

Tom Davies Square  
200 Brady St

Wednesday, June 9, 2021

PUBLIC HEARINGS

**A0066/2021**

**SARA AMBER MARIE SALACH  
MATTHEW DOUGLAS SCHULTZE**

Ward: 10

PIN 73594 0376, Parcel 14361, Lot(s) 102, Subdivision M-205, Lot 5, Concession 1, Township of McKim, 202 Stewart Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.41.2 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, in order to reconstruct an accessory structure being a shed with an enlarged footprint maintaining a 9.48m setback from the high water mark of a navigable waterbody, where an accessory structure is not permitted closer than 12.0m to the high water mark of a navigable waterbody.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF APRIL 28, 2021 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**A0050/2021**

**HOI CHEU**

"REVISED"

Ward: 10

PIN 73584 0169, Lot(s) PT 35, Subdivision 2S E, Lot 5, Concession 3, Township of McKim, 302 Larch Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 5, Table 5.5 and Section 5.2.3.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order convert a multiples dwelling into a triplex providing a minimum of three (3) parking spaces with a width of 2.5m and a length of 5.5m, where five (5) parking spaces are required with a width of not less than 2.75m and a length of not less than 6.0m is required.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF MAY 12, 2021 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**A0059/2021**

**BEHAVIOUR ANALYSIS NORTH INC.**

"REVISED"

Ward: 4

PIN 02135 0206, Lot(s) 20, Subdivision 3S, Lot 6, Concession 4, Township of McKim, 239 Pine Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 4, Section 4.15.1(e), Part 5, Section 5.2.4.3(c)(ii) and Section 5.2.3.5(a) of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate an addition to an existing commercial building having firstly, no landscaped area along west 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, to locate parking within 0.0m of the west lot line, where no outdoor parking area shall be permitted within 3.0m to any road having a width of more than 10.0m and, thirdly, to permit an accessible parking space having minimum rectangular dimensions of 4.2m by 6.0m, where an accessible parking space shall have minimum rectangular dimensions of 4.4m by 6.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
THURSDAY, JUNE 24, 2021**

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

PIN(s): 73594-0434 Township: McKim Ward: 10  
 Lot No.: 102 Concession No.: Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: M-205 Part(s):  
 Municipal Address or Street(s): 202 Stewart Drive

7) Date of acquisition of subject land. 2018

8) Dimensions of land affected.

Frontage 41.658 (m) Depth 60.142 (m) Area (m<sup>2</sup>) Width of Street 6 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	Ex. Shed: 8.53 m <sup>2</sup> (m <sup>2</sup> )	Proposed Shed: 18.6m <sup>2</sup> (m <sup>2</sup> )
Gross Floor Area:	Ex. Shed: 8.53 m <sup>2</sup> (m <sup>2</sup> )	Proposed Shed: 18.6m <sup>2</sup> (m <sup>2</sup> )
No. of storeys:	1	1
Width:	2.7m (m)	3.05m (m)
Length:	3.1m (m)	6.1m (m)
Height:	2.75m (m)	3.9m (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:	38.74m (m)	38.74m (m)
Rear:	9.48m (high water mark) (m)	9.48m (high water mark) (m)
Side:	15.4m (m)	13.29m (m)
Side:	21.96m (m)	19.63m (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.

1967 (House) and 1991 (shed)

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

Use(s): House/Residential Length of time: 64 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

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

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

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

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

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

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

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

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

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

We, Sara Amber Marie Salach & Matthew Douglas Schultze (please print all names), the registered owner(s) of the property described as 202 Stewart Drive

in the City of Greater Sudbury;

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

g) appoint and authorize Vicky Fletcher (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 18 day of May, 2021

[Signature]  
(witness)

