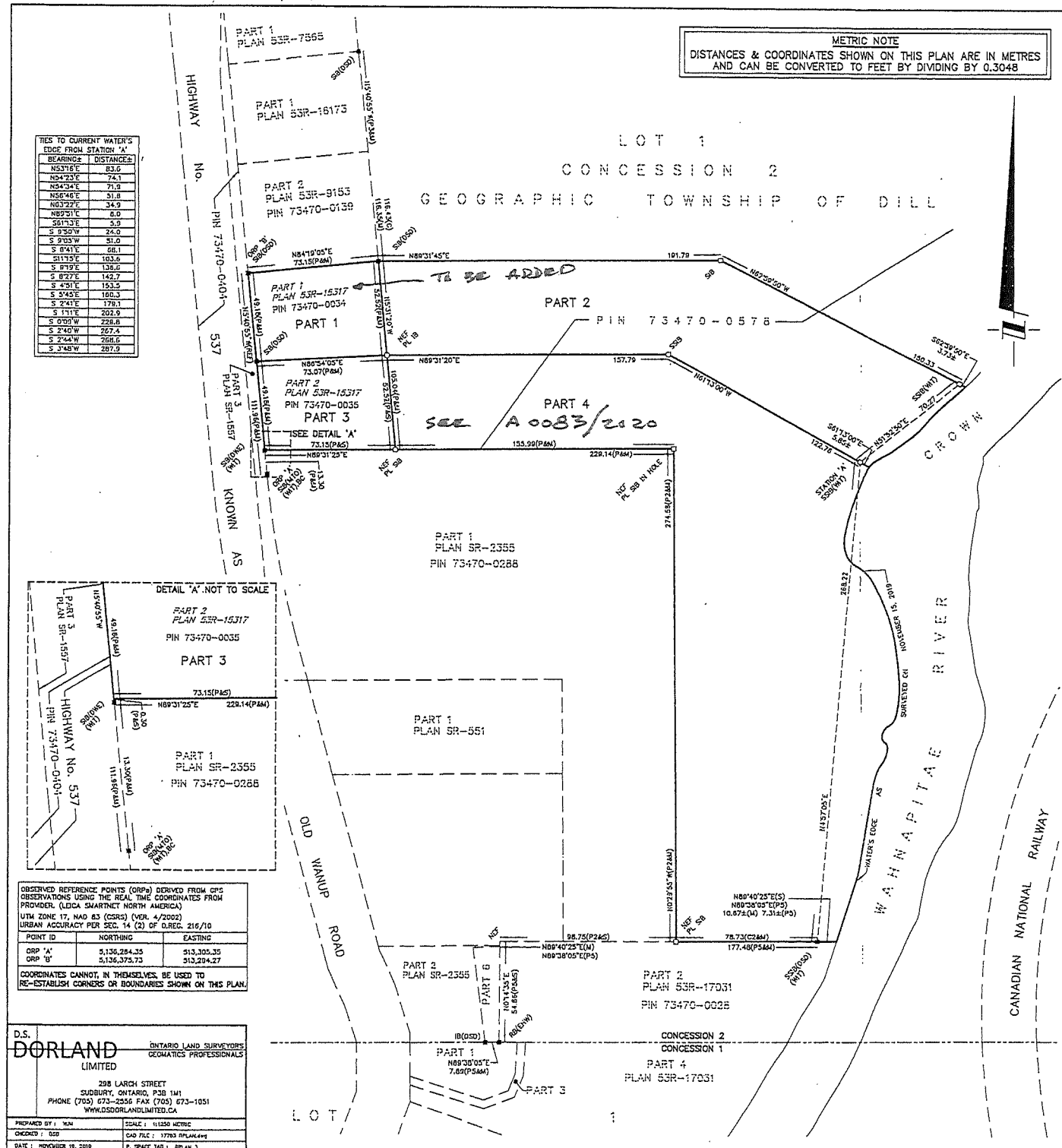
PLAN OF SURVEY OF
PART OF LOT 1
CONCESSION 2
TOWNSHIP OF DILL
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE 1:1250
0 10 20 30 40 50 METRES
D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS

- LEGEND
- NOT TO SCALE
 - MONUMENT FOUND
 - MONUMENT PLANTED
 - STANDARD IRON BAR
 - SHORT STANDARD IRON BAR
 - IRON BAR
 - ROCK BAR
 - ROCK PLUG
 - DISTURBED MONUMENT
 - WITNESS MONUMENT
 - ORIGIN UNKNOWN
 - PROPERTY IDENTIFICATION NUMBER
 - LAND TITLES
 - MEASURED
 - REGISTERED
 - SET
 - PLAN 53R-15317
 - PLAN 53R-2355
 - PLAN 53R-8153
 - PLAN 53R-10173
 - PLAN 53R-17031
 - CALCULATED FROM PLANS P3 & P4
 - CALCULATED FROM PLANS P2 & P5
 - D.S. DORLAND LIMITED, O.L.S.
 - S.W. ENDLAK, O.L.S.
 - MINISTRY OF TRANSPORTATION, ONTARIO
 - ORIGIN OF BEARING ROTATION
 - NO EVIDENCE FOUND
 - PLANTED

NOTE
ALL BEARINGS SHOWN HEREIN ARE UTM GRID DERIVED FROM
REAL TIME NETWORK OBSERVATIONS, REFERRED TO THE
CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE),
NAD 83 (CSRS) (VER. 4/2002). REAL TIME NETWORK
OBSERVATIONS HAVE BEEN CONTINUED THROUGH VARIOUS
MEASUREMENTS TO CITY OF GREATER SUDBURY CONTROL
MONUMENTS IN THE AREA OF THE SURVEY.
FOR BEARING COMPARISONS:
A ROTATION OF 0°22'27" COUNTER-CLOCKWISE WAS APPLIED TO
ASTRONOMIC BEARINGS ON ALL UNDERLYING PLANS.
DISTANCES SHOWN HEREIN ARE HORIZONTAL GROUND
DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999967.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 15th DAY
OF NOVEMBER, 2019.
Nov. 19, 2019 D.S. Dorland
SUDBURY, ONTARIO
D. S. DORLAND
ONTARIO LAND SURVEYOR



OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS
OBSERVATIONS USING THE REAL TIME COORDINATES FROM
PROVIDER, (LIDCA SMARTNET NORTH AMERICA)
UTM ZONE 17, NAD 83 (CSRS) (VER. 4/2002)
URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP 'A'	5136,294.35	513,305.35
ORP 'B'	5136,375.73	513,294.27

