



# HEARING COMMITTEE AGENDA

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Hearing Committee Meeting  
**Wednesday, September 21, 2016**  
Committee Room C-12, Tom Davies Square

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**COUNCILLOR MARK SIGNORETTI, CHAIR**

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**Fern Cormier, Vice-Chair**

4:00 p.m. HEARING COMMITTEE MEETING  
COMMITTEE ROOM C-12

Council and Committee Meetings are accessible. For more information regarding accessibility, please call 3-1-1 or email [clerks@greatersudbury.ca](mailto:clerks@greatersudbury.ca).

## **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

## **PUBLIC HEARINGS**

1. Report dated August 23, 2016 from the Executive Director, Administrative Services/City Clerk regarding Vicious Dog Appeal, ACR #718312 - Florrie Bursey. **3 - 22**  
**(RESOLUTION PREPARED)**
2. Report dated August 24, 2016 from the Executive Director, Administrative Services/City Clerk regarding Denial of Public Hall Licence Appeal - Guy & Michael Carpentier. **23 - 40**  
**(RESOLUTION PREPARED)**
3. Report dated August 23, 2016 from the Executive Director, Administrative Services/City Clerk regarding Property Standards Appeal, ACR #691251 - Peter Skura. **41 - 63**  
**(RESOLUTION PREPARED)**

## **ADDENDUM**

## **QUESTION PERIOD AND ANNOUNCEMENTS**

## **NOTICES OF MOTION**

## **CIVIC PETITIONS**

## **ADJOURNMENT**

## Request for Decision

### Vicious Dog Appeal, ACR #718312 - Florrie Bursey

Presented To:	Hearing Committee
Presented:	Wednesday, Sep 21, 2016
Report Date	Tuesday, Aug 23, 2016
Type:	Public Hearings

### Resolution

THAT the City of Greater Sudbury upholds the Vicious Dog Notice #718312, issued to Florrie Bursey of 1920 Paris Street, Unit D306, City of Greater Sudbury.

#### Signed By

**Report Prepared By**

Tina Whitteker  
By-law Enforcement Officer  
*Digitally Signed Aug 24, 16*

**Division Review**

Brendan Adair  
Manager of Security and By-Law  
*Digitally Signed Aug 24, 16*

**Recommended by the Department**

Caroline Hallsworth  
Executive Director, Administrative  
Services/City Clerk  
*Digitally Signed Aug 24, 16*

**Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Aug 26, 16*

## Recommendation

THAT the City of Greater Sudbury uphold the Vicious Dog Notice #718312, issued to Florrie Bursey of 1920 Paris Street, Unit D306, City of Greater Sudbury.

### Background

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City of Greater Sudbury By-law 2002-285, as amended, became effective on January 1, 2003 and regulates the keeping of animals and the registration of dogs and cats. Part VIII of the by-law entitled "Vicious Dogs"; section 21 of the by-law, contains provisions for the issuance of a Vicious Dog Notice to owners of dogs that have attacked a person or domestic animal without provocation.

The effect of the notice is to ensure the owner of a dog deemed vicious by receipt of the notice, muzzle and leash the dog when not inside the owner's dwelling at all times.

The by-law is specific about how the process is carried out and the contents of the notice. Several provisions in the by-law for the issuance of the notice are mandatory requirements of the Registrar and of the recipient of the Notice.

This section also provides for an appeal of the notice by the owner of the dog requesting a hearing of the matter by Council or Committee of Council. The Committee may uphold the notice and its contents, exempt the owner from the muzzling or leashing requirements or from both, or may modify the conditions for muzzling or leashing.

### By-law Procedure Vicious Dog Notice - 718312

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Subsection 2.(1) of By-law 2002-285 designates the Manager of Compliance and Enforcement Services for the City of Greater Sudbury as the Registrar pursuant to the By-law, and By-law Officers in Compliance and Enforcement have been appointed by the Registrar to perform the task of issuing Vicious Dog Notices pursuant to the by-law.

Subsection 21.(2) of the by-law states "Where the Registrar is informed upon written complaint, and is satisfied that the dog has attacked without provocation or bitten a person or domestic animal, and had further been provided with satisfactory evidence as to the name and address of the owner of the dog the Registrar shall serve notice on the owner of the dog that the dog is deemed to be a vicious dog and requiring the owner to comply with any or all of the requirements set out in Subsections 21(4) and 21(5)."

A written complaint was received by the Registrar from [REDACTED] of [REDACTED] [REDACTED], Greater Sudbury, requesting that the dog named Xena, kept at the address of 1920 Paris Street, Unit D306, be deemed vicious, based on an incident on May 30, 2016 where [REDACTED] dog was attacked and bitten. (See attachment of the Victim statement, letter of complaint to this report.)

The letter describes the incident which happened on May 30, 2016 at approximately 7pm where [REDACTED] small dog, named Jack was attacked and bitten. [REDACTED] states in the letter that [REDACTED] was letting [REDACTED] dog out to urinate from the back entrance into a common area in the yard where Xena ("Zeana" as spelled in the letter of complaint) was already in the yard. Xena then ran towards and attacked and bit Jack, unprovoked.



The next morning, the owner [REDACTED] brought [REDACTED] dog Jack to seek medical attention and saw the veterinarian at Martindale Animal Hospital. At this appointment it was noted that wounds were found on the left hind leg. [REDACTED] was provided with "pain medication and a needle for prevention from infection from the bite" as stated in the letter.

Greater Sudbury Animal Control (GSAC), Animal Control Officer Mills investigated this incident, where the owner of the dog, Florrie Bursey was served a Certificate of Infraction for the offence of "Permit Dog to Attack" on May 30, 2016. (See GSAC Investigation report and the Certificate of Infraction attached to this report.)

On June 01, 2016, By-law Officer Tina Whitteker was assigned Case #718312, whereby the written complaint letter and the GSAC report was reviewed. Contact was made with both Florrie Bursey, owner of the dog Xena, and [REDACTED] regarding [REDACTED] dog Jack and the incident of May 30, 2016. It was determined that there was no provocation to the attack and bite with Jack being occupied at the time urinating and having a ball in its mouth.

During the conversation with Florrie Bursey, the owner of the dog Xena, she informed that she keeps her dog muzzled as there was some history of her dog with others in the complex with other attacks in 2014, and has paid the fine issued to her for this incident and offence of 'Permit Dog to Attack'. She also provided the Animal Tag Registration of 2016-D2137 of her dog Xena.

Officer Whitteker confirmed the dog registration 2016-D2137, a 5 year old female Huskie/lab/German Shepherd, named Xena, owned by Florrie Bursey of 1920 Paris Street, Unit D306, City of Greater Sudbury. (See the Animal Registration attached to this report.)

A Vicious Dog Notice, #718312, dated Friday, June 10<sup>th</sup>, 2016, was prepared and delivered to the registered owner of the dog. (See the Vicious Dog Notice attached to this report.) One copy of the notice was hand delivered by GSAC to the owner and another copy was delivered registered mail. The notice contains the requirements of Subsections 21(4) and 21(5) of the by-law; ensuring the dog is muzzled and leashed when not inside the owner's dwelling unit, notifying the owner of his requirement to provide a change of address, the owner's right to appeal the notices and the effective date of the notice, pursuant to subsections 21(6), 21(7) and 21(8).

### **Appeal Notice**

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A letter of appeal of the Vicious Dog Notice was received by the owner of the dog and the hearing was scheduled. (See Letter of Appeal is attached to this report.) A notice was sent to the owner of the dog advising of the date and time of the hearing.

To note, after receipt of the Appeal request, Officer Whitteker then contacted and spoke to Florrie Bursey and advised that until the Hearing date, possibly in September, the Notice requirements, including the muzzling order, must be complied with, as per section 21.-4.8), "The notification that a dog is a vicious dog is effective from the date it is served, even if a hearing before Council is requested by the owner of the dog affected". She acknowledged.

However, the owner failed to follow the muzzling requirements and Animal Control Officer Mills charged Florrie Bursey the owner of the dog, with a Certificate of Infraction for the offence of "Fail to Muzzle" on July 24, 2016. (See Certificate of Infraction attached to this report.)

### **Conclusion**

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In consideration of this report, the witnesses and the appellant, pursuant to subsection 21(7) the Hearing Committee may decide one of three options below;

1. Uphold the Notice;
2. Modify the Notice - exempting the owner from muzzling or leashing or modify the conditions for such muzzling or leashing; or
3. Quash the Notice - exempting the owner from all requirements to muzzle and leash.

The Registrar is confident that the Vicious Dog Notice issued to Florrie Bursey of 1920 Paris Street, Unit D306, City of Greater Sudbury, satisfies the requirements of By-law 2002-285, Part VIII, Section 21, a by-law to regulate the keeping of animals and the registration of dogs and cats. The purpose of the notice is to mitigate the recurrence of a similar incident and provide an assurance of safety for the area residents and the general public. The Registrar recommends that the Vicious Dog Notice be upheld by the Committee.

### Supporting Documents

1. Victim Statement Letter of Complaint of Vicious Dog 718312 (pdf)
2. GSAC Investigation Report ACR 718312 (pdf)
3. Certificate of Infraction Permit Dog to Attack May 30 2016 PON# 2142818B (pdf)
4. Animal Registration 2016-D2137 ACR 718312 (pdf)
5. Vicious Dog Notice 718312 (pdf)
6. Letter of Appeal of Vicious Dog Notice 718312 (pdf)
7. Certificate of Infraction Fail to Muzzle July 24 2016 PON 6776483B (pdf)

To the Animal Control,

case # 10566.

May 31, 2016.

I [redacted] on May 30, 2016.  
at approximately Seven P.M. I Left my apartment  
with my small dog "Jack" to Leave the building by the  
back entrance. "Jack" as usual had his red and blue  
rubber ball in his mouth. He had his leash. When I  
opened the back entrance door, I Let "Jack" go loose  
to go pee. I followed him. I noticed a lot of people  
at the picnic table then realized "Zeana's" owner was  
at the table. I yelled out "Jack" is here! While  
I was looking at "Jack" peeing and walking toward  
Jack. Then I saw Zeana dashing at Jack.  
Zeana had her mouth on him and Jack squealed.  
A gentleman grabed Zeana by the Collar. My dog came  
to me. Then I realized I was in Frozen State.  
I bend over to assess the harm. My Jack would  
not let me touch him. I tried to pick him up,  
he almost bit me. He peed a lot low to the ground.  
The owner of Zeana came close. She asked how  
he is. Told her could not know without looking  
under his body. The Owner of Zeana turned to  
the gentleman holding Zeana and yeld told him  
pat the muzzle on her. It took a few minutes to  
take Jack inside. He walked very slowly and  
shaky with his head down almost to the ground.  
Jack peed a lot on his way inside the building.

In the dog bed there was fresh blood.  
Jack was constantly licking his Left hind  
leg.

I brought Jack to see the Veterinarian at the Martindale Animal Hospital at 11:30 AM. May 31, 2016. The result.

I have a vet bill of \$143.26 as of today. I am to keep Jack quiet for the next 48 hours. To let the puncture wounds to heal. Pain Med. & a needle for prevention from Infection, from the bite.

I would like to report as a witness that Zeana the German Sheperd owned by Fleury Blursey at 306-1928 Paris Street Greater Sudbury, Ontario P3E 4T9. To be deemed Vicious under the bylaw.

This is not the first time Zeana approached my Jack in attack mode. With no leash and muzzle.

I am willing to pay a fine for letting the leash out of my hand when Jack went for pee. I acknowledge my mistake.

Sincerely,

case no. 10566  
May 31, 2016.

VISITING PARKING AREA BEHIND 71928 PARIS ST.

**Tina Whitteker - Call summary: Dog attack (other domestic animal): 10566D dated 05/31/2016**

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**From:** Rainbow District Animal Shelter <rdshelter@gmail.com>  
**To:** <tina.whitteker@greatersudbury.ca>  
**Date:** 6/9/2016 12:41 PM  
**Subject:** Call summary: Dog attack (other domestic animal): 10566D dated 05/31/2016

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Dog attack (other domestic animal):  
10566D

Florrie Bursey

1920 Paris

Call location

Sudbury, ON

*See address history below*

Phone(s):

- Home [REDACTED]
- Home [REDACTED]

Call taken

05/31/2016 at 10:06 AM

Dispatched by

Richard M. Paquette

Call description/notes

At 7:15 pm last night [REDACTED] let [REDACTED] dog loose in the back of 1920 Paris..A dog named Xena, Ger Shep type attacked [REDACTED] dog. [REDACTED] believes the dog lives Unit 306 and is owned by Florrie Martel (Bursey). Wants charges laid and dog ordered vicious under the bylaw.