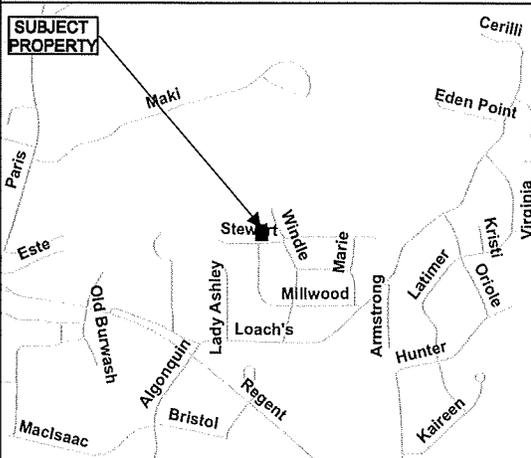
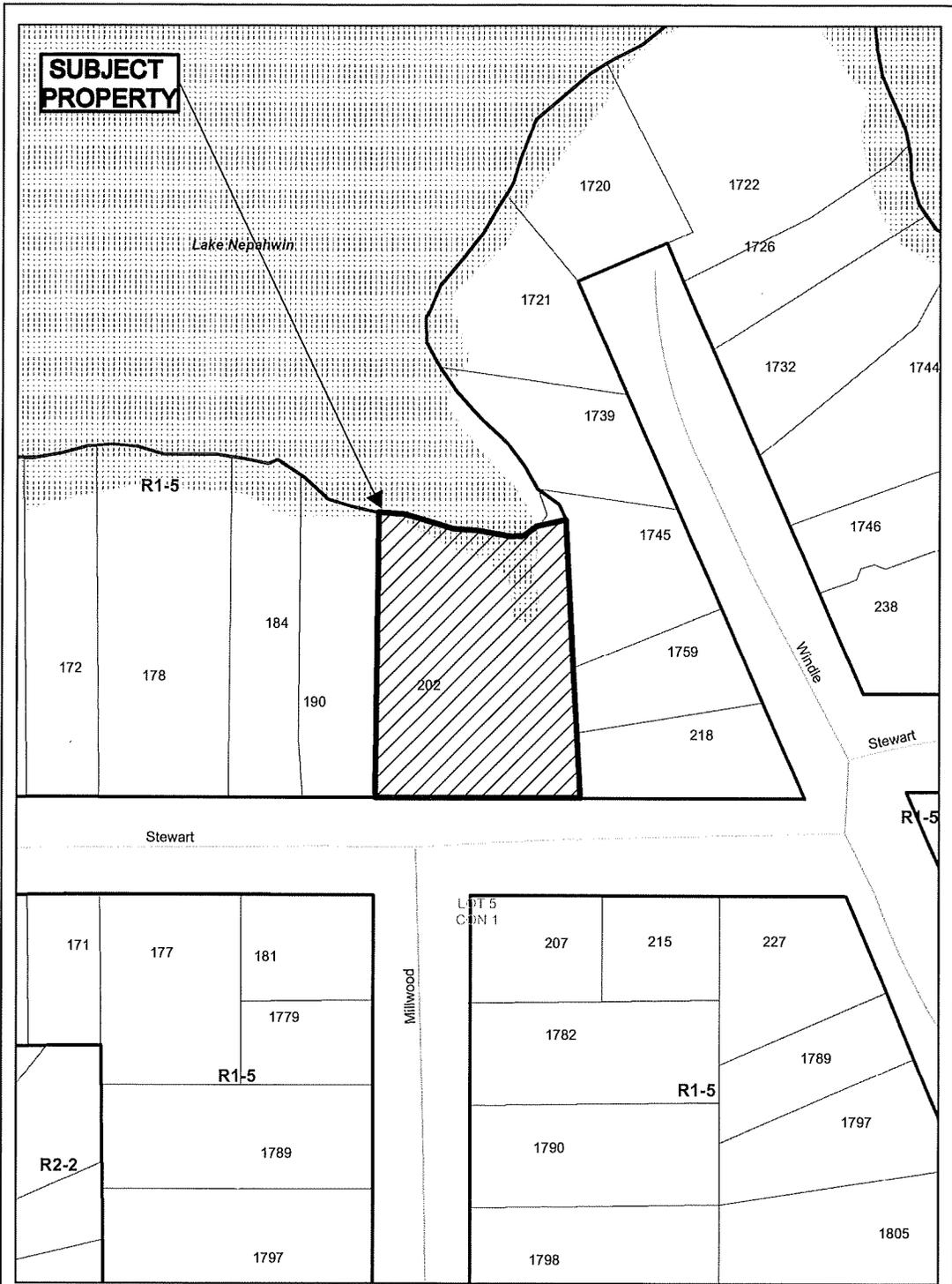
[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Sara Amber Marie Salach & Matthew Douglas Schultze

\*I have authority to bind the Corporation

[Handwritten initials]





**Application for Minor  
Variance or Permission**

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Subject Property being PIN 73594-0376,  
Parcel 14361, Lot 102, Plan M-205,  
Lot 5, Concession 1, Township of McKim,  
202 Stewart Drive, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A66/2021  
Date: 2021 05 21





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

*\*Revised*

Office Use Only 2020.01.01	
A 06 50/2021	
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

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): Hoi Cheu Email: [REDACTED]  
 Mailing Address: 1961 Hunter St. Home Phone: [REDACTED]  
 Business Phone: [REDACTED]  
 City: Sudbury Postal Code: P3E 2S6 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: Shelbey Krahn Email: [REDACTED]  
 Mailing Address: 1961 Hunter St. Home Phone: [REDACTED]  
 Business Phone: [REDACTED]  
 City: Sudbury Postal Code: P3E 2S6 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: Desjardins  
 Mailing Address: 2037 Long Lake Rd Unit 1  
 City: Sudbury Postal Code: P3E 6J9

- 4) Current Official Plan designation: Downtown Current Zoning By-law designation: C4(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
Table 5.5 parking requirements	5	3	2
By-law 5.2.3.1	2.75 x 6 m	2.5 x 5.5 m	0.25 x 0.5 m

*SR*

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

c) Description of Proposal:  
 To make a semi-detached home into a triplex.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
 There is no way to make 5 parking spaces. Being so close to the bus terminal, all the tenants walk or use the city bus to travel.  
 The two legal parking spaces each have room for two cars to park in tandem, so there is room for 4 cars to park easily.