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

D.S.
DORLAND
LIMITED
288 LARSH STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE (705) 673-2556 FAX (705) 673-1051
WWW.DSDORLANDLIMITED.CA
PREPARED BY: N/A
CHECKED: DSD
DATE: NOVEMBER 16, 2019
SCALE: 1:1250 METRIC
CAD FILE: 17763 RPLAN.dwg
P. SPACE 140: 1 PLAN 3

A0067/2021
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
A0068/2021
S.P.P. AREA
YES _____ NO _____
NDCA REG. AREA
YES _____ NO <input checked="" type="checkbox"/>

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Four Corners Hospitality Ltd
Mailing Address: 1696 Regent Street
City: Sudbury
Postal Code: P3E 3Z8

Email: [REDACTED]
Home Phone: [REDACTED]
Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

Name of Agent: D.S. Dorland Limited
Mailing Address: 298 Larch Street
City: Sudbury
Postal Code: P3B 1M1

Email: [REDACTED]
Home Phone: [REDACTED]
Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

Name: Central 1 Credit Union
Mailing Address: ~~298 Larch Street~~ 5594 Cambie St.
City: ~~Vancouver~~
Postal Code: V5Z 3A2

- 4) Current Official Plan designation: _____ Current Zoning By-law designation: C2

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric. Note the Density Designation is D47

Variance To	By-law Requirement	Proposed	Difference
ByLaw 2010-100Z	30	56 66	26 36
C2 Zoning permits up to 30 Residential Units		D47	D47

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

- c) Description of Proposal:
To convert a surplus vacant portion of a hotel complex on a lot to be detached to a student residence.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The number of hotel units are existing. Each hotel unit will be converted to a student apartment unit.

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

PIN(s): Part of PIN 73595-0041 Township: McKim Ward: 10
 Lot No.: 6 Concession No.: 1 Parcel(s):
 Subdivision Plan No.: M-140 Lot: 7 Reference Plan No.: 53R-21148 Part(s): 1-9
 Municipal Address or Street(s): 235 Caswell Drive

- 7) Date of acquisition of subject land. 1696 Regent Street was acquired in 2001.

Property was subject to a consent application for which a certificate has been issued. The current owner applicant will transfer the subject lands to Whitehall Apartments Corp.

- 8) Dimensions of land affected.

Frontage 34.09 (m) Depth 175 (m) Area 1.2 ha+/- (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	See Sketch attached (m ²)	(m ²)
Gross Floor Area:	(m ²)	(m ²)
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

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

	Existing	Proposed
Front:	91.8 (m)	same (m)
Rear:	31.3 (m)	(m)
Side:	6.1 (m)	(m)
Side:	40.4 (m)	(m)

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

What type of access to the land?

Municipally owned & operated piped water system	<input checked="" type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	
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.

Unknown

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

Use(s): Vacant - formerly detached hotel unit Length of time: unknown

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

Same as #13 ☐ or, Student apartment complex

- 15) What is the number of dwelling units on the property? Vacant at present - there are to be 56 units

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties: commercial to the north and west - multi unit residential to the east

- 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): Application B0011/2020 - certificate issued

- 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, Four Corners Hospitality Ltd (please print all names), the registered owner(s) of the property described as PIN 73595-0041, Parcel 48510 S.E.S.,
1696 Regent Street to be 235 Caswell Drive
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

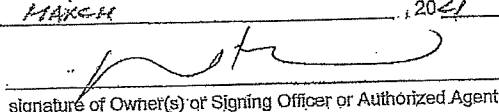
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning Appeal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

Appointment of Authorized Agent

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

Dated this 15th day of MARCH, 2021


(witness)


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

Print Name: MOHAMMED HALANI

*I have authority to bind the Corporation

I/We, FOUR CORNERS HOSPITALITY LTD (please print all names),
the registered owner(s) or authorized agent of the property described as PART FIN 73595-0041
PART OF 1696 RECENT ST (TO BE TRANSFERRED AND BECOME 235
in the City of Greater Sudbury: CASWELL DRIVE

