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NTSI Holdings Inc.  
872 B Suez Dr.  
Hanmer, Ontario  
P3P 1Y7

FEB 22 2021

PLANNING SERVICES

City of Greater Sudbury  
Attn: Alex Singbush  
Manager of Development Approvals  
Planning Services Department  
PO Box 5000 STN A  
200 Brady Street  
Sudbury, ON P3A 5P3

**RE:** IN THE MATTER OF AN application under Section 34 of the Planning Act, R.S.O. 1990 Chapter P.13 LOCATION: PIN 73507-1637, Parts 1 & 2, Plan 53R-17544 in Lots 9 & 10, Concession 4, Township of Capreol (756 Suez Drive, Hanmer)

Dear Sir,

We wish to voice our opposition in the matter of the application to continue the use of a mobile home as a garden suite for 756 Suez Drive in Hanmer for applicants Robert Savoie and Melinda Purvis.

1. It our understanding that the definition of a garden suite in the Greater City of Sudbury is as follows:

### **“OFFICIAL PLAN POLICIES**

*The Official Plan for the City of Greater Sudbury indicates, in Section 3.2. General Policies for Living Areas, that:*

***Garden suites*** are small, self-contained independent living units that are designed for family members **who require some level of support**. Subject to rezoning under the provisions of the Temporary Use By-law in Section 20.5.3, garden suites are permitted in all Living Area designations in accordance with the following conditions:

- a. a single garden suite is allowed as an accessory unit on a lot with only one existing dwelling unit;*
- b. services shall be connected to the service lines of the host dwelling unit to City specifications;*
- c. the garden suite can be integrated with the prevailing character of the surrounding area, and will be removed at no expense to the City at the termination of its use; and,*
- d. an agreement may be required between the applicant and the City dealing with such conditions as the installation, location, maintenance, **occupancy**, and the removal of the structure.*

*Mobile homes are not permitted as **Garden Suites** except that:*

*In Section 5.2.1 of the Official Plan, Rural Residential Policies, it indicates that:*

*A garden suite is allowed in accordance with Section 3.2.9. Despite these policies a mobile home may be used as a Garden suite if it is **built on its own foundation and in accordance with the Ontario Building Code**. None of these policies are intended to result in the creation of new residential lots in the Rural Area."*

The garden suite at 756 Suez Drive, Hanmer:

1. Is not built on a permanent foundation
2. Is being occupied by the owner's son who is not an aging family member and/or to our knowledge, **does not require** any level of care
3. Is altering the **neighborhood's character** as it is visible from the road and is an eyesore
4. As previously stated in the initial request made on March 7, 2011, the home owner and family members have continuously complained and continue to do so to the city about the noise level and heavy equipment traffic from nearby businesses.

We sincerely hope that you will **not renew** the application to continue the use of a mobile home as a garden suite.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Roy', with a stylized flourish at the end.

Denis Roy  
President