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

PIN(s): 735840169 Township: McKim Ward: 10  
 Lot No.: 5 Concession No.: 3 Parcel(s):  
 Subdivision Plan No.: 2S E Lot: PT 35 Reference Plan No.: INST 11558 Part(s):  
 Municipal Address or Street(s): 302 Larch St. Sudbury, ON P3B 1M1

7) Date of acquisition of subject land. Apr. 28, 2016

8) Dimensions of land affected.

Frontage 7.62 (m) Depth 36.58 (m) Area 278.74 (m<sup>2</sup>) Width of Street 12 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>80.36 / 4.46</u>	<u>(m<sup>2</sup>)</u>	<u>80.36 / 4.46</u>	<u>(m<sup>2</sup>)</u>
Gross Floor Area:	<u>294.31 / 4.46</u>	<u>(m<sup>2</sup>)</u>	<u>294.31 / 4.46</u>	<u>(m<sup>2</sup>)</u>
No. of storeys:	<u>3 / 1</u>		<u>3 / 1</u>	
Width:	<u>6.77 / 1.83</u>	<u>(m)</u>	<u>6.77 / 1.83</u>	<u>(m)</u>
Length:	<u>13.45 / 2.44</u>	<u>(m)</u>	<u>13.45 / 2.44</u>	<u>(m)</u>
Height:	<u>10.36 / 2.5</u>	<u>(m)</u>	<u>10.36 / 2.5</u>	<u>(m)</u>

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>11.79 / 25.85</u>	<u>(m)</u>	<u>11.79 / 25.85</u>	<u>(m)</u>
Rear:	<u>11.34 / 8.90</u>	<u>(m)</u>	<u>11.34 / 8.90</u>	<u>(m)</u>
Side:	<u>0.85 / 4.58</u>	<u>(m)</u>	<u>0.85 / 4.58</u>	<u>(m)</u>
Side:	<u>0 / 0.60</u>	<u>(m)</u>	<u>0 / 0.60</u>	<u>(m)</u>

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.

1917 / the shed's age is unknown

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

Use(s): triplex Length of time: 5 years and under other owners

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? 2

17) Existing uses of abutting properties: 300 Larch is single family residential; 310 Larch is a medical clinic with an apartment.

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, Hoi Cheu (please print all names), the registered owner(s) of the property described as 302 Larch St. in the City of Greater Sudbury:

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

g) appoint and authorize Shelbey Krahn (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.