Dated this 15th day of MARCH, 2021

Print Name: _____
 *I have authority to bind the Corporation

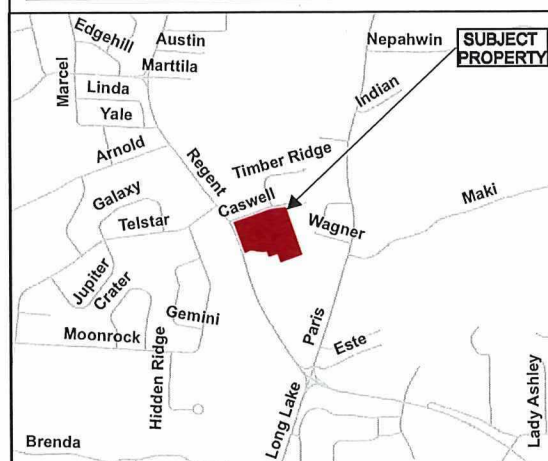
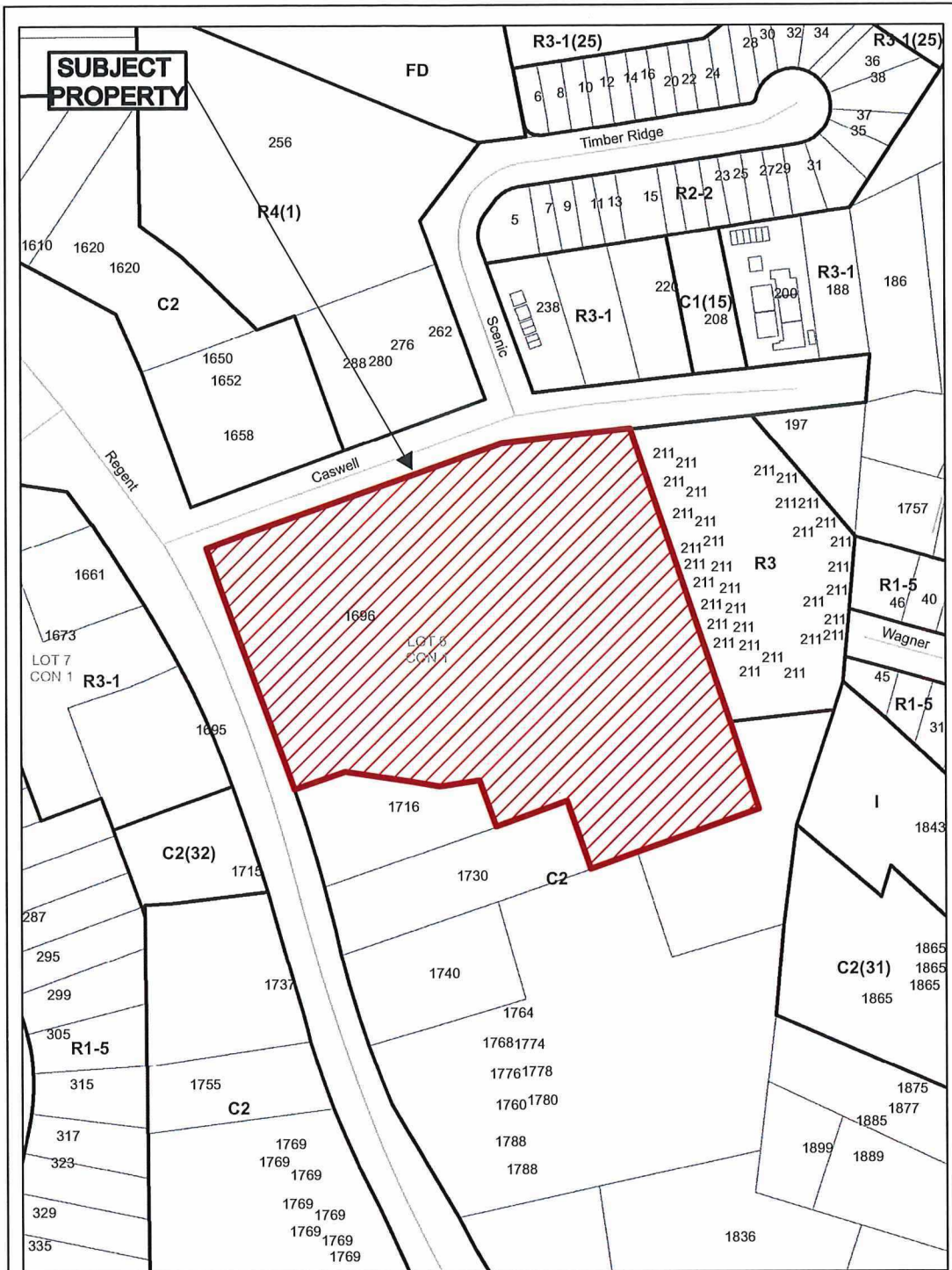
FOR OFFICE USE ONLY

Date of Receipt: May 19/21 Hearing Date: June 23, 2021 Received By: NL

Zoning Designation: C2 Resubmission: ☐ Yes ☒ No

Previous File Number(s): B0011/2020 (Mar. 23/20), A0024/2019 (May 29, 2019), A0036/2019 (April 3/19), A0035/19 (April 3/19), B0025/2017 (June 12/17), A0118/2009 (Oct. 19/09), A0056/2003 (June 16/03), A0164/1995 (Nov. 6/95), B0269/1989 (July 31/89)

Notes:



Application for Minor Variance or Permission



Subject Property being part of PIN 73595-0041,
Part Lot 7, Plan M-140, Parts 1 - 9, Plan 53R-21148,
Part Lot 6, Concession 1, Township of McKim,
235 Caswell Drive, Sudbury
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A68/2021
Date: 2021 05 27



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

Office Use Only 2020.01.01
<u>A7069/2021</u>
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): Richard Cava Cynthia Cava Email: [REDACTED]
Mailing Address: 72 Edward St Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Chelmsford Postal Code: P0M1L0 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: Stephane Pronovost Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Chelmsford Postal Code: P0M1L0 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: Manulife 1
Mailing Address: 500 King St N Suite 500 MA PO Box 1602 5th
City: Waterloo Postal Code: N2T 4G6

- 4) Current Official Plan designation: Living Area I 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
16% outbuilding	10%	16%	6%

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

- c) Description of Proposal:
build a 30x40 garage in rear corner of property, 4' from lot lines

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
lot coverage for this garage is 16%, bylaw allows for maximum 10%

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

PIN(s): 73349-1402 Township: Rayside Ward: 3
 Lot No.: 1 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s):
 Municipal Address or Street(s): 502 Edwards

- ⑦ Date of acquisition of subject land. 18 March 2009

- 8) Dimensions of land affected.

Frontage 18.3 (m) Depth 38.1 (m) Area 697.23 (m²) Width of Street 18.3 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>89.06</u> (m ²)	<u>111</u> (m ²)
Gross Floor Area:	_____ (m ²)	_____ (m ²)
No. of storeys:	_____	_____
Width:	<u>12.2</u> (m)	<u>9.1</u> (m)
Length:	<u>7.3</u> (m)	<u>12.2</u> (m)
Height:	<u>4.5</u> (m)	<u>4.8</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</u> (m)	<u>27</u> (m)
Rear:	<u>23</u> (m)	<u>1.2</u> (m)
Side:	<u>1.2</u> (m)	<u>1.2</u> (m)
Side:	<u>9.7</u> (m)	<u>5</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.

home was built in the 70s, proposed garage hopefully may 2021

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

Use(s): home

Length of time: 50 years

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

Same as #13 ☒ or, Personal

- 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

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, Richard Caya Cynthia Caya (please print all names), the registered owner(s) of the property described as 22 Edmund

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 Stephane Pronovost (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 23rd day of April, 20 21

Richard Caya
(witness)

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

Print Name: Stephane Pronovost
I have authority to bind the Corporation

Cynthia Caya Richard Caya

Witness

Stephane Pronovost

INWe, Richard Caya Stephane Pronovost (please print all names),
the registered owner(s) or authorized agent of the property described as 72 Edward Chelmsford

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 23²⁸ day of ~~April~~ May, 20 21

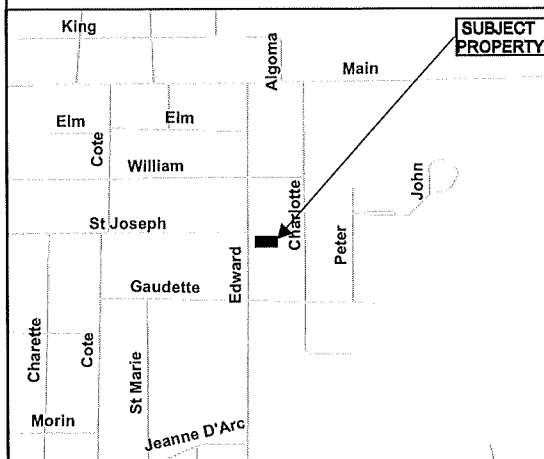
Wendy Rae Kaufman
a Commissioner, etc.,
Province Of Ontario,
for the City of Greater Sudbury,
Expires November 18, 2023

