

APPLICATIONS FOR MINOR VARIANCE

Tom Davies Square 200 Brady St

Thursday, February 29, 2024

PUBLIC HEARINGS

A0010/2024

ANITA DEMATTIA BRIAN DEMATTIA

Ward: 4

PIN 73346 1622, Survey Plan 53R-19750 Part(s) 1, 2, 3, and 4, Lot(s) Part Block 'A', Subdivision M-1063, Part Lot 3, Concession 1, Township of Rayside, 415 Notre Dame Street East, Azilda, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 6.08m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B74/11 TO B177/11 (1 MAR 12) AND

B120/11 TO B123/11 (22 SEP 11)

A0011/2024

TIMESTONE CORPORATION

Ward: 5

PINs 02123-0415 and 02123-0431, Parts 3, 4, 5, and 6 on Plan 53R-11472, Parts 1, 2, 3, and 4 on Plan 53R-16114, Parts 1, 2, 3, and 4 on Plan 53R-20608, Part Lot 4, Concession 5, Township of McKim, 319 Lasalle Boulevard, Sudbury, [2010-100Z, C3(13) Limited General Commercial]

For relief from Part 4, Section 4.2, Subsection 4.2.5, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an opaque fence 2.0m in height providing a front yard setback of 1.76m, where fences more than

1.0m in height are not permitted in the required front yard.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A96/00 (11 SEP 00)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JANUARY 17, 2024 TO IN ORDER TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0136/2023

TRACY HAYES

"REVISED"

Ward: 9

PIN 73473 0184, Parcel 15614 SEC SES, Lot(s) 6, Subdivision M-221, Lot Part 10, Concession 3, Township of Broder, 2153 Sunnyside Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing single detached dwelling as well as permit an existing shed providing, firstly, a high water mark setback of 20.8m for the addition, and 2.74m for the shed, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and secondly, a high water mark setback of 2.74m for the existing shed, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3. PREVIOUSLY SUBJECT TO CONSENT APPLICATION B80/07 (28 MAY 07)

A REMINDER... THE NEXT SCHEDULED MEETING IS WEDNESDAY, MARCH 13, 2024



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

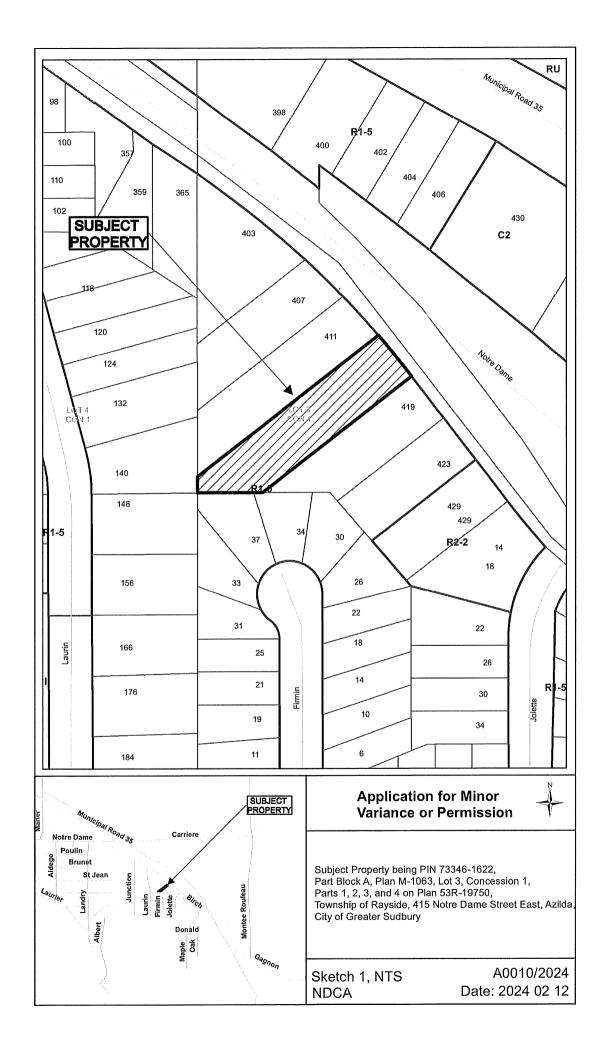
AOOMOROAY S.P.P. AREA YES ____ NO 🖳 **City of Greater Sudbury** NDCA REG. AREA