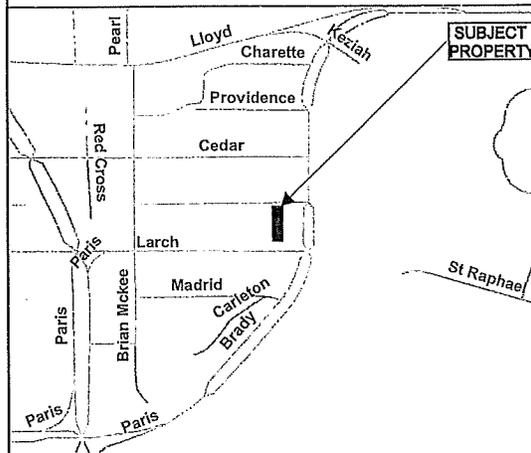
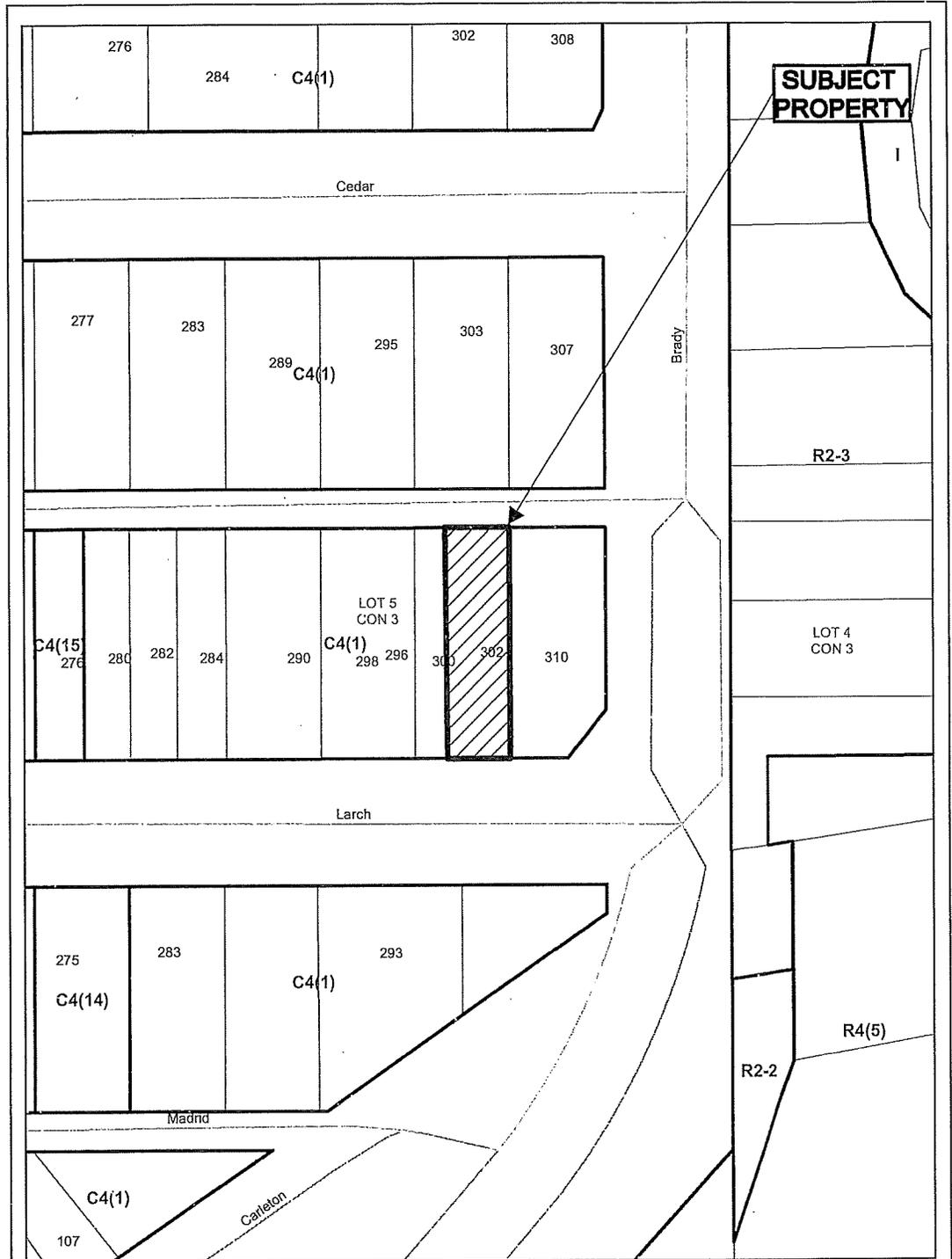
Dated this 25th day of March, 2021

Katya Cheu  
(witness)

[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Hoi F. Cheu

\*I have authority to bind the Corporation





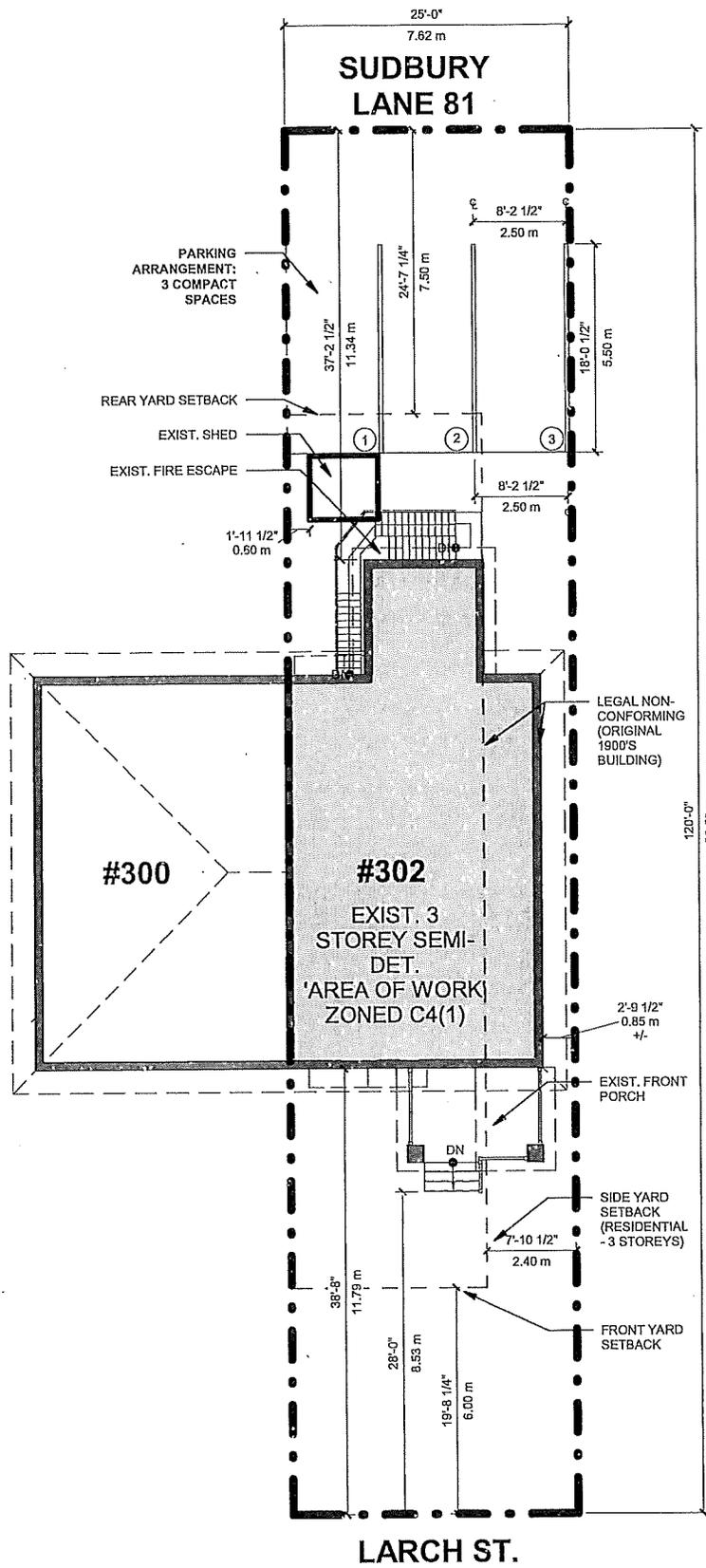
**Application for Minor Variance or Permission**