Print Name: Richard Conner
*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: 28 May '21 Hearing Date: 24 June 2021 Received By: Wendy
Zoning Designation: R1-S Resubmission: ☐ Yes ☐ No
Previous File Number(s):
Previous Hearing Date:
Notes:



Application for Minor Variance or Permission



Subject Property being PIN 73349-1402,
Lot 17, Plan M-348,
Lot 1, Concession 3, Township of Balfour,
72 Edward Street, Chelmsford,
City of Greater Sudbury

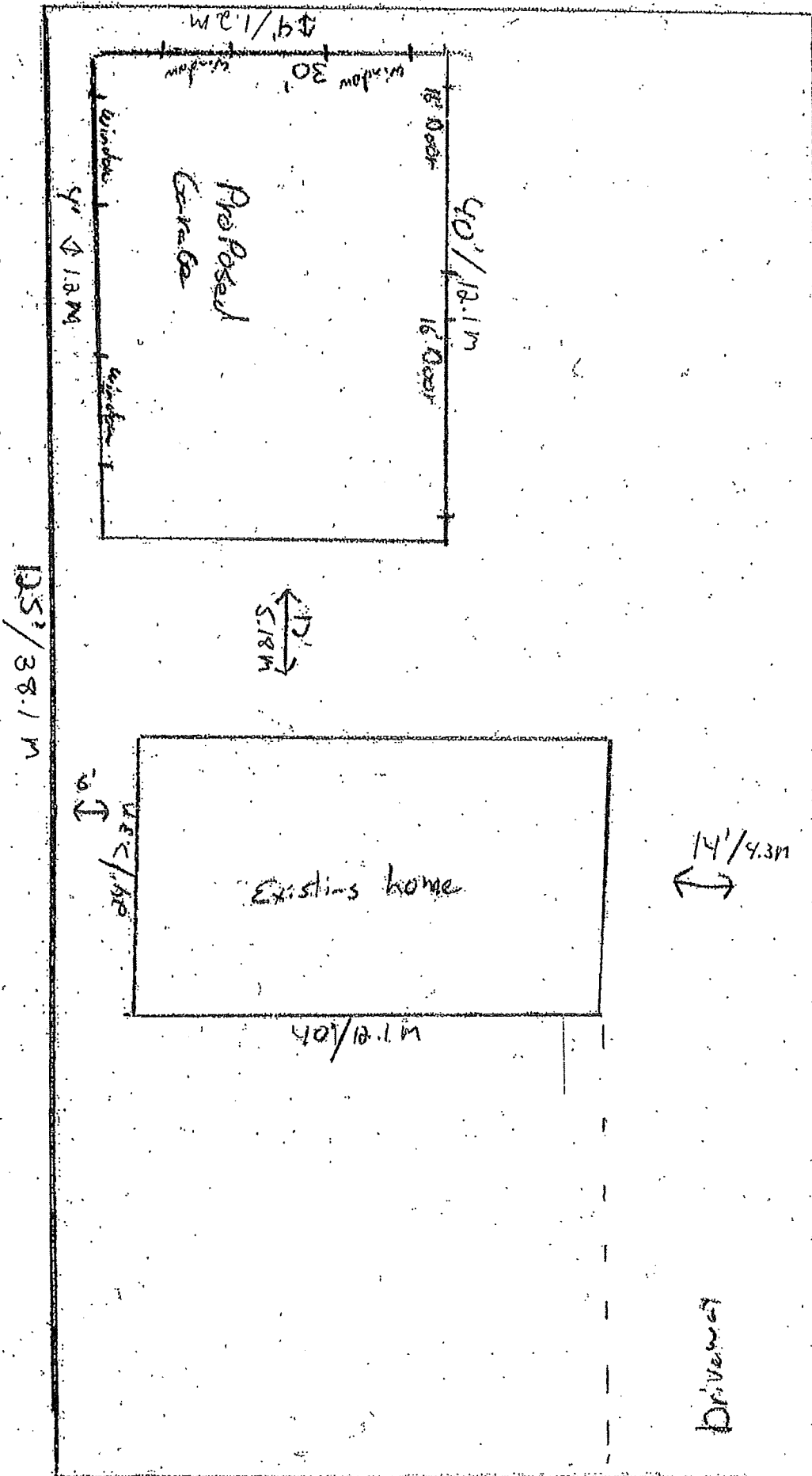
Sketch 1, NTS
NDCA Watershed

A69/2021
Date: 2021 06 03

Garage windows

To Be 50'x16"

Townson Style



A0069/2021
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

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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Iron Boudreau Email: [REDACTED]
Mailing Address: 4329 Odile Street Home Phone: [REDACTED]
City: Hammer Postal Code: P3P 1L6 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

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

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

Name: _____
Mailing Address: _____
City: _____ Postal Code: _____

- 4) Current Official Plan designation: Living area over 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
Height	16.5 ft	18 ft	1.5 ft
	5 m	5.4 m	0.4 m

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

- c) Description of Proposal:

Building garage 1.5 Bigger for height

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

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

PIN(s): 735080476 Township: Capreol Ward: 6
 Lot No.: 12 Concession No.: 2 Parcel(s): 35161
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 5327038 Part(s): 2
 Municipal Address or Street(s): 4329 Odile Street

- 7) Date of acquisition of subject land.
- 2011

- 8) Dimensions of land affected.

Frontage 19.8 (m) Depth 34.44 (m) Area 682 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	House Existing	Garage Proposed
Ground Floor Area:	<u>102.19</u> (m ²)	<u>80.26</u> (m ²)
Gross Floor Area:	<u>51.09</u> (m ²)	<u>80.26</u> (m ²)
No. of storeys:	<u>2</u>	<u>1</u>
Width:	<u>13.10</u> (m)	<u>7.3</u> (m)
Length:	<u>8.8</u> (m)	<u>10.9</u> (m)
Height:	<u>5</u> (m)	<u>5.4</u> (m)

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

	Existing House	Proposed Garage
Front:	<u>7.9</u> (m)	<u>22.1</u> (m)
Rear:	<u>17.39</u> (m)	<u>1.2</u> (m)
Side:	<u>5.4</u> (m)	<u>7.2</u> (m)
Side:	<u>1.2</u> (m)	<u>1.8</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.