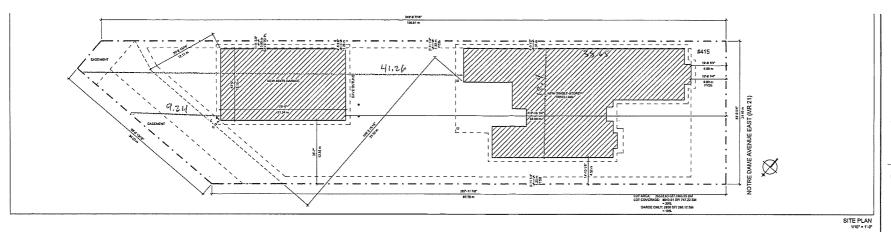
	APPLICATIO	N FOR MINOR	VARIANCE	YESNO_	
A P	LICATION FEE: \$1,090.00 (includes \$2 PLICATION FEE FOR HEDGEROWS: \$ H, DEBIT OR CHEQUE MADE PAYABL	332.00 (includes \$2	60.00 legal notice	fee)	
ques Appi requ	onal information on this form is collections regarding the collection of this is rovals. In accordance with Section 1.0 ired to be provided to a municipality of sidered public information and shall be	information may be .1 of the <i>Planning A</i> or approval authority	directed to the Ma ct, R.S.O. 1990 info as part of this ap	nager of Developm ormation and mate	ent
PLE	ASE PRINT. SCHEDULES MAY BE I	NCLUDED, IF NEC	ESSARY.		
	he undersigned hereby applies to the Comm f the Planning Act R.S.O. 1990, c.P. 13 for re				
	Registered Owner(s): Mr. Brian DeMattia &				
<u>.</u>	1ailing Address: 250 Billiards Way Unit 1	3	Home F Busines		
7	ity: Sudbury Ontario	Postal Code: P3E 08			· · · · · · · · · · · · · · · · · · ·
. р	the application will be represented by some repared and submitted by someone other that		(s), please specify.	the application is	
	lame of Agent: Centreline Architecture failing Address: 158 Elgin St.		Email: Home		
	Suite 201		Busine		
	ity: Sudbury lote: Unless otherwise requested, all commu	Postal Code: P3E 3N	·		
to n	ames and mailing addresses of any mortgag o ensure that any individual, company, financi- otified of this application). ame: Property is owned free & clear failing Address:	al institution holding a r	or other encumbrand nortgage, etc. on the	ses. (Give full particula	ars
2	ity:	Postal Code:			
	urrent Official Plan designation: Living A		Zoning By-law design	-	
5) a) Nature and extent of relief from the Zoning I variances are being sought, a schedule be in metric.				t
	Variance To	By-law Requirement	Proposed	Difference	
	Acressory bldg height	5m	6.08m	1.08m	,
b) Is there an eave encroachment?	Yes □ No	If 'Yes', size of eav	es: <u>0.6</u>	(m)
c)	Description of Proposal: New 5-1	DOM BOLOGE	o to store	recreation	<u>al</u>
ď			ns of the Zoning By-la	w: Increase	<u></u>