Subject Property being PIN 73584-0169, Part of Lot 35, Plan 2S E, Inst 115558, Lot 5, Concession 3, Township of McKim, 302 Larch Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A50/2021  
Date: 2021 04 08



A0050/2021  
 sketch 2  
 revised

**C | A**  
 Centrelne Architecture  
 73 Elm Street, Suite 201  
 Sudbury, Ontario P3C 1R7

ONTARIO ASSOCIATION OF ARCHITECTS  
*Daniel Guillemette*  
 LICENSED TECHNOLOGIST  
 OAA  
 DANIEL GUILLEMETTE  
 LICENCE 7447

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REVISION 2  
 April 30th, 2021

TRIPLEX AT  
**302 LARCH**  
 Sudbury, Ontario  
 Project No. 2020-161

DRAWING NAME:  
 REVISED PLOT PLAN

DRAWN BY: JV  
 CHECKED BY: DEG  
 SCALE: 1" = 10'-0"  
 SHEET NUMBER:  
**REV 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 0659/202	
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

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): Behaviour Analysis North, Inc. [Redacted]  
 Mailing Address: 239 Pine Street [Redacted] Home Phone: [Redacted]  
 City: Sudbury Postal Code: P3C 1X4 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: Mr. Nero Contracting Email: [Redacted]  
 Mailing Address: [Redacted] Home Phone: [Redacted]  
 City: Sudbury Postal Code: P3C 4R3 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: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: DOWNTOWN Current Zoning By-law designation: C4(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
Refer to Attachment			

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

- c) Description of Proposal:  
proposed addition + recognizing existing situation

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

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

PIN(s): 02135-0206 Township: Mekin Ward: 4  
Lot No.: 6 Concession No.: 4 Parcel(s):  
Subdivision Plan No.: 35 Lot: 20 Reference Plan No.: Part(s):  
Municipal Address or Street(s): 239 PINE ST., SUDBURY

7) Date of acquisition of subject land. SEPTEMBER 30, 2020

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.575 (m) Area 557.4 (m<sup>2</sup>) Width of Street 10.667 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>32</u>	(m <sup>2</sup> )	<u>38</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>209</u>	(m <sup>2</sup> )	<u>209</u>	(m <sup>2</sup> )
No. of storeys:	<u>2</u>		<u>2</u>	
Width:	<u>7.92</u>	(m)	<u>7.92</u>	(m)
Length:	<u>9.7</u>	(m)	<u>9.7</u>	(m)
Height:	<u>7.5</u>	(m)	<u>7.3</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>4.72</u>	(m)	<u>4.72</u>	(m)
Rear:	<u>23.92</u>	(m)	<u>23.92</u>	(m)
Side:	<u>1.22</u>	(m)	<u>1.22</u>	(m)
Side:	<u>1.82</u>	(m)	<u>1.82</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.