House built in 60's

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

Use(s): Residential Length of time: Always

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

Same as #13 ☒ or, _____

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

One

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:

Residential

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Ivan Boudreau (please print all names), the registered owner(s) of the property described as _____

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize Ivan Boudreau (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 May, 20 21

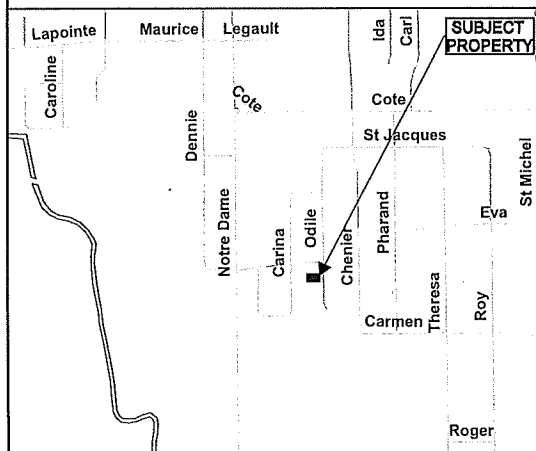
X [Signature]
(Witness)

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

Print Name Ivan Boudreau

*I have authority to bind the Corporation

X K. Tucan
X Kendra Tucan



Application for Minor Variance or Permission

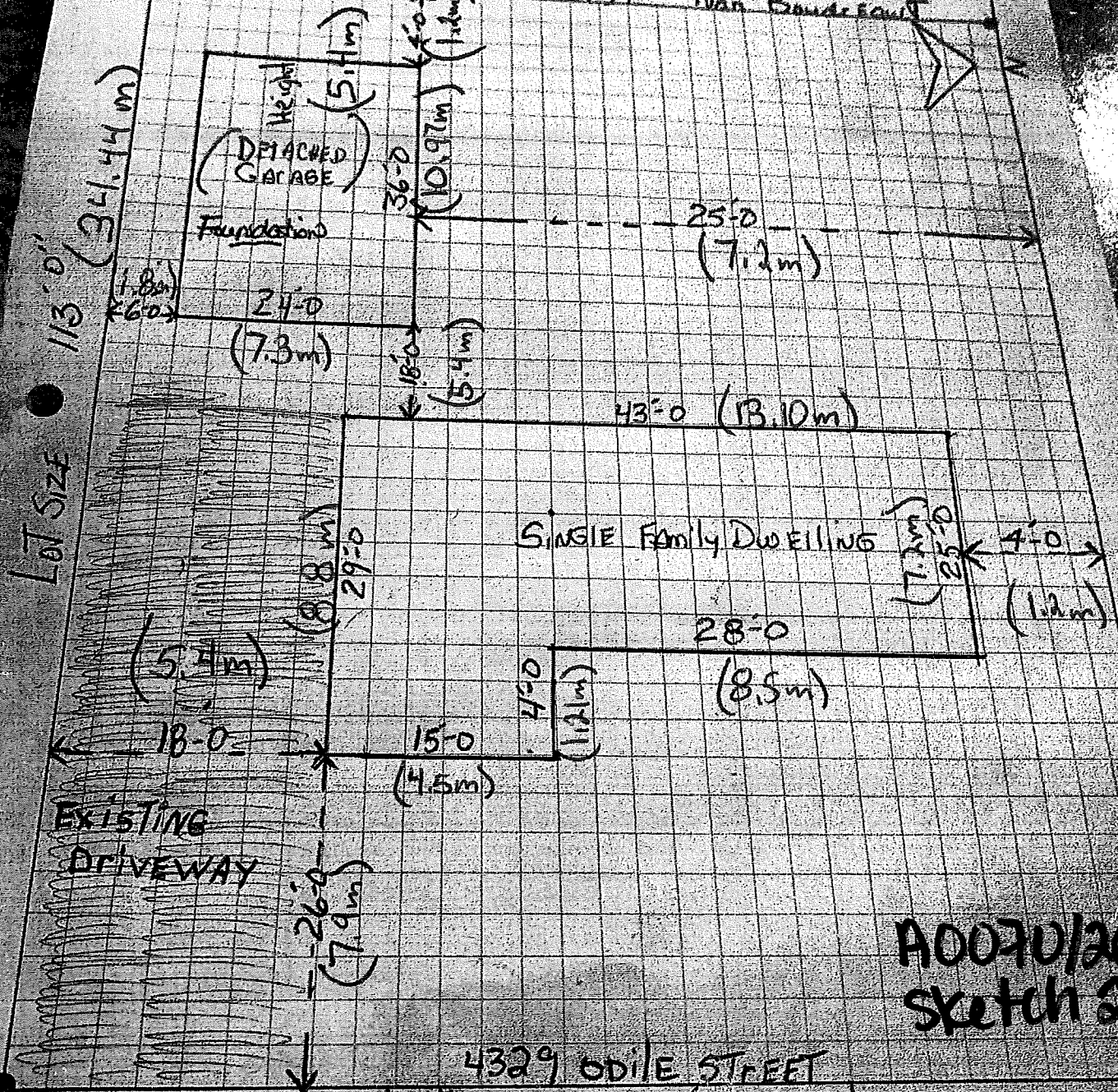


Subject Property being PIN 73508-0476,
Parcel 35161, Part 2, Plan 53R-7038,
Part of Lot 12, Concession 2,
Township of Capreol,
4329 Odile Street, Capreol,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A70/2021
Date: 2021 06 07

Title
DETACHED GARAGE (Foundation)



A0070/2001
 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 2020.01.01	
A 05/11/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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

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

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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): SATPATHY, PRATAP KUMAR; SATPATHY, CHANDRANI Email: _____
Mailing Address: 44 CLEMOW AVENUE Home Phone: _____
Business Phone: _____
City: Sudbury Postal Code: P3C 3H3 Fax Phone: _____

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

Name of Agent: TULLOCH Engineering Email: _____
Mailing Address: 1942 Regent Street Unit L Home Phone: _____
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: SATPATHY, PRATAP KUMAR; SATPATHY, CHANDRANI
Mailing Address: 44 CLEMOW AVENUE
City: SUDBURY Postal Code: P3C 3H3

- 4) Current Official Plan designation: LIVING AREA 1 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
Minimum lot area per unit	140.0 m ² per unit	124.0m ² per unit	16.0m ² per unit
Parking Space Requirements	1.5 per unit (5 spaces)	1.0 per unit (3 spaces)	0.5 per unit (2 spaces)
Drive Aisle	6.0m drive aisle	0.0m drive aisle	6.0m drive aisle
Interior Side yard (Existing Condition)	1.2m	0.0m	1.2m
Front yard setback (Existing Condition)	6.0m	5.5m	0.5m

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

- c) Description of Proposal:

Minor Variance application required as part of a complete application to legalize existing third dwelling unit.