Case

- No case

Enforcement

No enforcement

Animal(s)

No animals

Prior actions

- 05/31/2016 at 4:32 PM: Action taken - see notes assigned to Sheri Mills (address: 1920 Paris , Sudbury , ON )  
**Notes:** spoke with complainant, got statement, will go to city tomorrow for VDO, understands [REDACTED] could be charged as well, spoke with owner, told her there is a great possibility that a VDO and 2 charges will be laid - she wants surveillance camera pulled as they should both be charged
- 06/06/2016 at 4:53 PM: Served PON assigned to Sheri Mills (address: 1920 Paris, Sudbury, ON )  
 PON: 2142818B dated 06/06/2016  
 Primary violation: Permit dog to attack (violation: Florrie Bursey)  
 Enforcement issued to Florrie Bursey,  
 1920 Paris, Sudbury, ON
- 06/06/2016 at 4:54 PM: Spoke with animal owner assigned to Sheri Mills (address: 1920 Paris, Sudbury, ON )  
**Notes:** states she will fight it in court as its not fair, very co-operative, agreed to pay half vet bill cause its half her fault, has contacted victim 3

times without any results, explained all her options so she said she may just pay it, also wanted to inform me that she is being evicted because of this, she also went out and bought a new leash and muzzel

- 06/06/2016 at 5:02 PM: Spoke with complainant assigned to Sheri Mills (address: 1920 Paris, Sudbury, ON )

**Notes:** doesn't want anything to do with owner, never asked for vet bill to be paid, only wants to make sure this dog never hurts another dog, child or person, informed [REDACTED] of the charge laid and [REDACTED] stated she already delivered [REDACTED] statement to the city for VDO

- 06/06/2016 at 5:08 PM: Spoke with animal owner assigned to Sheri Mills (address: 1920 Paris, Sudbury, ON )

**Notes:** explained what the vet bill was but the owner does not want it paid just that the dog does not hurt anyone else, states she will pay ticket and take precautions

#### Address history: 1920 Paris, Sudbury, ON

##### *Current and prior occupants:*

- Florrie Bursey (04/04/2014 through present)

##### *Current and prior calls:*

- Dog attack (other domestic animal) #5577D on 10/04/2014 (happened oct 2 out with [REDACTED] dog and the other dog comes after [REDACTED] dog no leash or muzzle attacked [REDACTED] dog shep from apt 306 )
- Dog at large #4486D on 06/14/2014 (pit bull type dog at large at the Nepahwin park 2 days ago @ approximately 6:30pm will call back with SU# as the policfe were called and they may be able to provide owner's address if we need to follow up.)
- Dog at large #3715D on 04/04/2014 (Dog at large never on leash in the hallway. Dog's name is "dora" chihuahua/terrier mix has been aggressive with [REDACTED] dog.)
- Dog attack (other domestic animal) #3606D on 03/24/2014 (german shepherd black/tan dangerous dog @ 10:15pm last nite)
- Dog at large #3529D on 03/14/2014 (Jack Russell Bite [REDACTED] German Shepherd last night, Jack Russell is never tied and seems to be aggressive. Happened last night around 9:30pm [REDACTED] is the owner of the Jack Russell's name [REDACTED] does not live at the address visits [REDACTED] at [REDACTED] name is [REDACTED]. March 18th [REDACTED] called saying was [REDACTED] dog doesntlive there but gave me number [REDACTED]

Caller

Phone(s):

- Home: [REDACTED]

4060

2142818B

Computer Input/Record Documents  
Entrées informatiques/Registre des documents

SHILL

Excess and surplus  
Extrême et excédent  
Date of birth  
Date de naissance  
1605307145PM

PLURSEY  
FLORE

Address  
Adresse  
1830 PINE ST #336  
SUDBURY ON P3E 4T9

Do not remove this document from the file

1830 PINE ST  
SUDBURY

Greater Sudbury / Grand Sudbury

Permit to dig  
Permis de creuser

City of Greater  
Sudbury 21-600-0000

Form number	Form no.	Version	Revisions
1001-1001-1001-1001	1001-1001-1001-1001	1001-1001-1001-1001	1001-1001-1001-1001

Section	Section	Section	Section
1001-1001-1001-1001	1001-1001-1001-1001	1001-1001-1001-1001	1001-1001-1001-1001

0206 06 06



## DOG Tag Registration #2016 D-2137

Date Tag Purchased Mon, February 1, 2016  
Cost \$25.00  
Receipt No Feb 1, 2016

Expires, as per By-Law 2002-285, on  
Dec 31, 2016  
Death of Animal  
Transfer of Ownership

## Owner's Information

Last Name BURSEY  
First Name FLORRIE  
Street Address 1920 PARIS ST  
Unit/Appt # 306  
City SUDBURY, ONTARIO  
Postal Code P3E 4T9  
Home Phone Number [REDACTED]  
Work Phone Number [REDACTED]  
Cell Phone Number [REDACTED]

## Animal's Information

Name XENA  
Breed HUSKIE/LAB/GERMAN SHE  
Description BLACK/TAN/WHITE  
Gender FEMALE  
Date of Birth Wednesday, March 30, 2011  
Date Acquired Thursday, May 5, 2011  
Veterinarian WALDEN ANIMAL HOSPITAL

## Agent /CSC Information

Name James  
Location South End Library  
Phone 688-3950



## **VICIOUS DOG NOTICE #718312**

*Pursuant to City of Greater Sudbury Animal Control By-law 2002-285*

### **REGISTERED MAIL & HAND DELIVERED**

PO BOX 5000 STN A  
200 BRADY STREET  
SUDBURY ON P3A 5P3

CP 5000 SUCCA  
200, RUE BRADY  
SUDBURY ON P3A 5P3

705.671.2489

[www.greatersudbury.ca](http://www.greatersudbury.ca)  
[www.grandsudbury.ca](http://www.grandsudbury.ca)

**To:** Florrie Bursey  
1920 Paris St. Unit D306  
Sudbury, ON  
P3E 4T9

The City of Greater Sudbury is in receipt of a written complaint that your dog, Xena, registration number 2016 D-2137, has bitten another dog without provocation on Monday, May 30<sup>th</sup>, 2016.

As Registrar pursuant to the Animal Control By-Law #2002-285, I deem your dog, to be vicious. Therefore, you are hereby required to comply with the requirements as set out in Sections 21 (4) and 21 (5) of the by-law which states:


- 4) "Every owner of a vicious dog shall at all times when the vicious dog is not in the owner's dwelling unit but otherwise within the boundaries of the owner's premises, ensure that
  - a) the vicious dog is muzzled so as to prevent it from biting a person or domestic animal; and
  - b) the vicious dog is securely leashed on a leash which does not allow it to go beyond the property line of the owner's lands."
- 5) "Every owner of a vicious dog shall at all times when the vicious dog is not within the boundaries of the owner's premises;
  - a) keep the vicious dog under the effective control of an adult person on a leash held by the person; and
  - b) keep the vicious dog muzzled.

AND FURTHER

- (6) Every owner of a vicious dog shall notify the Registrar within two working days of any change in ownership or residence of the vicious dog and provide the Registrar with the new address and telephone number of the owner.
- (7) Where the owner of a vicious dog is informed that his or her dog has been deemed to be a vicious dog, the owner may, within 14 days of such notice, request in writing a hearing by Council or committee established for that purpose and Council may exempt the owner from the muzzling or leashing requirement, or both such requirements or may modify the conditions for muzzling or leashing.
- (8) The notification that a dog is a vicious dog is effective from the date it is served, even if a hearing before Council is requested by the owner of the dog affected.

Failure to comply with this notice will result in charges pursuant to the by-law and Provincial Offences Act, which upon conviction may result in a fine to a maximum of \$5,000.

Dated this Friday, June 10th, 2016

  
Tina Whittaker  
By-law Enforcement Officer  
City of Greater Sudbury

cc: Greater Sudbury Animal Control

To whom this may concern,

I am writing this letter in response to the vicious dog notice # 718312 that I received hand delivered and thru registered mail. The [REDACTED] of Apt [REDACTED] of 1920 Paris Street, Sudbury, Ontario P3E-4T9 does not like me or my dog. I have lived at 1920 Paris Street since March 24/2012. I find her to be unreasonable and vindictive. I can not even bring my dog for a walk. She has tried to get me evicted. I can not handle the stress that this is causing for me and my dog Xena. My dog Xena is registered and has been since we moved to Sudbury. Registration # 2016 D-2137. I am requesting a hearing by Council or the



committee established for that purpose.  
To have the conditions modified for  
muzzling of my dog, I agree with the  
conditions to keep her leashed at  
all times and that it is the law.  
I know my dog Xena is not vicious.  
She has never bitten me or harmed me  
in any way. She is my best friend.  
She has never bitten a human and she is  
muzzled whenever there is another dog.  
She is muzzled from the time she  
leaves my apartment until she returns.  
There have been no other incidents.  
She is also leashed at all times from the  
time she leaves the apartment until she  
returns. I walk my dog Xena  
four times a day from anywhere from



20 minutes to an hour. Since I have lived at 1920 Paris Street Apt 306 I have bought my dog 3 muzzles. The lady contacted Animal Bylaw on father's day & stated I did not have a muzzle. Which is untrue as I have the packaging and the receipt. This is harassment. I complied with Officer Mills & was cooperative in resolving the issue. I no longer walk my dog around the building nor do I interfere with other tenants or their pets. I stay in my apartment with my four animals like a prisoner. Xena has lived with cats all her life. She has helped raise two dogs Jet & Rosie. She currently lives with 3 cats ages 3 & 2, since they were all 5 wks old.



She considers them to be her children. She has never bitten or chewed them or harmed them in any way.

Unfortunately on May 30/16 both my dog & apt [REDACTED] dog jack were both at large. Xena was provoked as jack came towards her and was not on a leash and is on camera with the Greater Sudbury Housing Corporation. I went to talk to [REDACTED] multiple times to resolve the issue and offered to pay for half of the vet bill as we were both at fault. [REDACTED] informed Officer Mills that [REDACTED] wanted nothing from me. However [REDACTED] continues to waste your time & to harass me and my dog Xena. For my peace of mind I have



avoided any area that [REDACTED] may be.  
[REDACTED] wanted you to deem Xena vicious  
yet [REDACTED] is still allowing her dog to  
be at large everyday in the back yard  
of 1920 Paris. as well as Apts [REDACTED], [REDACTED]  
& other tenants are allowing their  
dogs to be at large.

No other tenant has complained or  
issued a complaint. I received a \$125  
charge which I paid the next day and have  
the receipt. I do not understand how  
you can take one persons word and  
deem a beautiful, caring & loving  
animal to be vicious

Due to the order my dog Xena has  
started chewing her back end, she won't  
eat & her nose is all broken out.

i have [REDACTED] & Xena is my  
[REDACTED] dog. She is the reason i [REDACTED]  
[REDACTED] and [REDACTED] today. i am on [REDACTED]  
and [REDACTED] to be fined up to  
\$5000 as i don't even [REDACTED]

[REDACTED]. i do not agree with the  
muzzling all the time as she can not  
pant or breathe properly. also all  
packaging says it is only for  
TEMPORARY USE not for every day, all  
day use. i would like this issue  
resolved as fast as possible and in a  
timely manner. Due to the harassment  
of apt [REDACTED] i am putting in my notice  
June 30/16 and will no longer be  
living at 1920 Paris Street Apt 306 as  
of September 1/16. i will not continue



to be harassed on a daily basis from  
this [REDACTED] or put my dog Xena thru any  
more trauma.

You can contact me by phone or by  
mail to inform me of the date I can  
speak to the Council or the Committee  
to get this issue resolved.

Sincerely, Florrie  
Bursey.

Florrie Bursey  
1920 Paris Street  
Apt 306  
Sudbury, Ontario  
P3E-4T9

[REDACTED]

6776483B

Computer Input/Record Document:  
Enregistrement Informatique des Documents

【参考文献】

5. Mr. [redacted]

160724 324

BUCK  
FOTIE

1990 Ford 5.0 306  
5 cylinder CRD 419

1. The first part of the document is a list of names and titles, including "The Hon. Mr. Justice" and "The Hon. Mr. Justice".