1940's ±

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

Use(s): OFFICE SPACE Length of time: 3 MONTHS

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

Same as #13  or, WITH WHEEL CHAIR ACCESSIBILITY

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

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, Kim Morin (please print all names), the registered owner(s) of the property described as Behaviour Analysis North, Inc 239 Pine St. in the City of Greater Sudbury:

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

g) appoint and authorize MR. NERO CONTRACTING (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 21 day of March, 2021

Sean Bilinsky  
Witness Bilinsky

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





**EDWARD ENGINEERING INC.**

SUDBURY, ONTARIO P3E 3Z6

PROJECT \_\_\_\_\_

REFERENCE \_\_\_\_\_

SCALE \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN \_\_\_\_\_ CHECKED \_\_\_\_\_

VARIANCES SOUGHT - QUESTION #5

VARIANCE TO BY-LAW PROPOSED DIFFERENCE  
REQUIREMENT

1) TABLE 5.4                      8                      4                      +  
MEDICAL OFFICE

\* INSUFFICIENT LOT AREA TO ACCOMMODATE REQ'D PARKING

2) BY-LAW 5.2.4.3(c)(ii)

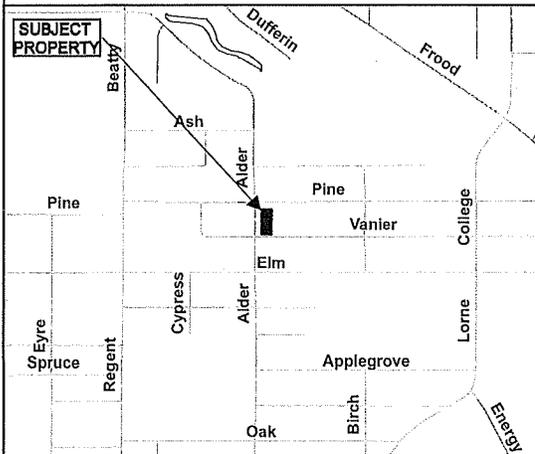
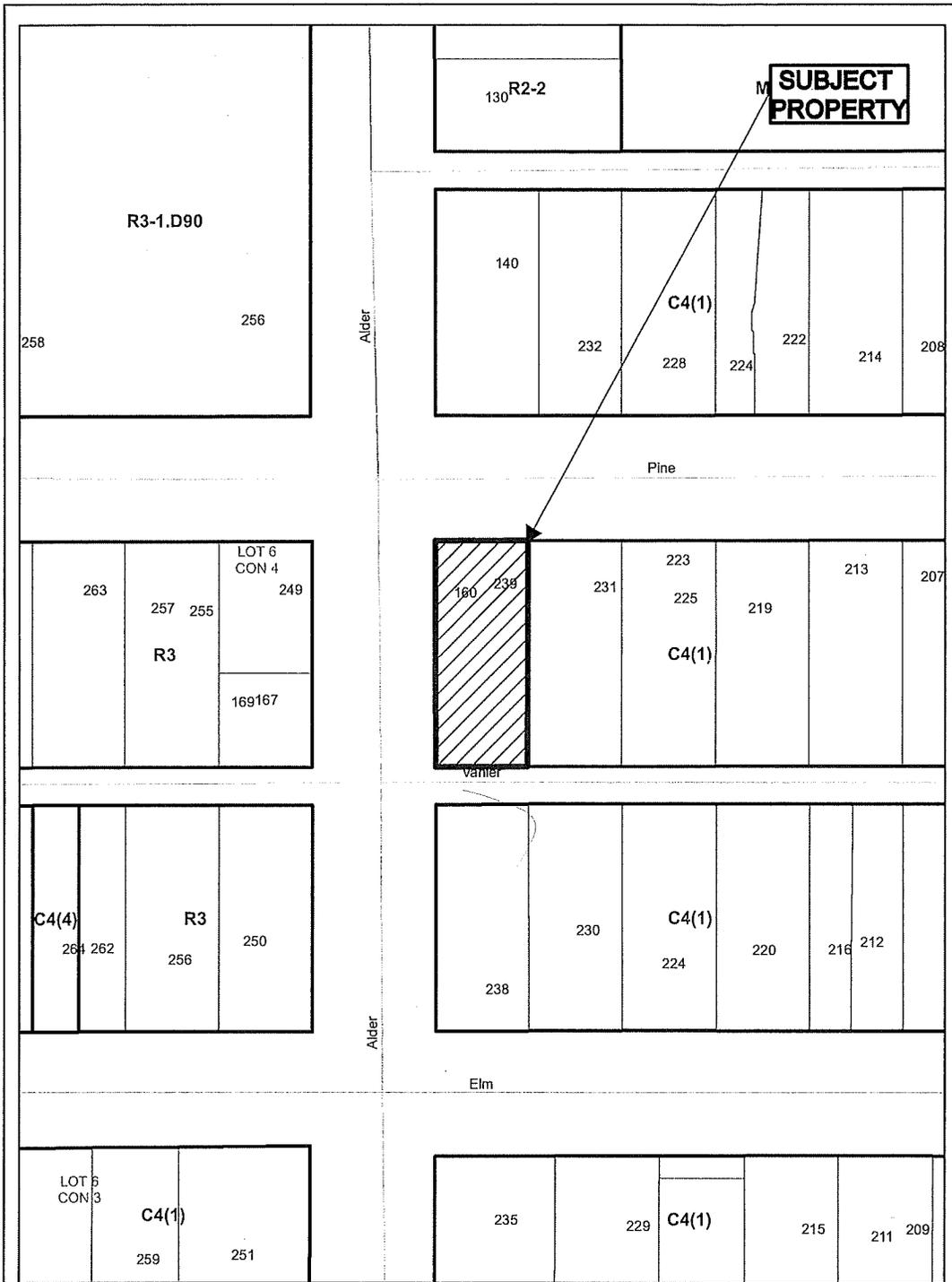
EXISTING PARKING IS WITHIN 3.0M OF  
ALDER ST., ON WEST SIDE OF LOT