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

Existing conditions, property size, and desire to maximize rear yard landscaped open space for tenants.

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

PIN(s): 735880403 Township: MCKIM Ward: 4
 Lot No.: 8 Concession No.: 2 Parcel(s): 7251
 Subdivision Plan No.: M128 Lot: 277 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 44 Clemow Ave, Sudbury, P3C 3H3

- 7) Date of acquisition of subject land. 31/03/2021

- 8) Dimensions of land affected.

Frontage 10.06 (m) Depth 37.2 (m) Area 374 (m²) Width of Street ±20.1 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	±148.5 (including garage) (m ²)	No new development proposed (m ²)
Gross Floor Area:	±148.5 (including garage) (m ²)	" (m ²)
No. of storeys:	1	"
Width:	±7.92 (irreg.) (m)	" (m)
Length:	±21.1 (including garage) (m)	" (m)
Height:	±3.5 (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:	±5.7 (m)	" (m)
Rear:	±8.4 (m)	" (m)
Side:	±0.0 (m)	" (m)
Side:	±1.4 (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): Residential Length of time: 40+ years

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

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property? 3

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

☒ Yes ☐ No

If "yes", how many? 1 unit

- 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, SATPATHY, PRATAP KUMAR; SATPATHY, CHANDRANI (please print all names), the registered owner(s) of the property described as PCL 7251 SEC 5ES; LT 277 PL M128 MCKIM; 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, finally, confirm and adopt as my/our own the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 20th day of May, 2021

Holly Jaculak
(witness)

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

Print Name PRATAP CHANDRANI

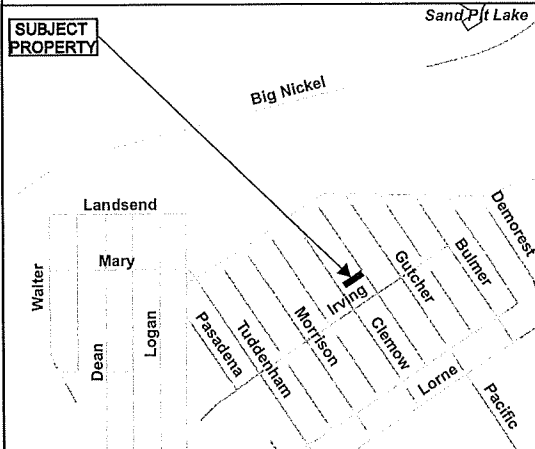
*I have authority to bind the Corporation

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

Dated this 27 day of May, 2021

* 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.

Date of Receipt: May 26/21	Hearing Date: 24 June 21	Received By: N. Lewis
Zoning Designation: R2-3	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		



Application for Minor Variance or Permission



Subject Property being PIN 73588-0403,
Parcel 7251, Lot 277, Plan M-128,
Lot 8, Concession 2, Township of McKim,
44 Clemow Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

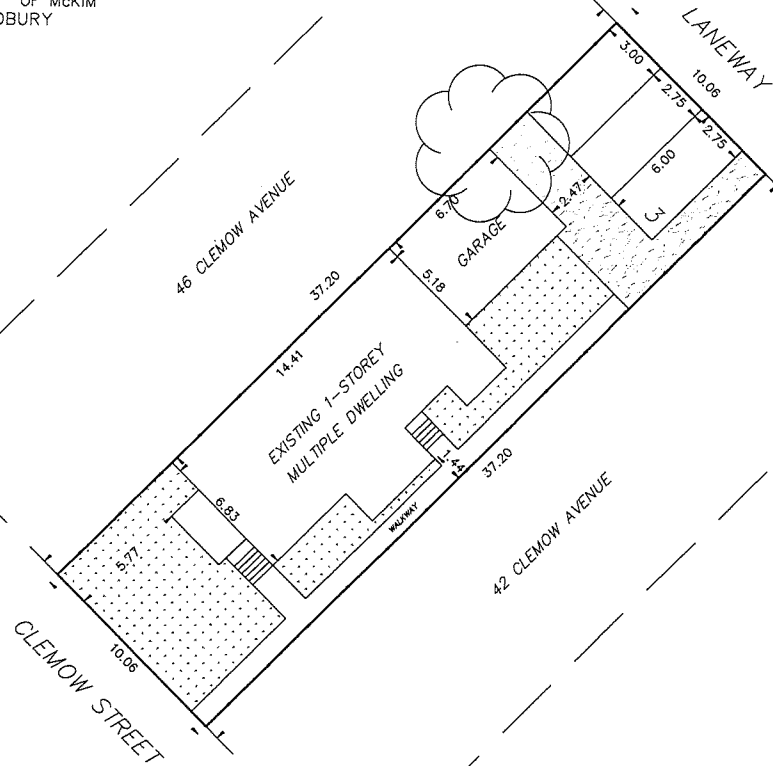
A71/2021
Date: 2021 06 07

CONCEPTUAL SKETCH FOR MINOR VARIANCE

44 CLEWOW AVENUE
GEOGRAPHIC TOWNSHIP OF McKIM
CITY OF GREATER SUDBURY

TULLOCH ENGINEERING

SCALE 1:200



THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM PREVIOUS PLANS AND HAVE NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE.
THE LOCATION OF THE RECORD AND ALL MEASUREMENTS SHOWN HAVE NOT BEEN VERIFIED AND NOT COMPILED USING THIRD PARTY INFORMATION.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING, © TULLOCH ENGINEERING, 2021.

TULLOCH

1842 REGENCY STREET SUDBURY, ONTARIO
UNIT L P3C 5V5 705-571-2285

DRAWN BY: VS FILE: 211-275

A007112021
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 2020.01.01
A 003210021
S.P.P. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO <input 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): KIRKWOOD SUDBURY CORP.

Email: [REDACTED]

Mailing Address: 18 Collier Street

Home Phone: [REDACTED]

Business Phone: [REDACTED]

City: Barrie

Postal Code: L4M 1G6

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

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: KIRKWOOD SUDBURY CORP.