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

1939 0807 En  
# 2ms Street  
Sudbury

**Director: Stephen D. East**

*(Signature)*

Various dogs are muzzled

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**SUBJECT: BYRON PATRICK**

[illegible]

2016 07 26

## Request for Decision

### Denial of Public Hall Licence Appeal - Guy & Michael Carpentier

Presented To: Hearing Committee

Presented: Wednesday, Sep 21, 2016

Report Date: Wednesday, Aug 24, 2016

Type: Public Hearings

### Resolution

THAT the City of Greater Sudbury upholds the denial of the Business Licence for a Public Hall to MC Services, Guy and Michael Carpentier, owners of 131 Regent Street, City of Greater Sudbury.

### Background

The City of Greater Sudbury Business Licensing By-Law 2004-350, Part VI, requires all public halls with a seating capacity of more than 100 people to obtain an annual business licence with the municipality.

The subject property located at 131 Regent Street, City of Greater Sudbury, was formerly a place of worship and had been operated as such for many years. Within the main building, apart from the place of worship, was another room utilized as a hall.

During the time that the facility was a place of worship, the hall was not required to be licenced by the City of Greater Sudbury.

The subject property, is zoned Institutional and as per the Zoning By-Law a Public Hall would be permitted only if the property is operated by a Non-Profit or Charitable Institution.

### **Facts and Evidence Supporting the Licence Denial - Presented by Licensing Officer Teresa Labelle**

An application was received from Mr. Guy CARPENTIER on February 10, 2015 at the City of Greater Sudbury Compliance and Enforcement Division, requesting a Business Licence for a Public Hall with a potential capacity of more than 100 persons in the name of MC Services, owners Guy and Michael CARPENTIER.

On February 13, 2015, the Department Approval was directed to By-Law Enforcement Officer Stephen HOLT in order to assess the Zoning of the location. The Zoning was confirmed as Institutional.

Officer Holt inspected the location of 131 Regent Street to determine if the location met the criteria required to operate as a Public Hall under the City of Greater Sudbury Business Licensing By-Law 2004-235. The

#### Signed By

##### **Report Prepared By**

Teresa Labelle  
Licensing Enforcement Officer  
*Digitally Signed Aug 24, 16*

##### **Division Review**

Brendan Adair  
Manager of Security and By-Law  
*Digitally Signed Aug 24, 16*

##### **Recommended by the Department**

Caroline Hallsworth  
Executive Director, Administrative  
Services/City Clerk  
*Digitally Signed Aug 24, 16*

##### **Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Aug 26, 16*

inspection showed that the location did meet the physical requirements of the Business Licensing By-Law.

However, in consultation with the Chief Building Official, Guido MAZZA, it was determined that in order to obtain a Public Hall Licence the property must be owned and operated by a Non Profit or Charitable Institution. Since the subject property is not being operated by a Non Profit or Charitable Institution the Department Approval for the Public Hall was denied.

Part II, Section 2(17) of the City of Greater Sudbury Business Licensing By-Law 2004-350 prohibits a Licence to be issued if the operation of the business is in violation of any City By-Law. A Public Hall is a non-permitted use for this location and issuance of the Licence would constitute a violation of the City of Greater Zoning By-Law thus the application was denied.

On May 5, 2015 the Issuer of Licences Darlene Barker, sent the Letter of Denial to the registered property owner via registered mail.

On July 08, 2015 the Manager of Security and By-Law Services Mr. ADAIR, the Chief Building Official Mr. MAZZA, Officer HOLT, and the Ward Councillor SIGNORETTI met with the applicant Mr. Guy CARPENTIER to review challenges associated with the operation of a Public Hall as per Zoning. At this meeting the applicant was encouraged to investigate options for re-zoning so as to permit the operation of a public hall.

That same day, the applicant submitted an appeal to the Hearing Committee. In the interest of allowing the applicant an opportunity to seek the assistance of the Planning Department in making an application for re-zoning, this matter was not immediately scheduled for a Hearing.

The Issuer of Licences recommends that the denial of the Business Licence for a Public Hall be upheld by the Committee and the applicant be directed again to submit an application for re-zoning.

**Attachments:**

1. Business Licence Application with Departmental Approval Forms dated February 10, 2015 including;
  - a) Completed Application Form
  - b) By-Law Zoning Departmental Approval with zoning maps
  - c) Sudbury District Health Unit Department Approval
  - d) Fire Services Department Approval
  - e) Insurance Certificate
  - f) Acknowledgement of police record check
2. Email from Jennifer DIMMEL, Licensing Officer at time of application February 10, 2015
3. Letter of Denial issued by Darlene BARKER, Issuer of Licences, Manager of Compliance and Enforcement, dated May 05, 2015
4. Letter of Appeal from subject property owner, Guy CARPENTIER, dated July 08, 2015

City of Greater Sudbury • Licensing/Compliance – Enforcement Services  
P.O. Box 5000, STN A • 280 Brady Street • Sudbury, ON P3A 5P3

☎: 3-1-1 • ☎: 705-674-4433 ext 2469/2320 • Fax: 705-671-0871

- ☒ Zoning
- ☒ Police
- ☐ Health
- ☐ Fire *Scary*
- ☐ Building
- ☐ C of Q
- ☐ WSIB
- ☐ Liability
- ☐ Other

## APPLICATION FOR BUSINESS LICENCE

### TO BE COMPLETED BY ALL APPLICANTS

This is an application for (check one)

- ☐ New Business
- ☐ Renewal of Business
- ☒ Change of Ownership (New Application)
- ☐ Change of Name: Previous Name \_\_\_\_\_
- ☐ Change of Address: Previous Address \_\_\_\_\_

### BUSINESS INFORMATION

NAME OF BUSINESS MC Services

TYPE OF BUSINESS, TRADE OR OCCUPATION (check all applicable)

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Auctioneer</li> <li><input type="checkbox"/> Building Renovator</li> <li><input type="checkbox"/> Chimney Repairer</li> <li><input type="checkbox"/> Convenience Store</li> <li><input type="checkbox"/> Drainlayer/Septic Tank Installer</li> <li><input type="checkbox"/> Gold Purchaser</li> <li><input type="checkbox"/> Hawker/Pedlar, Class 1 - Day Sales</li> <li><input type="checkbox"/> Hawker/Pedlar, Class 2 - Temporary Sales</li> <li><input type="checkbox"/> Hawker/Pedlar, Class 3 - Door-to-Door Sales</li> <li><input type="checkbox"/> Hawker/Pedlar, Class 4 - Door-to-Door Salesperson</li> <li><input type="checkbox"/> Hawker/Pedlar, Class 5 - Antique &amp; Collectible Shows</li> <li><input type="checkbox"/> Hawker/Pedlar, Class 6 - Craft Show</li> <li><input type="checkbox"/> Hawker/Pedlar, Class 7 - Trade Show</li> <li><input type="checkbox"/> Hawker/Pedlar, Class 8 - General</li> <li><input type="checkbox"/> Heating Contractor</li> <li><input type="checkbox"/> Kennel</li> <li><input type="checkbox"/> Master Steam &amp; Hot Water Heating Installer</li> <li><input type="checkbox"/> Master Warm Air Heating Installer</li> <li><input type="checkbox"/> Home Occupation (type) _____</li> <li><input type="checkbox"/> Insulation Installer</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Midways _____</li> <li><input type="checkbox"/> Mobile Home Park</li> <li><input type="checkbox"/> Mobile Sign Dealer</li> <li><input type="checkbox"/> Motor Vehicle Racing/Motorcycle Racing</li> <li><input type="checkbox"/> Place of Amusement, Circus and Midway</li> <li><input type="checkbox"/> Place of Amusement, except Circuses &amp; Midways</li> <li><input type="checkbox"/> Public Presentation, Movie &amp; Live Theatre</li> <li><input type="checkbox"/> Plumbing Contractor</li> <li><input type="checkbox"/> Master Plumber</li> <li><input checked="" type="checkbox"/> Public Hall (seating capacity over 100)</li> <li><input type="checkbox"/> Public Presentation, except Movie &amp; Live Theatre</li> <li><input type="checkbox"/> Retail Sales of Cigars, Cigarettes &amp; Tobacco</li> <li><input type="checkbox"/> Shooting Galleries and Ranges</li> <li><input type="checkbox"/> Sign Painter</li> <li><input type="checkbox"/> Special Sales</li> <li><input type="checkbox"/> Street Sale Permit \$248.48</li> <li><input type="checkbox"/> Tourist Camp</li> <li><input type="checkbox"/> Travel Trailer Park</li> <li><input type="checkbox"/> Other _____</li> </ul> |
|--|---|

**BUSINESS INFORMATION (Cont'd)**

Address of Location to be Registered (Number &amp; Street, Town/City, Postal Code)

131 Regent St Sudbury Ontario P3C-4C1

Mailing Address (if different than above)

P.O. Box 1452 Sudbury Ontario P3E-5K4

Telephone Number

705-561-9725

Fax Number

705-621-1255

E-mail Address

guy-carpenter@hotmail.com

Internet Address

Length of Time Operated Business at Said Location

Location of Other Branches in the City of Greater Sudbury

**STREET SALE PERMIT**

Location on Municipal Sidewalk or Municipal Property – Attach map of specified location

Type of Permit

**TYPE OF APPLICANT**

- Individual - Complete Section A
- Partnership-Limited-Complete Section B
- Partnership-General - Complete Section B
- Corporation - Complete Section C
- Other - Complete Section D

**SECTION A - INDIVIDUAL**

Full Legal Name

Applicant's Title

Home Address (Number, Street and Town/City, Postal Code)

Mailing Address (if different than above)

Telephone Number

Fax Number

E-Mail Address

Internet Address

**SECTION B**  
**PARTNERSHIPS (To be completed by those operating as Partnerships)**

**NAME AND RESIDENCE ADDRESS OF EACH PARTNER**

Full Legal Name

*Guy Carpentier*

Address (Number and Street)

City, Province, Postal Code

Telephone Number

Fax Number

E-Mail Address

Internet Address

Full Legal Name

*Michael Carpentier*

Address (Number and Street)

City, Province, Postal Code

Telephone Number

Fax Number

E-mail Address

Internet Address

Full Legal Name

Address (Number and Street)

City, Province, Postal Code

Telephone Number

Fax Number

E-mail Address

Internet Address

ATTACH AN ADDITIONAL SHEET IF NECESSARY

# SECTION D

OTHER (To be completed by those operating as another type of business entity)

Complete Name of Business Entity

Address of Head Office (Number and Street)

City, Province, Postal Code

Telephone Number

Fax Number

E-Mail Address

Internet Address

## LIST OF THOSE PERSONS AUTHORIZED TO LEGALLY BIND THE BUSINESS ENTITY

Name *Guy Carpenter* Title *Owner*

Address (Number and Street)

City, Province, Postal Code

Telephone Number

Fax Number

E-mail Address

Internet Address

Name *Michael Carpenter* Title *Owner*

Address (Number and Street)

City, Province, Postal Code

Telephone Number

Fax Number

E-mail Address

Internet Address

Name Title

Address (Number and Street)

City, Province, Postal Code

Telephone Number

Fax Number

E-mail Address

Internet Address

ATTACH AN ADDITIONAL SHEET IF NECESSARY



#### ADDITIONAL INFORMATION

Have you ever had a licence or registration cancelled, suspended or revoked in any other municipality in Ontario or other Province? ☐ YES ☒ NO

#### NOTICE UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information and confidential third party information is being collected by the City of Greater Sudbury under the authority of the *Municipal Act, 2001* and will be used, maintained and disclosed in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*.

Information collected on this form will be used directly and indirectly for the following purposes:

- 1) To determine the eligibility of the applicant for business registration or licensing.
- 2) Information submitted by applicants may be shared with officials of the City of Greater Sudbury, the Greater Sudbury Police Services and/or the Sudbury and District Health Unit who are assisting the Issuer of Licences.