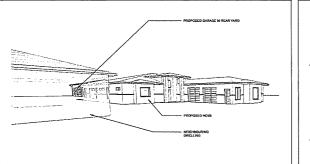
6)	Legal Description (include an	y abutting property registered t	under the same	ownership).	
	PIN(s): 73346-10	018	Township:		
		Concession No.:	Parcel(s):		
	Subdivision Plan No.:	Lot:	Reference	Plan No.: M -1063	Part(s):
	Municipal Address or Stree	(s): 415 Natre	Dame 1	E, Azılda ON	<u></u>
		Ani 1	2021		
7)	Date of acquisition of subje	ct land. April 1	-, 2021		
8)	Dimensions of land affected	i.			
	Frankson Dilli (m)	Depth / 06 61 (m)	Area 2465	.05 (m ²) Width of Stre	eet (o (m)
	Frontage 244 (m)	Depth (Ob. G) (iii)	Alca Z TOS	, /	<u></u>
٠.	- C 11 11 11 11 11 11 11 11 11 11 11 11 1	- Codetina		Garage Proposed	, House
9)	Particulars of all buildings:	Existing	(m ²)	· · · · · · · · · · · · · · · · · · ·	167. (m ²)
	Ground Floor Area:			260.12	101 2
	Gross Floor Area:		(m²)	260.12	4670 (m)
	No. of storeys:		(m)	12 19	16.4 (m)
	Width:		(m)		36.62 (m)
	Length: Height:		(m)		5.05. (m)
	neight.		()	6.08	
10)	Location of all buildings and	structures on or proposed for	the subject land	ls (specify distances from s	ide, rear and front
·	lot lines).	Existing		Proposed	I
	Front:		(m)	64.88	(m)
	Rear:		(m)	<u> </u>	41.26 (m)
	Side:		(m)	1.36	1.361(m)
	Side:		(m)	10.85	4.52 (m)
11)	What types of water supply	, sewage disposal and storm		What type of access to th	e land?
' ',	drainage are available?	oomago alopetal alla element		Triating Discussion to a	- 1-111
	** t. t t 0	ted wined water austom	-		—
	Municipally owned & opera			Provincial Highway Municipal Road	
	Municipally owned & opera	ted sanitary sewage system		Maintained Yearly	
	Individual Well		_	Maintained Seasonal	
	Communal Well			Right-of-way	
	Individual Septic System			Water	
	Communal Septic System			If access is by water of and docking facilities	
	Pit Privy Municipal Sewers/Ditches/S	Swalpe	pr pr	and docking racinges	to be asca.
	Mullicipal Sewers/Ditches/C	Walco			
			at a subtraction		
12)	Date(s) of construction of a	Il buildings and structures on	the subject land	1. 1.000 U	
	PIGNNET CON	struction f	O.C. WILL	1 Land Comp 1	
13)	Existing use(s) of the subje	ct property and length of time	it / they have c	continuea.	
	Use(s): Vacant	residential	Length of	time: Driver to	DIMMARC
	- V VACCATI	1001101		11,01,	1
4.41	Dean acad usa(a) of the cub	iost property			
14)	Proposed use(s) of the sub			1	
	Same as #13 □ or, <	single family	dwellin	ia W/detat	ched garage
		M.19. × 10111117			
15)	What is the number of dwe	lling units on the property?	?		
.0,	TTTTALLO GIO HAMADO DE LIVE				
, ~.	sand to the contract of the co	ad wavilal any aviatina alwallia	a unite ha lacal	ized? ☐ Yes	IZI No
16)		ed, would any existing dwellin	ig urius be iegai	1125 LJ 165	ma tvO
	If "yes", how many?				
		•			
17) Existing uses of abutting pr	onerties:	()	1000000	
-17,	revious ases of annual hi	STAJUME	TUYYUT	Nomes	