Mailing Address: 18 Collier Street

City: Barrie

Postal Code: L4M 1G6

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-3

- 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
Front Rear Yard Setback	7.5m 6.0m	5.0 m	2.5m 1.0m

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

- c) Description of Proposal: front 6.0m
Minor Variance required to facilitate the construction of a 68m2 garage with a rear yard setback of 5.0m where 7.5m is required. Existing garage and dwelling on the property to be demolished.

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

Development proposal seeks to demolish the existing dwelling and garage in order to construct new single detached dwelling with a detached garage near road frontage.

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

PIN(s): 735810271 & 735810215 Township: MCKIM Ward: 10
 Lot No.: Concession No.: Parcel(s):
 Subdivision Plan No.: M38 Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 477 Kirkwood Drive, Sudbury, ON P3E 6J4

- 7) Date of acquisition of subject land. 2016

- 8) Dimensions of land affected.

Frontage ~~±190~~ 40 (m) Depth ±84.43 (m) Area ±3060 (m²) Width of Street ±20 (m)

9) Particulars of all buildings:	DWELLING	Existing GARAGE	DWELLING	Proposed GARAGE
Ground Floor Area:	<u>±210.9</u>	<u>±57.5</u> (m ²)	<u>±259.0</u>	<u>±88</u> (m ²)
Gross Floor Area:	<u>N/A</u>	<u>±57.5</u> (m ²)	<u>±518.5</u>	<u>±88</u> (m ²)
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Width:	<u>±17.05 (irreg)</u>	<u>±8.52</u> (m)	<u>±21.3 (irreg)</u>	<u>±9.00</u> (m)
Length:	<u>±16.7 (irreg)</u>	<u>±6.73</u> (m)	<u>±24.25 (irreg)</u>	<u>±9.75</u> (m)
Height:	<u>N/A</u>	<u>N/A</u> (m)	<u>6</u>	<u>±3.0</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	(m)	Proposed	(m)
Front:	±13.65 <u>±18.1</u>	(m)	±12.65 <u>±5.0</u>	(m)
Rear:	±18.1 <u>±13.65</u>	(m)	±5.0 <u>±12.65</u>	(m)
Side:	<u>±7.11</u>	(m)	<u>±4.7</u>	(m)
Side:	<u>±0.6</u>	(m)	<u>±3.1</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.

N/A

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

Use(s): Residential Length of time: 30+ 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? N/A

- 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. _____

Ramsay Lake Water Intake Protection Zone 3 (Vulnerability Score 9)

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, KIRKWOOD SUDBURY CORP.

(please print all

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

PCL 2384 SEC 53 FOSTY LT 8 PL M38 M30N SECONDLY LT PL M38 M30N EXCEPT 10/10/12 GREATER SUDBURY

& PCL 1490 SEC 53: LT 8 PL M38 M30N: 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 (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 20th day of MAY, 20 21

(witness)

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

Print Name: Angela Poutti

*I have authority to bind the Corporation

I/We, TULLOCH (please print all names),

the registered owner(s) or authorized agent of the property described as PCL 23643 SEC 5ES; FIRSTLY LT 8 PL M38 MCKIN; SECONDLY LT 7 PL M38 MCKIN EXCEPT LT147452; GREATER SUDBURY

PCL 1490 SEC SES; LT 9 PL M38 MCKIM; 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 27 day of May, 20 21

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

Commissioner of Oaths

signature of Owner(s) or Signing (

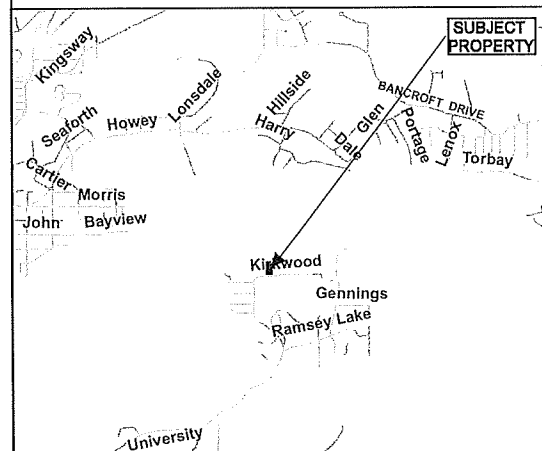
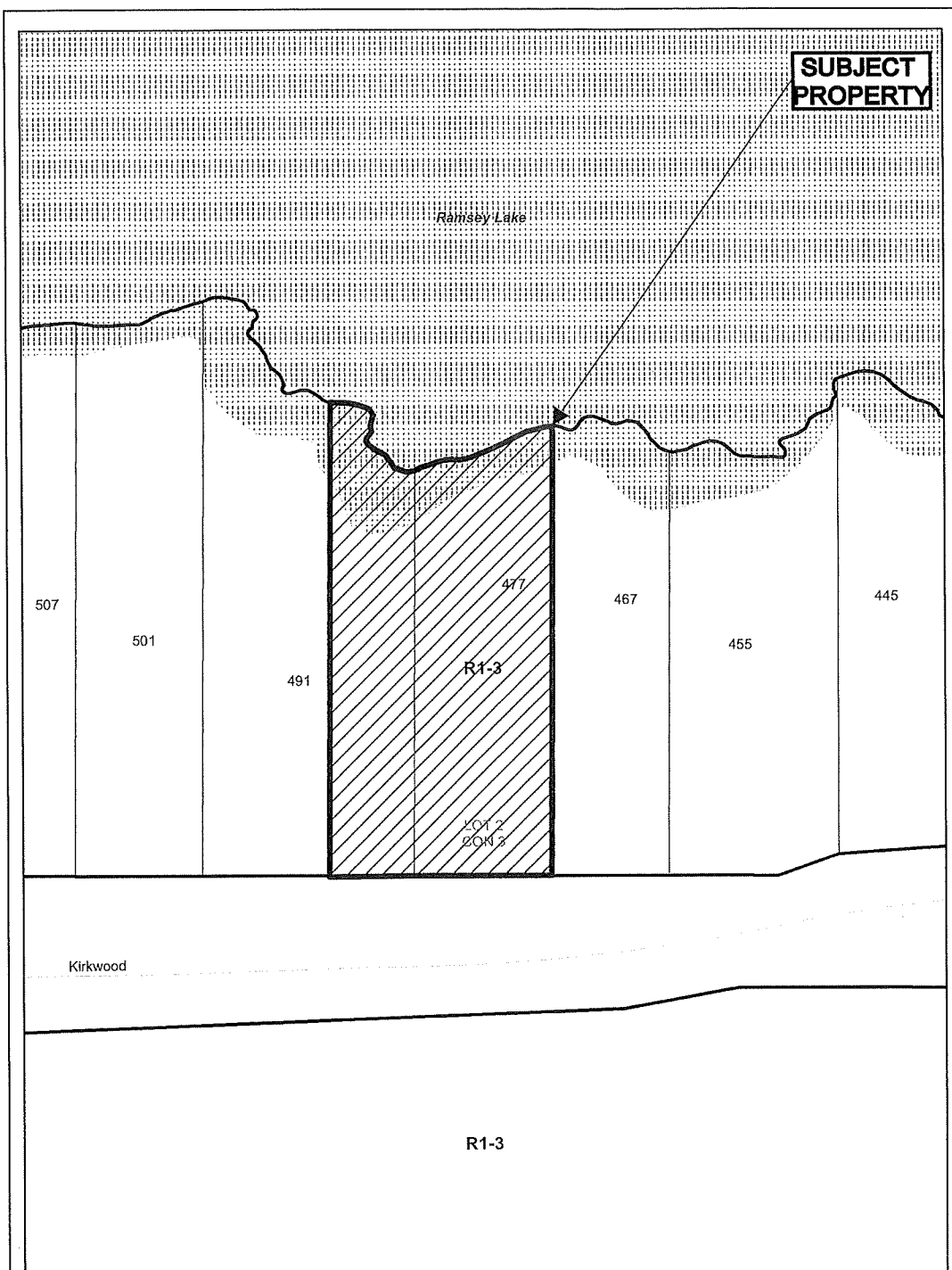
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: Kevin Sasser
 *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]