Any questions or concerns pertaining to the collection and disclosure of information can be directed to: Legislative Compliance Co-ordinator, Office of the City Clerk, 2nd Floor, Tom Davies Square, 200 Brady Street, Sudbury, Ontario P3A 5P3; ☎: 3-1-1; ☎: Long distance 705-671-2489; Fax: 705-671-8118

## ACKNOWLEDGMENT AND CONSENT

The applicant(s) signed this application on the 10<sup>TH</sup> day of February, 2015 and certifies that all information and statements made herein and supporting schedules and documentation are accurate and complete, to the best of my/our knowledge and belief, are true and is a true and complete statement in accordance with law.

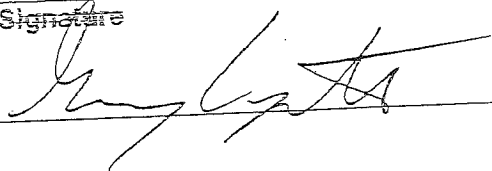
I/We acknowledge that I/we are eighteen (18) years of age or older.

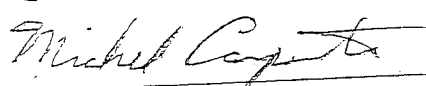
I/We have read and understand the above **NOTICE UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT** and consent to the indirect collection of personal information by the City of Greater Sudbury and consent to the use and disclosure of such personal information as described in the above **NOTICE**.

I/We also acknowledge that employees of the City of Greater Sudbury, the Greater Sudbury Police Service and/or the Sudbury and District Health Unit or their authorized representatives may enter the subject business during hours of normal operation in order to conduct inspections and monitor facility operations to verify compliance with the City's by-laws and regulations.

IF A CORPORATION, PRESIDENT AND ONE DULY AUTHORIZED OFFICER MUST SIGN  
IF A LIMITED LIABILITY PARTNERSHIP, ALL MEMBERS MUST SIGN  
IF A PARTNERSHIP, ALL PARTNERS MUST SIGN  
IF A SOLE PROPRIETORSHIP, THE OWNER MUST SIGN

ATTACH AN ADDITIONAL SHEET IF NECESSARY

Signature 	Title owner
--	----------------

Signature 	Title owner
--	----------------

Signature	Title
-----------	-------

Signature	Title
-----------	-------

LICENSE APPLICATION  
FOR  
DEPARTMENT APPROVAL

V#13627  
BUILDING DEPT.  
883320.

131 REGENT SUDBURY, ON, CANADA P3E 5K4  
ADDRESS

PHONE

NAME OF BUSINESS MC SERVICES

OWNER'S NAME GUY CARPENTIER

OWNER'S ADDRESS

PUBLIC HALL (OVER 100 PEOPLE)

LICENSE APPLIED FOR

DATE OF APPLICATION 13/Feb/2015

ZONING

NEW

☒

RENEWAL

TRANSFER

THIS IS NOT A LICENSE. It is an offence to operate a business without a license. No license shall be issued until all the requirements of all City Departments have been completed. The requirements of this Department are:

*I* OK w/in parameters of bus. license  
*by law.*

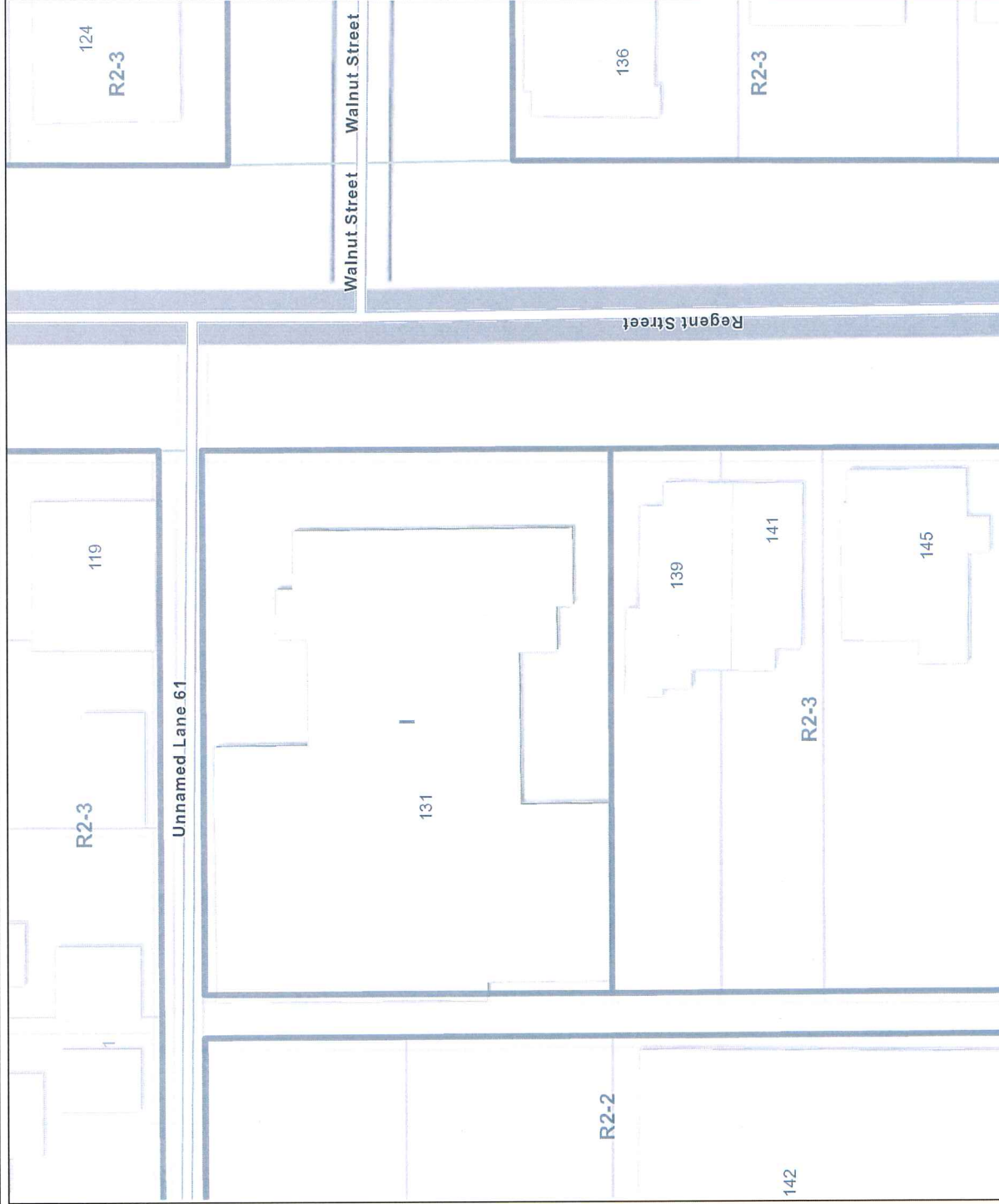
DATE OF APPROVAL

DATE OF INSPECTION

*Feb. 18/15*

Signature of Applicant

Signature of Inspector



31.7 0 15.87 31.7 Meters

Scale 1: 625

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

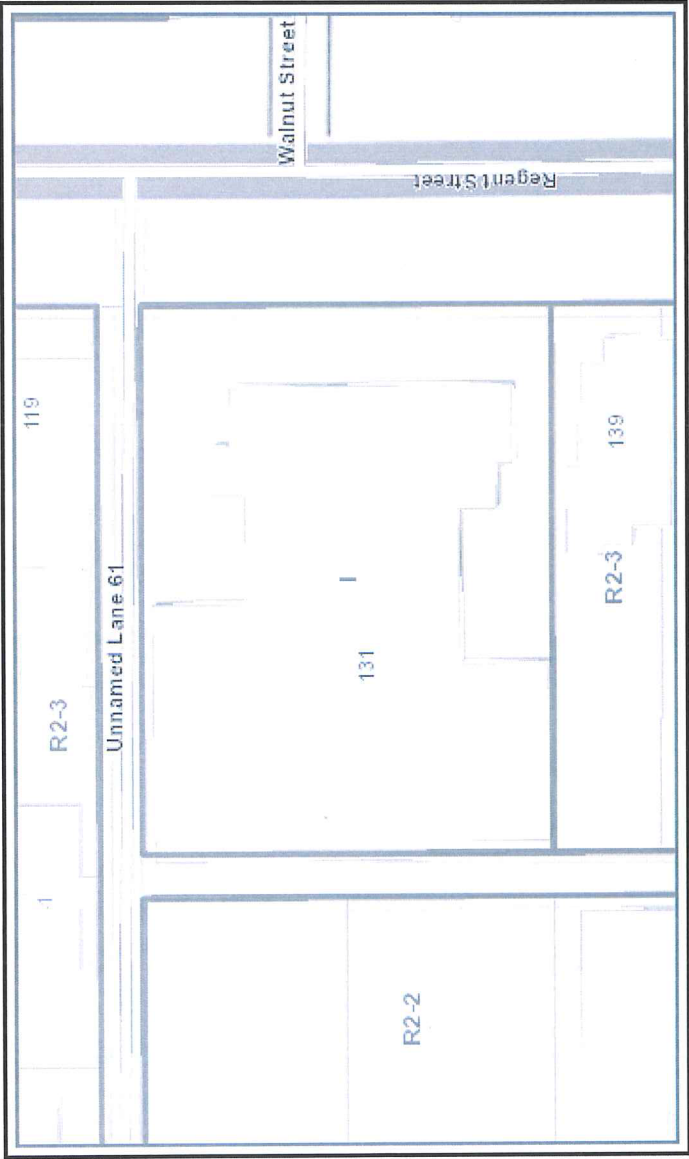
## Legend

- Road Segment
  - Private, UC - Under construction
  - Private, PRP - Proposed
  - Private, OPN - Open
  - OPN - Open; Local, OPN - Open; Provincial Highway
  - Open; Ramp, OPN - Open
  - Local, UC - Under construction
  - Local, PRP - Proposed
  - Local, CLS - Closed
- Airport Surface (AHR1-2)
  - AHR1
  - AHR2
- Temporary Zoning
- Zoning
  - Primary Address
  - Primary Building Roofline
  - Out Building Roofline
  - Parcel Owners
  - Parcel PIN
  - Flood Plain
  - Flood Fringe and Cond. Dev. A-G
  - Flood Plain, Floodway and Cond. Dev. H

## Notes

131 Regent Street

CGS Parcel Detail Report



Parcel Details	
Roll :	530704000307500
Local Address :	131 REGENT ST
Mailing Address :	[REDACTED]
Owner 1 :	CARPENTER MICHAEL
Owner 2 :	CARPENTER GUY
Owner 3 :	

Not for Distribution

Legal Description :

MCKIM CON 3 LOT 7 PLAN 8S LOT 59 LOT 60 INST 30617 INST 40826 IRREG 12196.00SF 100.00FR 120.00D

PENDING  
HEALTH DEPT.

LICENSE APPLICATION  
FOR  
DEPARTMENT APPROVAL

ADDRESS 131 REGENT SUDBURY, ON, CANADA P3E 5K4 PHONE [REDACTED]

NAME OF BUSINESS MC SERVICES

OWNER'S NAME GUY CARPENTIER

OWNER'S ADDRESS [REDACTED]  
PUBLIC HALL (OVER 100 PEOPLE)

LICENSE APPLIED FOR

DATE OF APPLICATION 19/Feb/2015

NEW ☒ RENEWAL ☐ TRANSFER ☐

THIS IS NOT A LICENSE. It is an offence to operate a business without a license. No license shall be issued until all the requirements of all City Departments have been completed. The requirements of this Department are:

[Lined area for requirements]

DATE OF APPROVAL DATE OF INSPECTION

Signature of Applicant Signature of Inspector

PENDING  
FIRE DEPT.

LICENSE APPLICATION  
FOR  
DEPARTMENT APPROVAL

ADDRESS 131 REGENT SUDBURY, ON, CANADA P3E 5K4

PHONE

NAME OF BUSINESS MC SERVICES

OWNER'S NAME GUY CARPENTIER

OWNER'S ADDRESS PUBLIC HALL (OVER 100 PEOPLE)

LICENSE APPLIED FOR

DATE OF APPLICATION 19/Feb/2015

NEW

X

RENEWAL

TRANSFER

THIS IS NOT A LICENSE. It is an offence to operate a business without a license. No license shall be issued until all the requirements of all City Departments have been completed. The requirements of this Department are:

DATE OF APPROVAL DATE OF INSPECTION

Signature of Applicant

Signature of Inspector

**CSIO****CERTIFICATE OF LIABILITY INSURANCE**

This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer.  
This certificate does not amend, extend or alter the coverage afforded by the policies below.