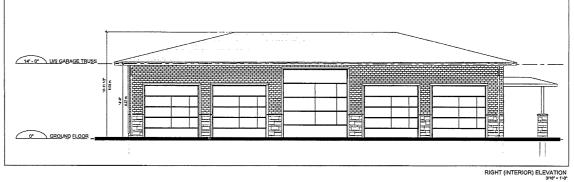
A	PLICATION FOR MINOR VARIANCE	PAGE 3	OF 4
18)	To the best of your knowledge has the subject land ever variance/permission?	ver been subject of a previous application for minor	
	If "yes", indicate the application number(s):		
19)	is the property the subject of a current application for	Consent (i.e. severance) under Section 53 of the Planning	g Act,
	R.S.O. 1990 c.P.13? Yes You No If "yes", indicate application number(s) and status of a	application(s):	
20)	is the property the subject of a current application for	a Plan of Supdivision under Section 51 of the Planning Ad	cł,
	R.S.O. 1990, c.P.13, or its predecessors? © Yes If 'Yes', indicate application number(s) and status of a	•	
21)	Is this property located within an area subject to the G ☐ Yes ☐ No		
	•	ed in the Source Protection Plan.	
	RT A: OWNER ACKNOWLEDGEMENT AN		
IW	_{e,} Mr. Brian DeMattia & Mrs. Anita DeM	lattia (please	
nar	nes), the registered owner(s) of the property described as	415 Notre Dame Street East Azilda, O	N
	he City of Greater Sudbury:		
Co a)	llection, Use and Disclosure of Information: acknowledge that personal information collected on the 1990, c.P.13 for the purpose of processing this planni	nis form is collected pursuant to the <i>Planning Act,</i> R.S.O. ng application;	
b)	to the still the second of the second of the still the second of the second of the second of the still the second of the second	iccess to all blanning applications and gocuments, includ	ing
	disclosure of this application and any Supporting Doc person or entity, in any manner chosen by the City, in newspaper, routine distribution to members of council party request;	tion and Protection of Privacy Act, consent to the use and umentation, inclusive of any personal information, to any cluding copying, posting on the City's website, advertisin I and in staff reports, or releasing to a third party upon thi	g in a
d)	grant the City permission to reproduce, in whole or in internal use, inclusion in staff reports, distribution to the use associated with the purpose of review and impler	part, the application and Supporting Documentation for ne public for the purpose of public consultation or any oth nentation of the application;	er
Au e)	thority to Enter Land and Photograph grant the City permission to attend, photograph and c part of the City's review and processing of this applica	conduct inspections of the lands subject to this application ation;	n as
f)	acknowledge that, in the event of a third party appeal Land Tribunal, the City of Greater Sudbury may not a provided with the City's required fee for attendance a	ttend at the Ottatio ratio Tributial licating dillegs the Ot	ity is
Аp	pointment of Authorized Agent		
	Centreline Architecture	(please print	- Kud mad
31	name of Agent), to act as my/our agent with regard to	o this application to the City of Greater Sudbury, including the arings, fulfilling any conditions, and providing any approvin, the acts, representations, replies and commitments made	
	Dated this day of	FERENDEZ . 20 24	mandantan en a merica
*	Karania Ballelaga	nature of Owner(s) or Signing Officer or Authorized Agent	
	and the second s	Name: KRIAH AFMAFN'A	
	**	eve authority to blad the Corporation Anita Echnattia	* ANITA DEMATH
<u>/</u>	1. Carahan		FEBRUARY 14/24
11	RE CHARLES		1-131CMIEST 11127

PART B: OWNER OR AUTHORIZED AGENT DECLARATION				
wo, Centreline Architecture			(please pri	nt all names),
the registered owner(s) or authorized agent of the property described as	415	Notre	Dame	<u>t, </u>
Azilda, ON				
n the City of Greater Sudbury:				
solemnly declare that all of the statements contained in this application and complete, and I/we make this solemn declaration conscientiously became force and effect as if made under oath.	on and in s pelieving i	the Supportir t to be true a	ng Documentat nd knowing the	ion are true at it is of the
Dated this Colh day of February			.20 <u>/</u> L	*
Kalen Flameth Pigeau, a Commissioner for taking (*where a Corp Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy-Clerk for the City of Greater Sudbury,	wner(s) of oration) Melt	ssa Fu	icer <u>or</u> Authoriz V	red Agent
FOR OFFICE USE ONLY			-2.15	
Date of Receipt: Feb 6 A Hearing Date: Feb 2 1/2 4 Zoning Designation: Q1-5 Resubmission: DYes DNo		Receive	d By: S, P_L	nlerton
Previous File Number(s): 3/74/11 to 8/77/11 Previous Hearing Date: (1 MAR 12)	B120	141 to P 22 SEP	5123/11 11)	
Notes:				

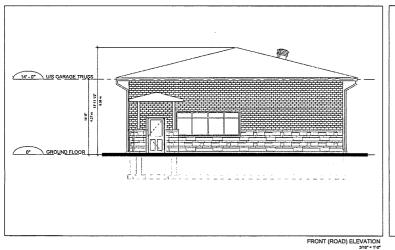


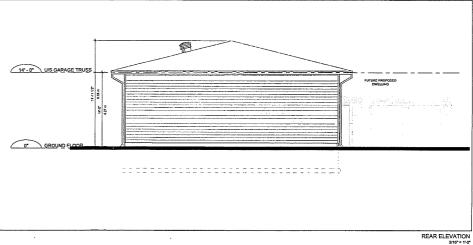






DRIVING WEST ON NOTRE DAME E







CA

CENTRELINE ARCHITECTURE 158 Elgin Street, Suite 101 Sudbury, ON P3C 1R7 centrelinearchitecture.ca