Application for Minor Variance or Permission



Subject Property being PINs 73581-0215 & 73581-0271,
Part Lot 7 & Lots 8 & 9, Plan M-38, Township of McKim,
477 Kirkwood Drive, Sudbury
City of Greater Sudbury

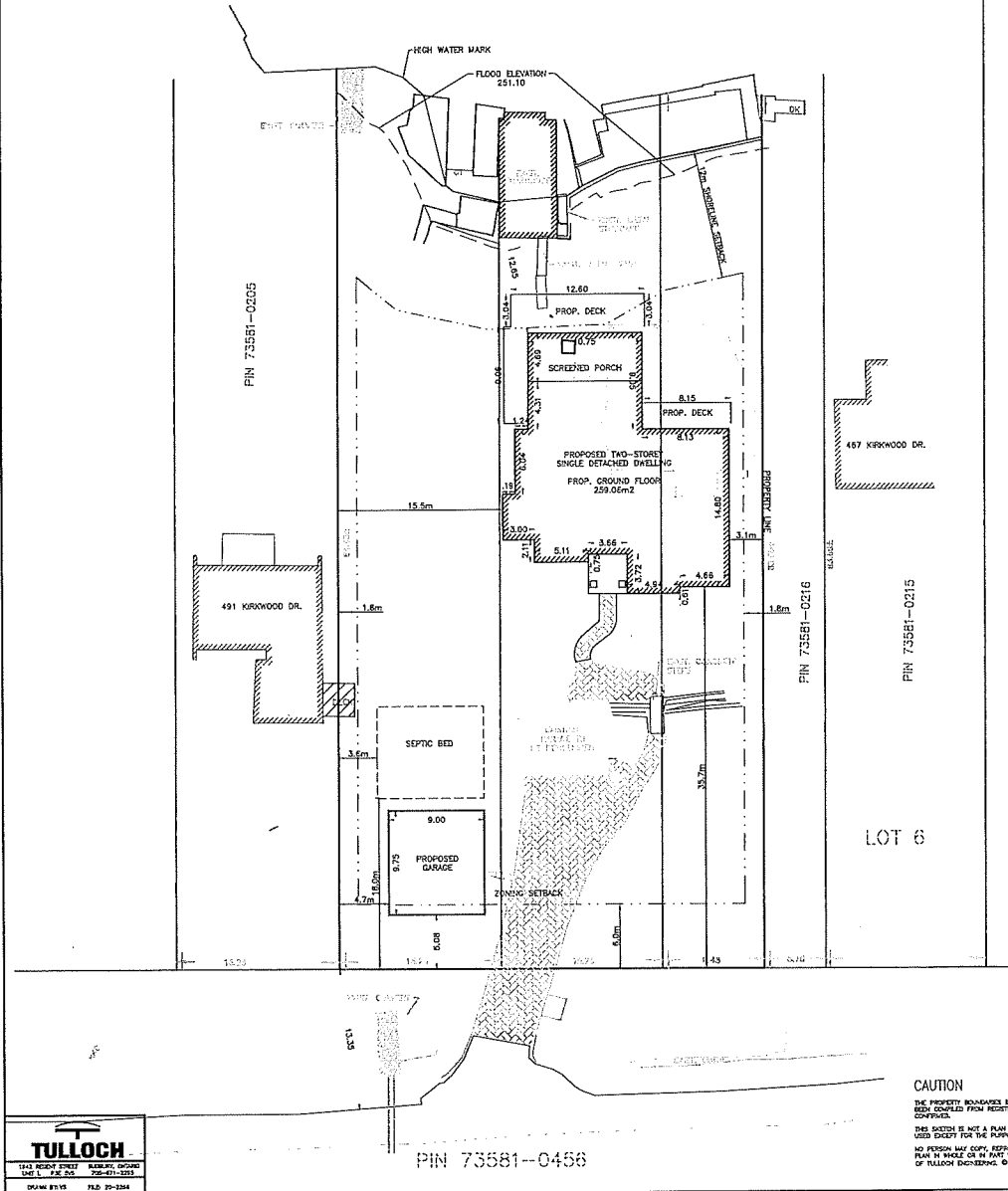
Sketch 1, NTS
NDCA Watershed

A72/2021
Date: 2021 06 07

CONCEPTUAL SKETCH FOR MINOR VARIANCE

477 KIRKWOOD DRIVE
GEOGRAPHIC TOWNSHIP OF McKIM
CITY OF GREATER SUDBURY

TULLOCH ENGINEERING



CAUTION
THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN OBTAINED FROM RECENT PLANS AND HAVE NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.
NO PERSON MAY COPY, REPRODUCE, REDUCE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2021.

A0072/2021
Sketch 2