1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS	2. INSURED'S FULL NAME AND MAILING ADDRESS
To Whom It May Concern	Guy Carpentier
	Box 1452
	Sudbury, ON
POSTAL CODE	POSTAL CODE P5E 5K5

3. DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS TO WHICH THIS CERTIFICATE APPLIES (but only with respect to the operations of the Named Insured)  
Operations include Hail Rents!

**4. COVERAGES**

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirements, terms or conditions of any contract or other document with respect to which certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.

**LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS**

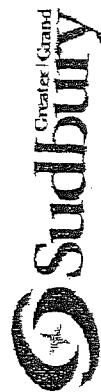
TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE Date YYYY/MM/DD	EXPIRY Date YYYY/MM/DD	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)		
				COVERAGE	DED.	AMOUNT OF INSURANCE
<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS MADE OR <input type="checkbox"/> OCCURRENCE <input type="checkbox"/> PRODUCTS AND / OR COMPLETED OPERATIONS <input type="checkbox"/> EMPLOYER'S LIABILITY <input type="checkbox"/> CROSS LIABILITY  <input type="checkbox"/> TENANT'S LEGAL LIABILITY <input type="checkbox"/> POLLUTION LIABILITY EXTENSION  <input type="checkbox"/> NON-OWNED AUTOMOBILES <input type="checkbox"/> HIRED AUTOMOBILES	Intact Insurance [REDACTED]	14/10/02	15/10/02	COMMERCIAL GENERAL LIABILITY		
				BODILY INJURY AND PROPERTY DAMAGE LIABILITY		
				- GENERAL AGGREGATE	1000	2000000
				- EACH OCCURRENCE	1000	2000000
				PRODUCTS AND COMPLETED OPERATIONS AGGREGATE	1000	2000000
				<input checked="" type="checkbox"/> PERSONAL INJURY LIABILITY	1000	2000000
				OR <input type="checkbox"/> PERSONAL AND ADVERTISING INJURY LIABILITY		
				MEDICAL PAYMENTS		
				TENANT'S LEGAL LIABILITY		
				POLLUTION LIABILITY EXTENSION		
<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> DESCRIBED AUTOMOBILES <input type="checkbox"/> ALL OWNED AUTOMOBILES <input type="checkbox"/> LEASED AUTOMOBILES - * ALL AUTOMOBILES LEASED IN EXCESS OF 30 DAYS WHERE THE INSURED IS REQUIRED TO PROVIDE INSURANCE  <b>EXCESS LIABILITY</b> <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/>	Intact Insurance [REDACTED]	14/10/02	15/10/02	NON-OWNED AUTOMOBILE		
				BODILY INJURY AND PROPERTY DAMAGE COMBINED		
				BODILY INJURY (PER PERSON)		
				BODILY INJURY (PER ACCIDENT)		
				PROPERTY DAMAGE		
				EACH OCCURRENCE		
<b>OTHER LIABILITY (SPECIFY)</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Intact Insurance [REDACTED]	14/10/02	15/10/02	AGGREGATE		
				Rented Equipment	1000	100000

**5. CANCELLATION**

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

6. BROKERAGE/AGENCY FULL NAME AND MAILING ADDRESS	7. ADDITIONAL INSURED NAME AND MAILING ADDRESS (but only with respect to the operations of the Named Insured)
DG Dunbar Insurance	
255 Queens Ave., Suite 1050	
London, ON	POSTAL CODE N6A 5R8
BROKER CLIENT ID: CARPGU1	POSTAL CODE
8. CERTIFICATE AUTHORIZATION	
ISSUER DG Dunbar Insurance Broker Ltd	CONTACT NUMBER(S)
255 Queens Avenue, Suite 1050	TYPE NO. TYPE NO. TYPE NO.
London, Ontario, N6A 5R8	
AUTHORIZED REPRESENTATIVE Derek Anderson	
Sue Riddell	DATE 15/02/18
Sue Riddell	EMAIL ADDRESS danderson@dgdunbar.com





I, Jenessa Gabelle HAVE RECEIVED, REVIEWED AND RETURNED Guy Carpenter POLICE RECORD CHECK  
(BY-LAW & LICENSING STAFF) (APPLICANT)

March 5, 2015 LOTTERY BUSINESS TAXI

DATED March 5, 2015  
Jenessa Gabelle  
(SIGNATURE & DATE)

**From:** Jennifer Dimmel  
**To:** Kyle Anderson; Darlene Barker  
**CC:** Stephen Holt  
**Date:** 3/6/2015 3:24 PM  
**Subject:** Re: Guy Carpenter 131 Regent St.

Hi Darlene

We do have an application that he filed on February 10th, 2015.

A licence has not been issued to date as we are still awaiting clearance for Health & Fire.

The business is called: MC Services.

Thanks

>>> Darlene Barker 3/6/2015 3:12 PM >>>

Hi Kyle,

We have scheduled a meeting with Guy Carpenter in 13A at 1 pm until 2 pm on Thursday March 12. I would appreciate you serving him after our meeting. We can discuss a method to contact you just before we are finished, so that you can be prepared.

And,

Could you please put your observations of him entering the property with groceries and goods consistent with using the property as a residence in the comments of ACR case 660720. We may require your evidence for future on this file.

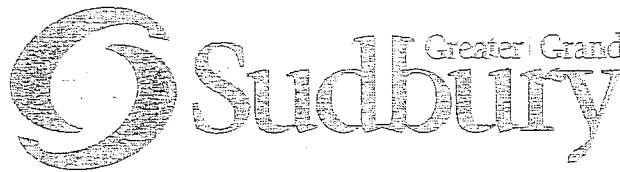
Thanks,

Jen,

Do we have an application or license for this property as a public hall?

Darlene Barker  
Manager of Compliance and Enforcement  
City of Greater Sudbury  
PO Box 5000  
Stn A  
200 Brady Street  
Sudbury ON P3A 5P3  
705.674.4455  
705.671.2489 ext. 4281  
705.671.0871 fax  
[darlene.barker@greatersudbury.ca](mailto:darlene.barker@greatersudbury.ca)

City of Greater Sudbury  
100, RUE BRADY  
SUDBURY ON P3A 5P3



May 5, 2015

Guy Carpenter,  
Michael Carpenter  
[Redacted Address]

Subject: Application for Public Hall License – MC Services  
131 Regent Street, Sudbury, By-Law 2004-350

Dear Sirs:

Please be advised that your application to operate a Public Hall at 131 Regent Street in the City of Greater Sudbury dated February 10, 2015 has been denied. A license cannot be issued because the use of a public hall at the address in the application does not comply with the Zoning By-Law 2010-100Z, Section 10.

The property described in the application at 131 Regent Street is currently zoned "Institutional" pursuant to By-Law 2010-100Z, and as such, does not permit the use of this property as a commercially operated "public hall, banquet hall or place of assembly".

Therefore, pursuant to the City's Business Licensing By-Law 2004-350, Sections 24(b), the Issuer of Licenses has refused to issue the license because to issue the license would result in a breach of the By-Law, that being section (17). This letter is notification of non-issuance of the license pursuant to section 25. Please note you may view the By-Law online by visiting the following link.  
[http://www.greatersudbury.ca/content/bylaws/By\\_law\\_20\\_558782.pdf](http://www.greatersudbury.ca/content/bylaws/By_law_20_558782.pdf)

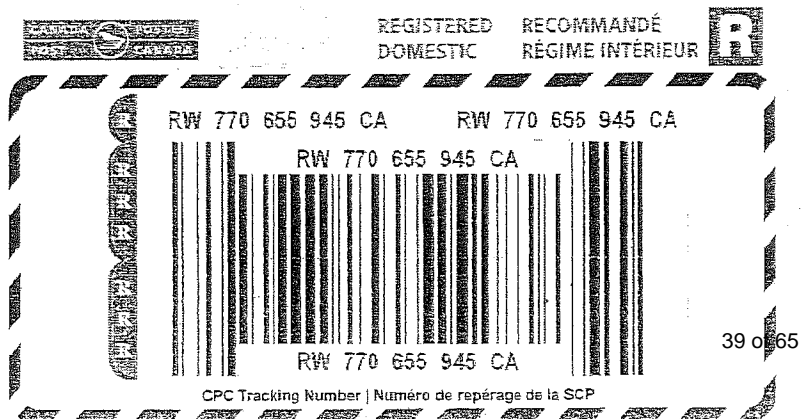
Please be informed that you are entitled to refer this matter to Council for its consideration, upon making a written request to the attention of the undersigned. Alternatively, if you wish to withdrawal your application, a refund of a portion of the application fee of \$336.68 is available upon request.

If you have any questions or concerns, please contact:

Sincerely,

Handwritten signature of Darlene Barker.

Darlene Barker, Issuer of Licenses  
Co-Ordinator of Compliance and Enforcement

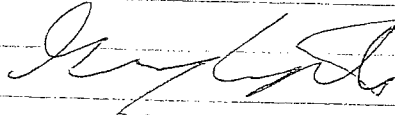


July 8/15

To Brendon A Pair

I Herby Appale The  
Licensing Decision To  
Council

Mc Services  
131 Regent St

A handwritten signature in cursive script, appearing to read 'J. A. Pair', written over several horizontal lines.

## Request for Decision

### Property Standards Appeal, ACR #691251 - Peter Skura

Presented To:	Hearing Committee
Presented:	Wednesday, Sep 21, 2016
Report Date	Tuesday, Aug 23, 2016
Type:	Public Hearings

### Resolution

THAT the City of Greater Sudbury upholds Property Standards Order to Remedy #691251 issued to Peter Skura and Jeanette Skura, owners of 743 Grandview Blvd, City of Greater Sudbury.

#### Signed By

**Report Prepared By**

Kyle Anderson  
By-law Enforcement Officer  
*Digitally Signed Aug 24, 16*

**Division Review**

Brendan Adair  
Manager of Security and By-Law  
*Digitally Signed Aug 24, 16*

**Recommended by the Department**

Caroline Hallsworth  
Executive Director, Administrative  
Services/City Clerk  
*Digitally Signed Aug 24, 16*

**Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Aug 26, 16*

## Recommendations

That the Property Standards Order to Remedy #691251 issued to Peter Skura and Jeanette Skura, owners of 743 Grandview Blvd, City of Greater Sudbury, be upheld.

## Background

The Property Standards Order to Remedy (herein referred to as "the Order") was issued pursuant to the Building Code Act, S.O. 1992, Chapter 23 as amended, (herein referred to as "the Act"). The Council of the City of Greater Sudbury enacted By-law 2011-277, cited as the "Maintenance and Occupancy Standards By-law" (herein referred to as "the By-law"). This By-law has been passed under the authority of section 15 of the Act and prescribes standards for the maintenance and occupancy of properties within the City and for requiring properties not in conformance with the standards therein to be repaired and maintained to conform to the standards. This By-law was enacted to ensure the safety of residents and the upkeep of properties to prevent the degradation of the community and neighborhoods.

The enforcement and appeal provisions of this By-law are found in the Building Code Act. It provides for inspection powers of the officer, the issuance of an Order, the establishment of a Property Standards Committee, and the procedures for an appeal of the Order. Specific time frames and methods of notification are established in the Act and the powers of the Property Standards Committee are also set out in the Act.

## Facts and Evidence Supporting the Order - Presented by Officer Kyle Anderson

On October 2<sup>nd</sup>, 2015, the City of Greater Sudbury Compliance and Enforcement Division received a complaint which stated that the retaining wall located at 743 Grandview Blvd was in disrepair.

Case #691251 was generated and assigned to the area By-law Officer Kyle Anderson for inspection and enforcement follow-up.

On October 6<sup>th</sup>, 2015, at approximately 10:18 am, Officer Anderson attended 743 Grandview Blvd and conducted an inspection of the retaining wall. During the inspection Officer Anderson observed the brick and mortar retaining wall supporting a metal fence in the back yard between the properties at 737 and 743 Grandview Blvd. He further observed that the wall lies near the property line. The wall was leaning into the property at 737 Grandview Blvd and the top of the wall was leaning over the base of the wall. There were also broken and missing sections of masonry. The fence was also leaning in the same direction and was no longer plumb. Eight photos were taken during the inspection.