\* INSUFFICIENT LOT AREA TO ACCOMMODATE REQ'D PARKING

3) BY-LAW 4.1.5.1(e)

3.0M LANDSCAPED AREA IS NOT PROVIDED  
ALONG ALDER, DUE TO BUILDING EXTENSION  
AND PARKING ENCROACHMENT

\* INSUFFICIENT LOT AREA TO ACCOMMODATE REQ'D  
LANDSCAPING

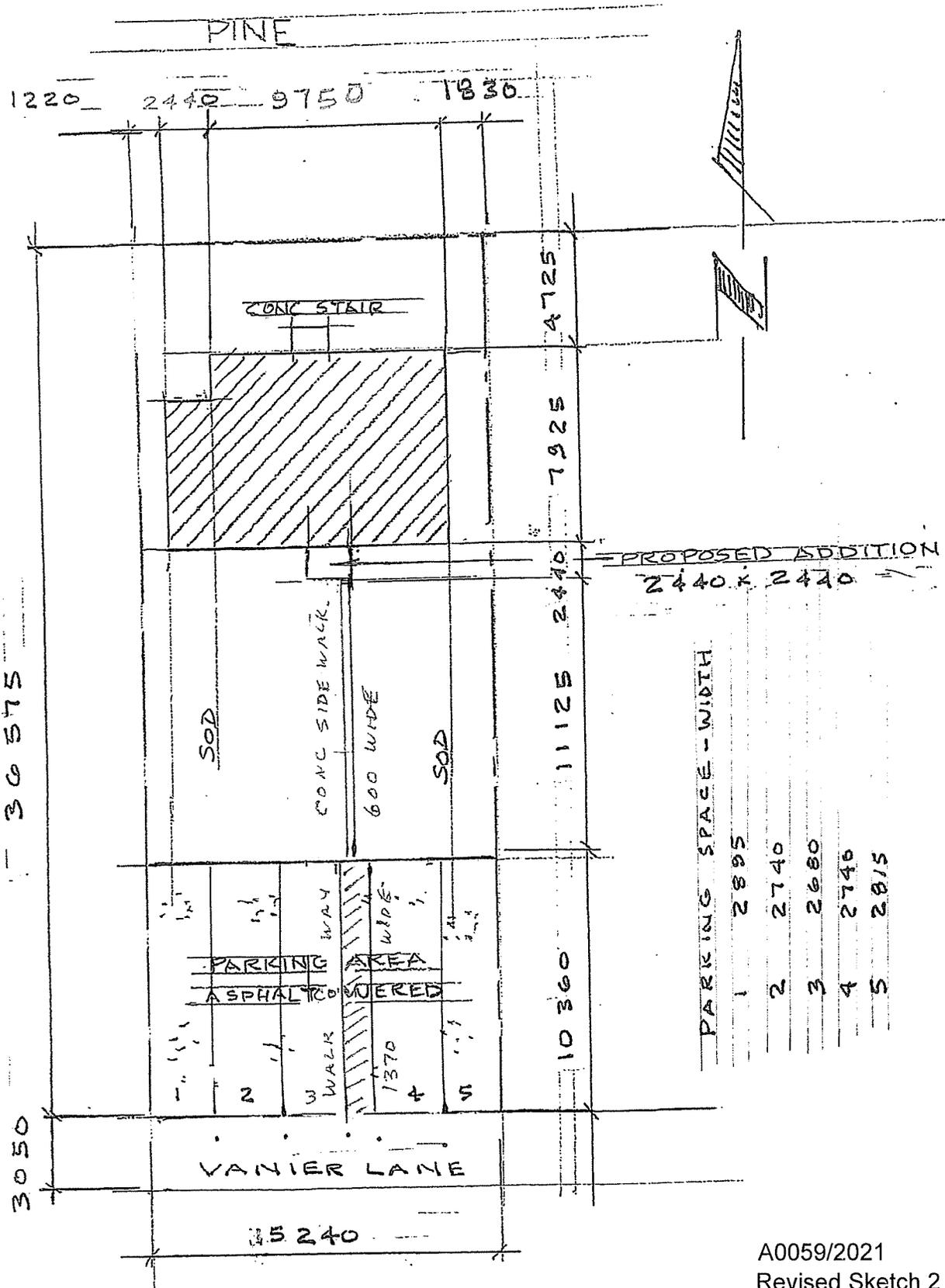


**Application for Minor  
Variance or Permission**

Subject Property being PIN 02135-0206,  
Lot 25, Plan 3S,  
Lot 6, Concession 4, Township of McKim,  
239 Pine Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS A59/2021  
NDCA Watershed Date: 2021 04 27