Deficiencies of the By-law were noted and eight (8) photographs were taken. Items of Non-Conformity with the Property Standards By-law 2011-277 are as noted;

- 1) Fail to ensure that all retaining walls, screen walls and ornamental walls are constructed of durable materials and maintained in a structurally sound condition. *Section 2.10(1)*
- 2) Fail to ensure that a fence is maintained in good repair, in a safe and structurally sound condition so as to be capable of sustaining safely its own weight together with any load to which it might be reasonable subjected to and reasonably plumb. *Section 2.13(1)*

On November 13, 2015, at approximately 9:41 am Officer Anderson attended at 737 Grandview Blvd and met with the property owner. He observed at that time that the condition of the wall had not changed and no work had been done to the wall. The property owner provided Officer Anderson with a copy of a property survey and accompanying report that clearly indicates that the retaining wall and fence are entirely located on the property at 743 Grandview Blvd. Two photos were taken at that time.

On November 16<sup>th</sup>, 2015, Officer Anderson prepared a Property Standards Order to Remedy outlining the items of non-conformity with the By-law as listed in above. Compliance with the terms and conditions of the Order was required before May 31<sup>st</sup>, 2016. The Order was

sent registered mail to the owner of the property to the address last shown on the Assessment Rolls for the City of Greater Sudbury; Peter Skura and Jeanette Skura, 743 Grandview Blvd, Sudbury, ON P3A 4Z8. The Order was received by registered mail on November 19, 2015.

Officer Anderson had occasion to speak with the owners of both 737 and 743 Grandview Blvd on several occasions. Attempts made to mediate the situation between the owners including conversations relating to cost sharing for the required repairs in order to reach a resolution were not successful.

Attached to this report for the Committee's review and in support of the recommendation are the following;

1. 8 photos dated October 6, 2015.
2. 2 photos dated November 13, 2015.
3. Copy of Property Standards Order to Remedy #691251, dated November 16<sup>th</sup>, 2015
4. Copy of Roll Information - confirming property owner.
5. Copy of CGS Parcel Detail Report – confirming property information and owner.
6. Canada Post Tracking record RN094614787CA - Delivery Receipt for Order.
7. Copy of property survey and report received from complainant
8. Copies of property surveys from the CGS property files.
9. Appeal request letter received from Peter Skura December 2, 2015.

### **Conclusion**

Section 15.3(3.1) of the Building Code Act sets out the powers of the committee on an appeal of an Order. It provides to the committee the same powers and functions of the officer who made the order, and can confirm, modify or rescind the Order, and can also extend the time for complying with the order, if in the committee's opinion doing so would maintain the general intent and purpose of the by-law and of the official plan or policy statement.

Section 18 of the City of Greater Sudbury's Official Plan starts with the statement "Adequate and affordable housing for all residents is a fundamental component of Greater Sudbury's Healthy Community approach to growth and development. Further statements include the achieving diversity in the housing supply by maintaining a balanced mix of ownership and rental housing, and addressing housing requirements for low income groups and people with special needs. One of the objectives of the policy is to ensure that the City's housing stock provides acceptable levels of health and safety through enforcement of the property maintenance standards in all forms of housing. The intent and purpose of the by-law may also be determined through statements in the preamble; "Whereas the lack of upkeep of a residential property can lead to the degradation of a neighbourhood and of a community."

It is for these reasons that the recommendation in this report is to uphold the Order, #691251, dated November 16<sup>th</sup>, 2015, to ensure that the owner of the property of 743 Grandview Blvd, complies with the maintenance and occupancy standards as set out in the CGS By-law, 2011-277.





RECEIVED

DEC 02 2015

CLERK'S

Greater Sudbury  
P O Box 5000 STN A  
Sudbury Ontario P3A 5P3

► **Property Standards Committee**  
Secretary to the Committee  
Phone: 7056744455

Peter Skura



December 1, 2015

**To Whom It May Concern**

Re: Case # 691251

I am writing to request an appearance before the Property Standards Committee to discuss the remedy of the cited non-conformances on my property; 743 Grandview Blvd.

I have had discussions this with Kyle Anderson, Property Standards Officer, regarding these non-conformities. After these discussions new information came to light which I feel needs to be considered regarding the remedy of these non-conformities.

Your consideration of my request is appreciated.

Yours Sincerely

A handwritten signature in blue ink, appearing to read "Peter Skura", written over a horizontal line.

Peter Skura



Date: 2016/08/11

Dear Sir or Madam

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Item Number RN094614787CA

Product Name /ARCHIDX

Reference Number 1 Not Applicable

Reference Number 2 Not Applicable

Delivery Date (yyyy/mm/dd) 2015/11/19

Signatory Name

This item has been archived. For signature information please  
call us at 1-888-550-6333.

Signature

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Yours sincerely,

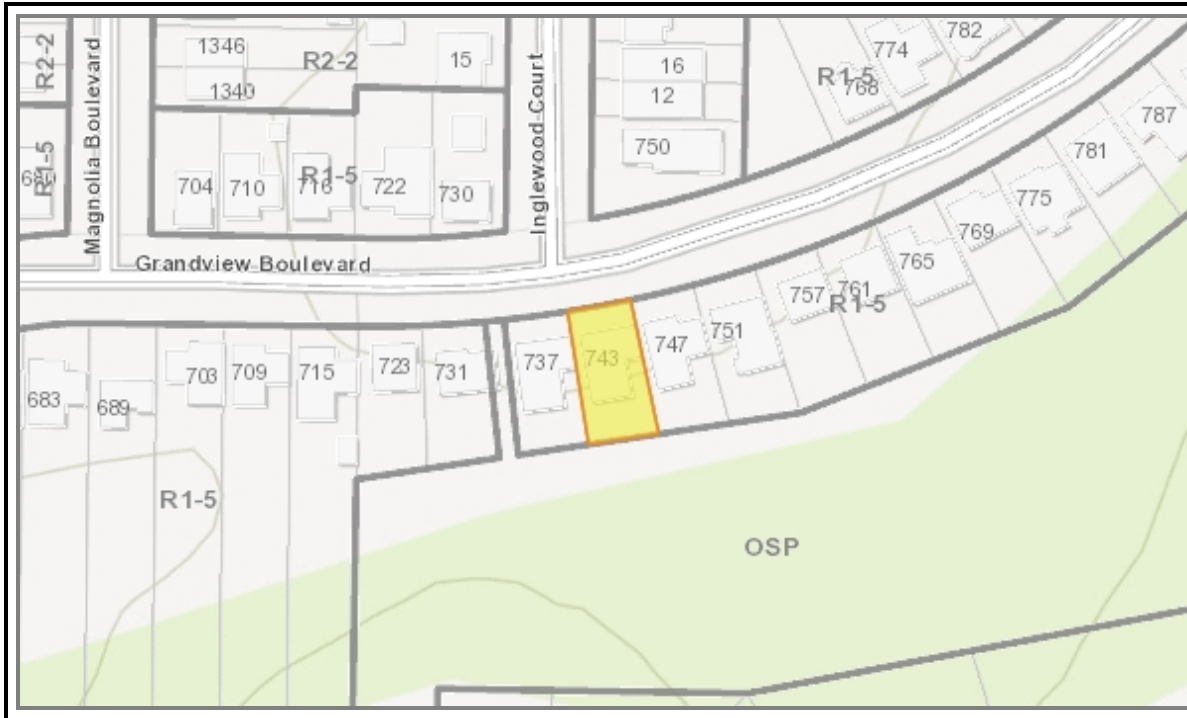
Customer Relationship Network

1-888-550-6333.

(From outside Canada 1 416 979-3033)

*This copy confirms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data warehouse*

# CGS Parcel Detail Report



## Parcel Details

Roll : 530703003808100

Local Address : 743 GRANDVIEW BLVD

Mailing Address :

Owner 1 : SKURA PETER

Owner 2 : SKURA JEANETTE

Owner 3 :

**Not for Distribution**

**Legal Description :**

MCKIM CON 6 LOT 3 PLAN M1044 LOT 45 PCL 44971 PIN 02171-0170 IRREG 5649.00SF 50.19FR D

Page 1 of 2





Tracking Number: RN094614787CA

Expected delivery: 2015/11/19

[Delivery Standard Date](#)

[Track Another Item](#)

[\\$0.85 0-30g](#) | [\\$1.20 30-50g](#) | [\\$1.80 50-100g](#)

**USA**

[\\$1.20 0-30g](#) | [\\$1.80 30-50g](#) | [\\$2.95 50-100g](#)

**International**

[\\$2.50 0-30g](#) | [\\$3.60 30-50g](#) | [\\$5.90 50-100g](#)



## History

[Get Delivery Certificate](#)

Date	Time	Location	Description	Retail Location	Signatory Name
2015/11/19	11:42	SUDBURY, ON	Delivered		Peter Skura or Jeanette Skura
	11:42		Signature image recorded for Online viewing		Peter Skura or Jeanette Skura
	10:40	SUDBURY, ON	Item available for pickup at Post Office		
	06:01	SUDBURY, ON	Item in transit to Post Office <a href="#">?</a>	SUPERMALL PO	
2015/11/18	13:01	SUDBURY, ON	Attempted delivery. Notice card left indicating where item can be picked up.		
	09:50	SUDBURY, ON	Item out for delivery		
	06:05	SUDBURY, ON	Item processed <a href="#">?</a>		
2015/11/17	15:34	SUDBURY, ON	Item picked up by Canada Post <a href="#">?</a>		

[Shipping Options and Features for this Item](#)



PO BOX 5000 STN A  
200 BRADY STREET  
SUDBURY ON P3A 5P3  
  
CP 5000 SUCC A  
200 RUE BRADY  
SUDBURY ON P3A 5P3

**ORDER TO REMEDY  
NON-CONFORMITY WITH STANDARDS  
FOR MAINTENANCE AND OCCUPANCY OF  
ALL PROPERTY**

Issued pursuant to section 15.2(2) of  
The Building Code Act, S.O. 1992, chapter 23, as amended.

Case # 691251

Date of Inspection: OCTOBER 8, 2015

Time: 10:18 AM

By-Law No.: 2011-277

Municipal address or legal description of property ☒ Occupied ☐ Unoccupied

743 GRANDVIEW BLVD, SUDBURY, ON - MCKIM CON 6 LOT 3 PLAN M1044 LOT 45 PCL 44971 PIN 02171-0170

Name of owner and mailing address

PETER SKURA, JEANETTE SKURA

**DESCRIPTION OF NON-CONFORMITY**

**LOCATION**

**BY-LAW  
Reference**

- |    |   |                          |                                    |
|----|---|--------------------------|------------------------------------|
| 1) | Owner, fail to ensure that all retaining walls, screen walls and ornamental walls are constructed of durable materials and maintained in a structurally sound condition.  | Back yard.               | By-Law 2011-77, Part 2, Ss 2.10(1) |
| 2) | Owner, fail to ensure that a fence is maintained in good repair, in a safe and structurally sound condition so as to be capable of sustaining safely its own weight together with any load to which it might be reasonable subjected to and reasonably plumb. | Side yard and back yard. | By-Law 2011-77, Part 2, Ss 2.13(1) |

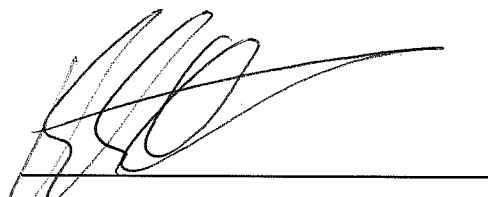
**REQUIRED ACTION**

- 1) Remove or replace the retaining wall in the back yard on the west side of the property.
- 2) Remove or replace the fence in the back yard and side on the west side of the property.

There must be compliance with the terms and conditions of this order  
before this date: MAY 31<sup>ST</sup>, 2016.

**TAKE NOTICE THAT** if such repair or clearance is not done within the time specified in this order, the Municipality may carry out the repair or clearance at the expense of the owner. Clause 15.2 (2) (c).

**APPEAL TO PROPERTY STANDARDS COMMITTEE** - An owner or occupant upon whom this order has been served, if not satisfied with the terms or conditions of the order, may appeal to the Property Standards Committee by sending notice of appeal by registered mail to the Secretary of the Committee on or before DECEMBER 7<sup>TH</sup>, 2015. and, in the event that the order is not appealed, it shall be deemed to be confirmed. Subsection 15.3 (2).

  
**Kyle Anderson**  
Property Standards Officer,  
Municipal Law Enforcement Officer  
705-674-4455 ext. 2510

Date Order Served: NOVEMBER 16, 2015.

DISTRIBUTION OF ORDER TO REMEDY\* - The order shall be served on the owner of the property and such other persons affected by it as the officer determines and a copy of the order may be posted on the property. Subsection 15.2(3).

REGISTRATION OF ORDER - Where a copy of this order is registered in the proper land registry office, any person acquiring any interest in the land, subsequent to the registration of the order, shall be deemed to have been served with the order on the day on which the order was served. Subsection 15.2 (4).

OFFENCE - A person is guilty of an offence if the person fails to comply with an order, direction or other requirement made under the Building Code Act, 1992. A person who is convicted of an offence is liable to a fine of not more than \$25, 000 for a first offence and to a fine of not more than \$50,000 for a subsequent offence. Subsections 36 (1) (b) and 36 (3).

Personal information contained on this form, collected pursuant to a by-law passed under the Building Code Act, 1992 will be used for the purposes of that by-law. Questions should be directed to the Municipal Freedom of Information and Privacy Coordinator at the institution responsible for the procedures under that Act.

Original - CONTRAVENOR*	Copy - OFFICE	Copy - PROPERTY STANDARDS OFFICER	Copy - BUILDING CONTROLS	Copy- FIELD
----------------------------	------------------	--------------------------------------	-----------------------------	----------------

CANADA  
POST

POSTES  
CANADA

REGISTERED  
DOMESTIC  
CUSTOMER RECEIPT

RECOMMANDÉ  
RÉGIME INTÉRIEUR  
REÇU DU CLIENT

R

To  
Name

Destinataire  
Nom

Address

Adresse

City / Prov. / Postal Code

Ville / Prov. / Code postal

Declared Value  
Valeur déclarée

\$

FOR DELIVERY  
CONFIRMATION

CONFIRMATION  
DE LA LIVRAISON

www.canadapost.ca  
or/ou  
www.postescanada.ca

1 888 550-6333

CPC Tracking Number

Numéro de repérage de la SCP

33-086-584 (14-06)

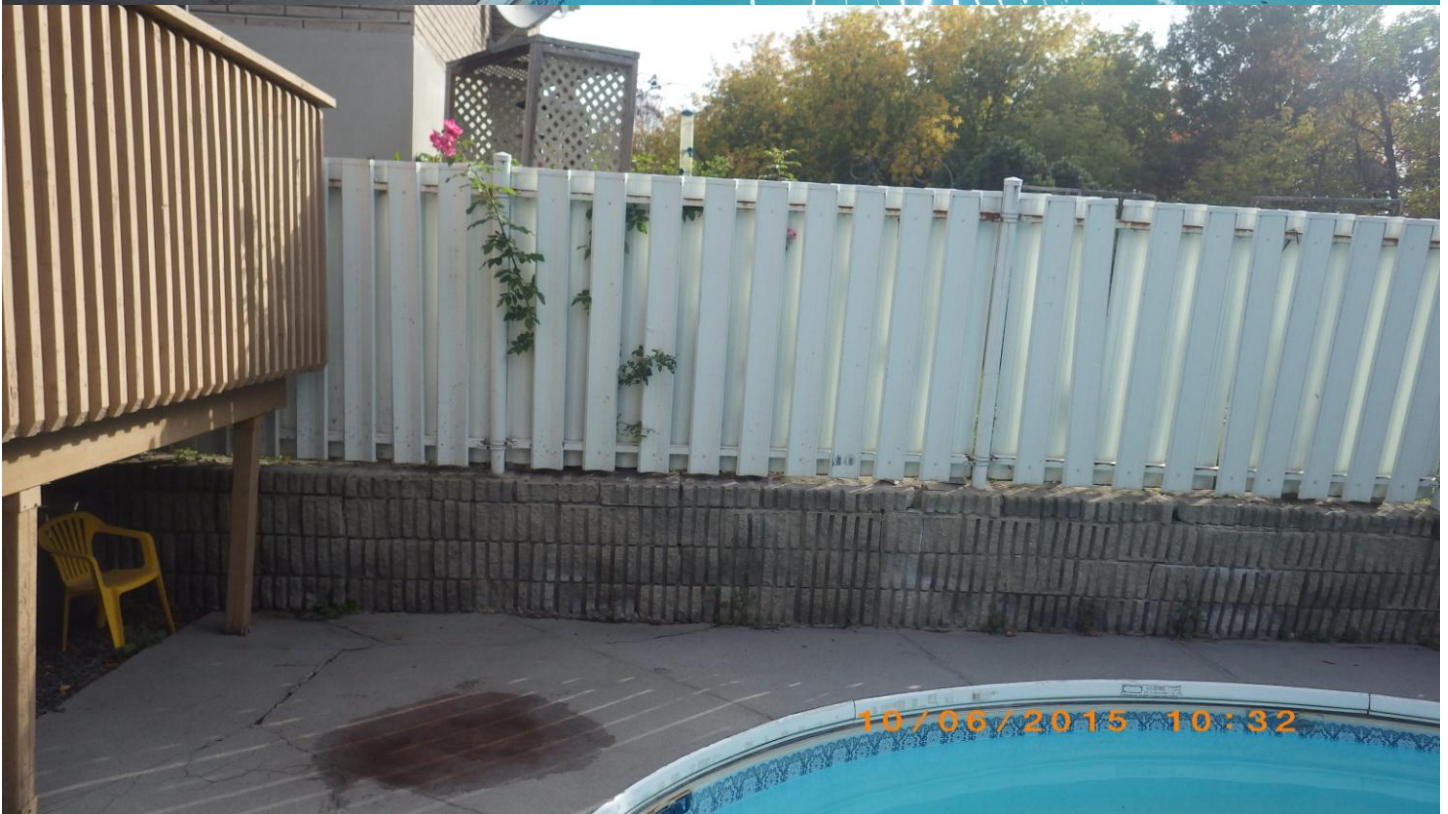
RN 094 614 787 CA





Photos taken by K. Anderson  
November 13, 2015  
743 and 737 Grandview Blvd  
Sudbury, ON





Photos taken by K. Anderson  
October 6, 2015  
743 and 737 Grandview Blvd  
Sudbury, ON



Photos taken by K. Anderson  
October 6, 2015  
743 and 737 Grandview Blvd  
Sudbury, ON





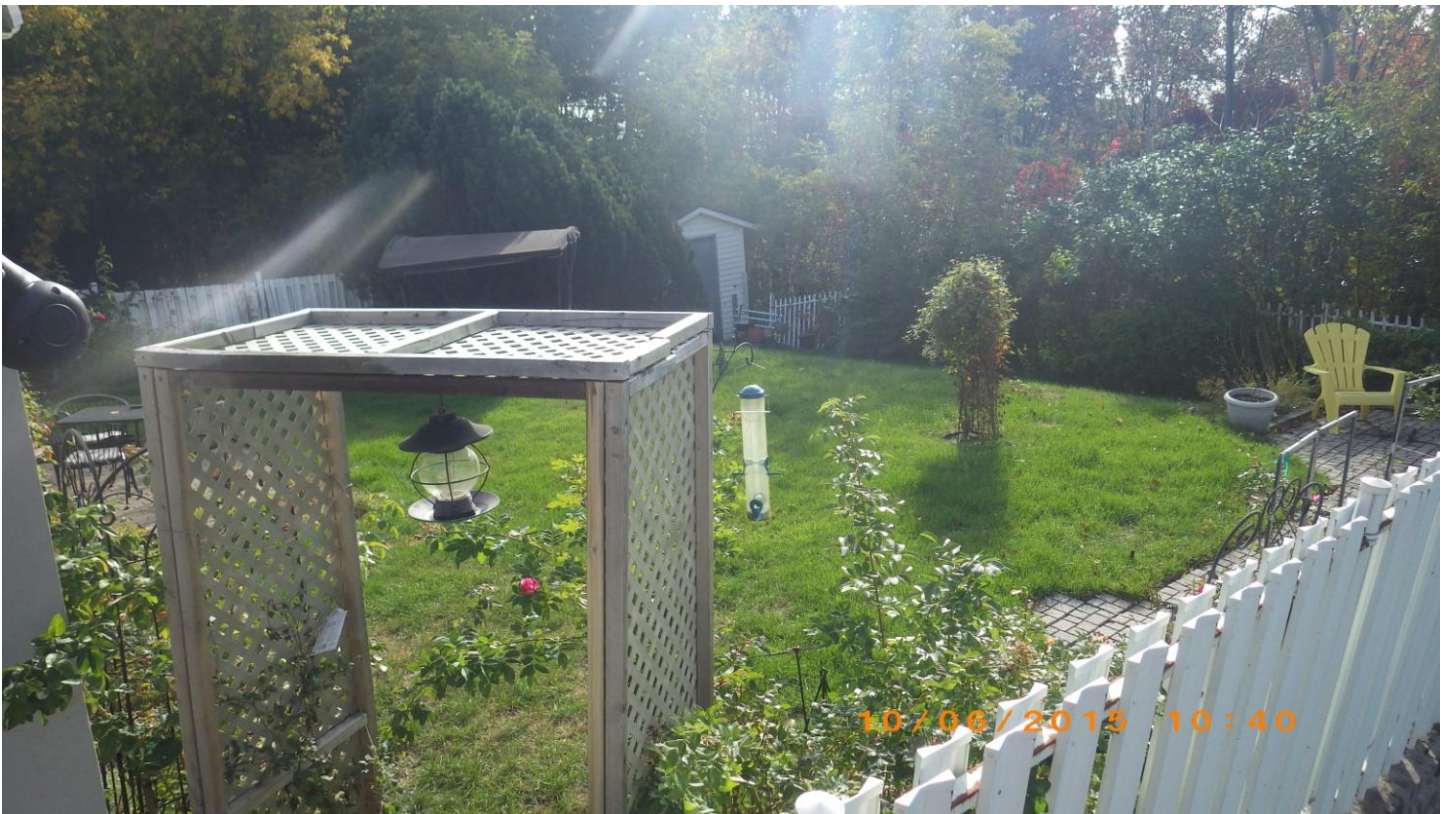




Photos taken by K. Anderson  
October 6, 2015  
743 and 737 Grandview Blvd  
Sudbury, ON

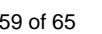


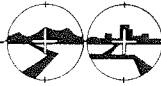




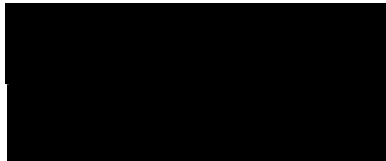
Photos taken by K. Anderson  
October 6, 2015  
743 and 737 Grandview Blvd  
Sudbury, ON

GRANDVIEW





D.W. ENDLEMAN, B.Sc., P.Eng., O.L.S., C.L.S.  
R.G. HOLDER, O.L.S., C.L.S.