Alder



1220 2440 9750 1836

3050 36575

3050

SOD

CONC STAIR

CONC SIDE WALK

600 WIDE

SOD

PARKING AREA

ASPHALT COVERED

1 2 3 WALK WAY 4 5

VANIER LANE

15240

7925 4725

7925

2440

11125 2440

10360

PROPOSED ADDITION 2440 x 2440

PARKING SPACE - WIDTH

- 1 2895
- 2 2740
- 3 2680
- 4 2740
- 5 2815

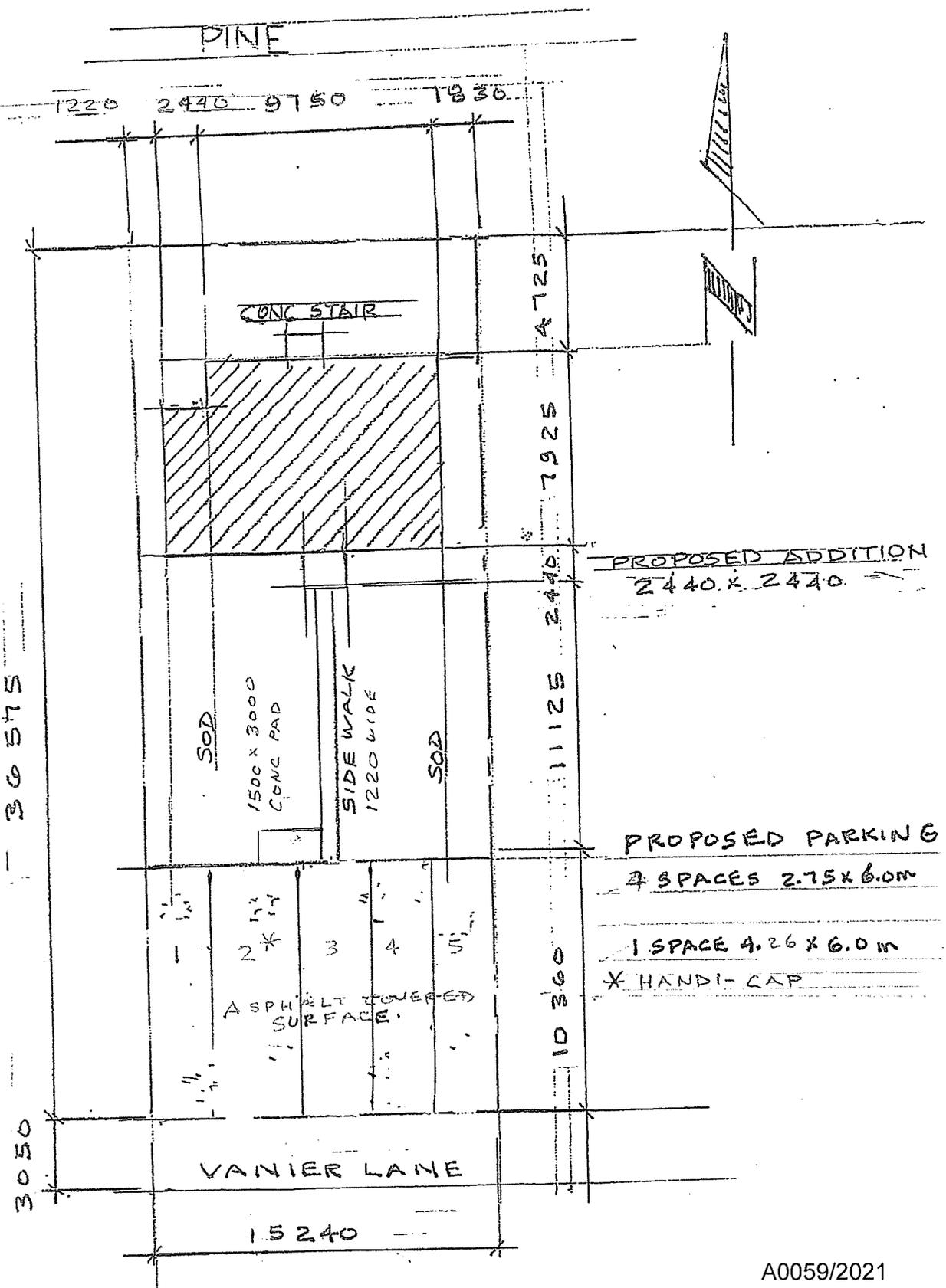
A0059/2021 Revised Sketch 2

1:250

EXISTING PLOT PLAN

REVISED MAY 13/21

Alder



1:250

PROPOSED PLOT PLAN

A0059/2021 Revised Sketch 3

REVISED MAY 13/21