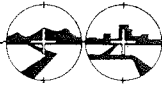
### SURVEYOR'S REPORT

This is to CERTIFY that on November 27, 1985 we performed a building location survey of Lot 46 on Grandview Boulevard, as shown on Plan M-1044 registered in the Land Registry Office at Sudbury, situate in the Township of McKim, now in the City of Sudbury, in The Regional Municipality of Sudbury, in the District of Sudbury. We have the following to report:

- (1) A split level dwelling (one and two storey) with concrete block foundation and attached garage, bearing Municipal Number 737 Grandview Boulevard, a frame shed, and an in-ground swimming pool are situate on said Lot 46, and are entirely within the limits thereof.
- (2) There are no encroachments of other buildings onto said Lot 46.
- (3) Lot 46 on Plan M-1044 is all of Parcel 44972 registered in the Land Registry Office for Sudbury East Section.
- (4) On November 28, 1985, when we searched in the Land Registry Office, we found the following easements registered against this Parcel:

Inst. No.	In Favour Of	Description
404381	The Corporation of the City of Sudbury	Part 46 - Plan 53R-6621
404382	The Hydro-Electric Commission of The City of Sudbury	Part 46A - Plan 53R-6621
404383	Bell Canada	Part 46 - Plan 53R-6621
404384	Sudbury Cable Services Limited	Part 46A - Plan 53R-6621
440000	The Hydro-Electric Commission of The City of Sudbury	Parts 46 and 46A - Plan 53R-6621





D.W. ENDLEMAN, B.Sc., P.Eng., O.L.S., C.L.S.  
R.G. HOLDER, O.L.S., C.L.S.

page 2

- (5) The location of the said buildings is accurately shown on the attached plan, signed by D. W. Endleman, Ontario Land Surveyor, and dated November 29, 1985.
- (6) The following should be noted:
  - (a) A 10" wide concrete retaining wall with a 5 ft. high metal fence is located near the boundary line between this property and the property to the east, but is entirely on the property to the east and south.
  - (b) The 5 ft. high fence near the east boundary continues northerly from the retaining wall to a point opposite the south end of the attached garage. This fence is constructed entirely on Lot 45.
  - (c) The swimming pool is partly (approximately half) located on Part 46, Plan 53R-6621, which is subject to easements referred to above.
  - (d) By Instrument No. 48250, the Hydro Electric Commission of the City of Sudbury agreed to permit a swimming pool, change house and fence to be constructed on Part 46. However, this agreement required that the pool be no closer than 9.0 ft. from a head anchor. The pool at one point is 8.6 ft. from this head anchor.
  - (e) Overhead hydro and Cable T.V. lines lead from a concrete pole on Grandview Boulevard to service the dwelling located on Lot 47. These lines run across Lot 46. Not all of Lot 46 over which these lines cross are covered by an easement.
  - (f) A 4 ft. high steel post and wire mesh fence constructed near the rear (south) limit of said Lot 46 is entirely on the adjacent lands to the south (Block A - Plan M-1044).

All of the above items are shown on the attached plan.

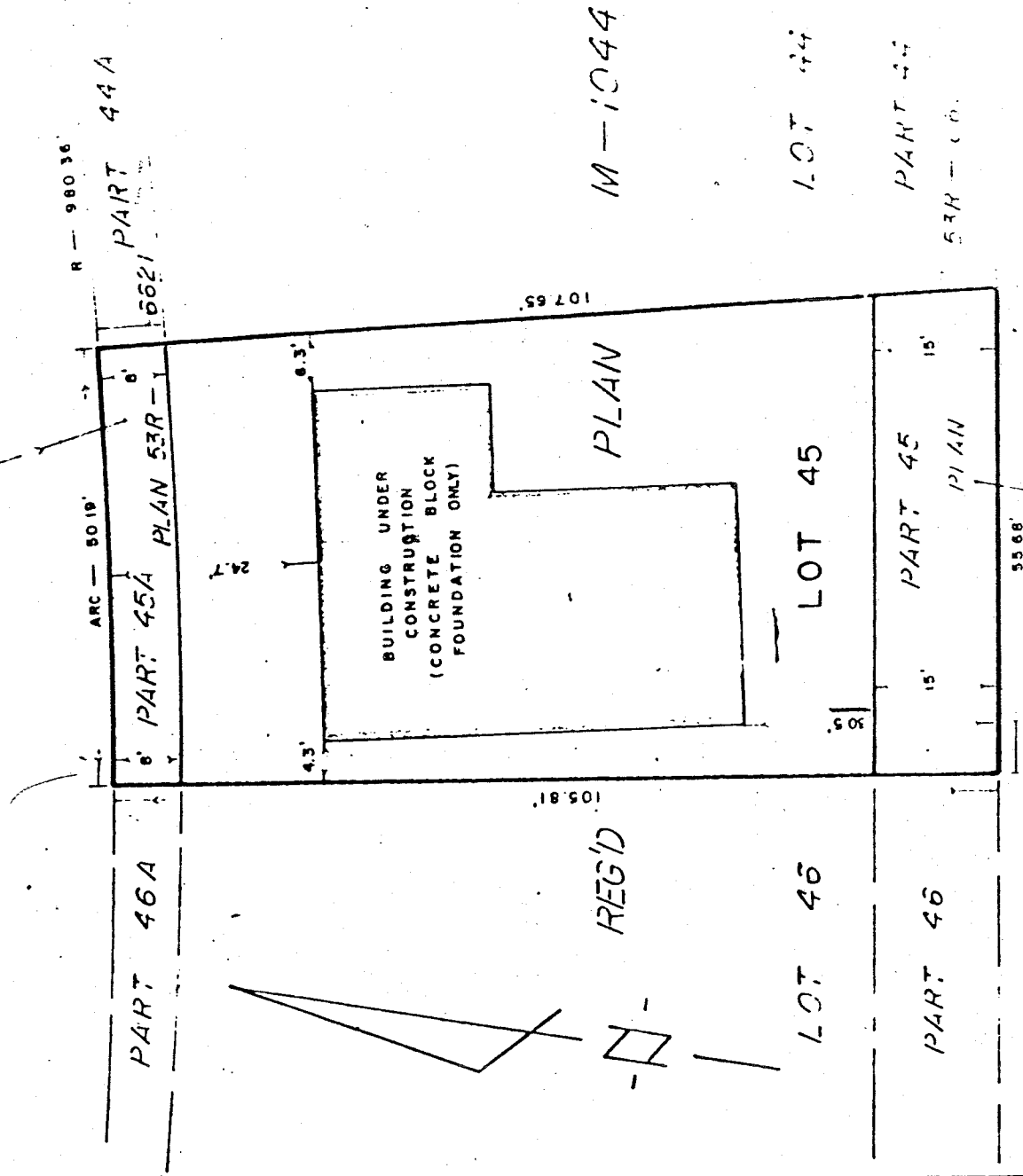
November 29, 1985.  
DWE/bm

*D. W. Endleman*  
.....  
D. W. Endleman,  
Ontario Land Surveyor.



GRANDVIEW BOULEVARD

THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF  
SUDBURY EASEMENT -- INST NO 404382 (PART 45)  
SUDBURY CABLE TV SERVICES LIMITED EASEMENT  
-- INST NO 404384 (PART 45A)



THE CORPORATION OF THE  
EASEMENT NOT RE-  
BELL CANADA FASIMINT  
1887-1911

**NOTE:**

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

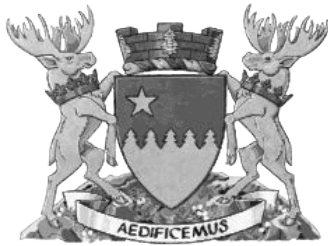
PLAN	SHOWING	LOCATION	DATE
PLAN	SHOWING	LOCATION	DATE

LOT 45, REG'D PLAN M---1044

TOWNSHIP OF MCKIM, CITY OF  
REGIONAL MUNICIPALITY OF  
DISTRICT OF SUDBURY

DATE:	APRIL 30, 1979	PL. BY	L.R.	ATT No.	10
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# City of Greater Sudbury Charter

**WHEREAS** Municipalities are governed by the Ontario Municipal Act, 2001;

**AND WHEREAS** the City of Greater Sudbury has established Vision, Mission and Values that give direction to staff and City Councillors;

**AND WHEREAS** City Council and its associated boards are guided by a Code of Ethics, as outlined in Appendix B of the City of Greater Sudbury's Procedure Bylaw, most recently updated in 2011;

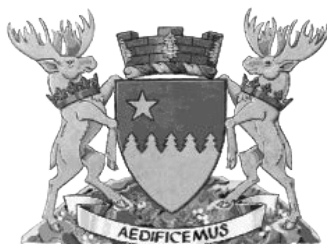
**AND WHEREAS** the City of Greater Sudbury official motto is "Come, Let Us Build Together," and was chosen to celebrate our city's diversity and inspire collective effort and inclusion;

**THEREFORE BE IT RESOLVED THAT** Council for the City of Greater Sudbury approves, adopts and signs the following City of Greater Sudbury Charter to complement these guiding principles:

**As Members of Council, we hereby acknowledge** the privilege to be elected to the City of Greater Sudbury Council for the 2014-2018 term of office. During this time, we pledge to always represent the citizens and to work together always in the interest of the City of Greater Sudbury.

**Accordingly, we commit to:**

- Perform our roles, as defined in the Ontario Municipal Act (2001), the City's bylaws and City policies;
- Act with transparency, openness, accountability and dedication to our citizens, consistent with the City's Vision, Mission and Values and the City official motto;
- Follow the Code of Ethical Conduct for Members of Council, and all City policies that apply to Members of Council;
- Act today in the interest of tomorrow, by being responsible stewards of the City, including its finances, assets, services, public places, and the natural environment;
- Manage the resources in our trust efficiently, prudently, responsibly and to the best of our ability;
- Build a climate of trust, openness and transparency that sets a standard for all the City's goals and objectives;
- Always act with respect for all Council and for all persons who come before us;
- Ensure citizen engagement is encouraged and promoted;
- Advocate for economic development, encouraging innovation, productivity and job creation;
- Inspire cultural growth by promoting sports, film, the arts, music, theatre and architectural excellence;
- Respect our historical and natural heritage by protecting and preserving important buildings, landmarks, landscapes, lakes and water bodies;
- Promote unity through diversity as a characteristic of Greater Sudbury citizenship;
- Become civic and regional leaders by encouraging the sharing of ideas, knowledge and experience;
- Work towards achieving the best possible quality of life and standard of living for all Greater Sudbury residents;



# Charte de la Ville du Grand Sudbury

**ATTENDU QUE** les municipalités sont régies par la Loi de 2001 sur les municipalités (Ontario);

**ATTENDU QUE** la Ville du Grand Sudbury a élaboré une vision, une mission et des valeurs qui guident le personnel et les conseillers municipaux;

**ATTENDU QUE** le Conseil municipal et ses conseils sont guidés par un code d'éthique, comme l'indique l'annexe B du Règlement de procédure de la Ville du Grand Sudbury dont la dernière version date de 2011;

**ATTENDU QUE** la devise officielle de la Ville du Grand Sudbury, « Ensemble, bâtissons notre avenir », a été choisie afin de célébrer la diversité de notre municipalité ainsi que d'inspirer un effort collectif et l'inclusion;

**QU'IL SOIT RÉSOLU QUE** le Conseil de la Ville du Grand Sudbury approuve et adopte la charte suivante de la Ville du Grand Sudbury, qui sert de complément à ces principes directeurs, et qu'il y appose sa signature:

**À titre de membres du Conseil**, nous reconnaissons par la présente le privilège d'être élus au Conseil du Grand Sudbury pour le mandat de 2014-2018. Durant cette période, nous promettons de toujours représenter les citoyens et de travailler ensemble, sans cesse dans l'intérêt de la Ville du Grand Sudbury.

**Par conséquent, nous nous engageons à :**

- assumer nos rôles tels qu'ils sont définis dans la Loi de 2001 sur les municipalités, les règlements et les politiques de la Ville;
- faire preuve de transparence, d'ouverture, de responsabilité et de dévouement envers les citoyens, conformément à la vision, à la mission et aux valeurs ainsi qu'à la devise officielle de la municipalité;
- suivre le Code d'éthique des membres du Conseil et toutes les politiques de la municipalité qui s'appliquent à eux;
- agir aujourd'hui pour demain en étant des intendants responsables de la municipalité, y compris de ses finances, biens, services, endroits publics et du milieu naturel;
- gérer les ressources qui nous sont confiées de façon efficiente, prudente, responsable et de notre mieux;
- créer un climat de confiance, d'ouverture et de transparence qui établit une norme pour tous les objectifs de la municipalité;
- agir sans cesse en respectant tous les membres du Conseil et les gens se présentant devant eux;
- veiller à ce qu'on encourage et favorise l'engagement des citoyens;
- plaider pour le développement économique, à encourager l'innovation, la productivité et la création d'emplois;
- être une source d'inspiration pour la croissance culturelle en faisant la promotion de l'excellence dans les domaines du sport, du cinéma, des arts, de la musique, du théâtre et de l'architecture;
- respecter notre patrimoine historique et naturel en protégeant et en préservant les édifices, les lieux d'intérêt, les paysages, les lacs et les plans d'eau d'importance;
- favoriser l'unité par la diversité en tant que caractéristique de la citoyenneté au Grand Sudbury;
- devenir des chefs de file municipaux et régionaux en favorisant les échanges d'idées, de connaissances et concernant l'expérience;
- viser l'atteinte de la meilleure qualité et du meilleur niveau de vie possible pour tous les résidents du Grand Sudbury.