CLIENT

DEMATTIA

PROJECT

NEW GARAGE

415 Nortre Dame East, Azilda, ON

STATUS

MINOR VARIANCE

ISSUED DATE

February 6, 2024

A001012024 Sketch 2

PROJECT NUMBER



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 2024.01.01
A00112024
S.P.P. AREA
YES NO
NDCA REG. AREA
YES _ V_ NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee) APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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

	Ap rec	estions regarding the collection of this in provals. In accordance with Section 1.0.1 juired to be provided to a municipality or nsidered public information and shall be	l of the <i>Planning A</i> approval authority	<i>ct</i> , R.S.O. 1990 in as part of this ap	formation and mat	nent erial
	PL	EASE PRINT. SCHEDULES MAY BE IN	ICLUDED, IF NEC	ESSARY.		
	1)	The undersigned hereby applies to the Commit of the Planning Act R.S.O. 1990, c.P. 13 for reli				
		Registered Owner(s): Timestone Corporation Mailing Address: 170 Regent Street	on .	Email: Home Busine		
		City: Sudbury	Postal Code: P3E 32			
	2)	If the application will be represented by someor prepared and submitted by someone other than	-		or the application is	
		Name of Agent: Bélanger Salach Architec	ture	Email:		
		Mailing Address: 255 Larch Street		Home		
		319 Lasalle Boulevard		Busine		
		City: Sudbury Note: Unless otherwise requested, all commun	Postal Code: P3B 1N			
Train a company and a company demonstrate and analysis of the company of the comp		to ensure that any individual, company, financia notified of this application). Name: N/A Mailing Address:	Thistitution Holding a r	mortgage, etc. on the	s subject tands can be	
		City:	Postal Code:			
	4)	Current Official Plan designation: Secondary Con	mmunity Node Current	Zoning By-law desig	nation: C3 and C3	13)
		Nature and extent of relief from the Zoning B variances are being sought, a schedule is be in metric.				
		Variance To	By-law Requirement	Proposed	Difference	
• · · · · · · · · · · · · · · · · · · ·		Max Fence Height in a Commercial Zone within a required Front Yard	4.2.5 Table 4.1	2.0 m	1.0 m	-
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						1
### - 1.2 * * * * * # # # # # # # # # # # # # #						1
						4
						_
		b) Is there an eave encroachment?	es 📝 No	If 'Yes', size of ea	ves:	(m)
		Description of Proposal: Construction of a 2.0 m high opaque wood fence to renovation and addition work to the existing buildi		for a new exterior heal	ing garden associated wil	h the '
		d) Provide reason why the proposal cannot co The healthcare facility program (rehabilitation care				den) in

conformance with Table 6.29(a) and Table 11.1(34) of the CSA Z8000 - Canadian Health Care Facilities. Per CSA Table 11.1(34), "a safe enclosure must be provided to prevent wandering away from the outdoor space". A fence, limited to 1.0m in height, does not provide a safe enclosure.

6)	Legal Description (include	le any abutting pr	operty registered	under the san	ne ownersnip).		
	PIN(s): 02123-0415	/ 02123-0431		Townsh	_{ip:} McKim		
	Lot No.: 4	Concession I	No.: 5	Parcel(s	s):		
	Subdivision Plan No.:		Lot:	Referen	ice Plan No.: '	53R11472 / 53R16114 / 53R20608	Parts 3-6/1-4/1-4
	Municipal Address or S	Street(s): 319 La	salle Bouleva	ard		Jan	
7)	Date of acquisition of s	ubject land. 202	2	**************************************			
8)	Dimensions of land affe	ected.					
	Frontage 64.0	(m) Depth	142.5 (m)	Area	8,562 (m ²)	Width of Street	19.0 (m)
9)	Particulars of all buildin Ground Floor Area:	gs:	Existing	(m ²)		Proposed	(m ²)
	Gross Floor Area:	<u>1,757</u>		(m ²)	2,451 8,140		(m ²)
	No. of storeys:	5,731		(111)	3		()
	Width:	<u>3</u> 49.6		(m)	49.6		(m)
	Length:	55.8		(m)	82.7		(m)
	Height:	8.5		(m)	8.5		(m)
10)	Location of all buildings lot lines).	and structures o	n or proposed for Existing	r the subject la	ands (specify o	distances from side, re Proposed	ar and front
	Front:	15.6	LAloung	(m)	15.6		(m)
	Rear:	64.8		(m)	37.9		(m)
	Side:	13.3		(m)	13.3		(m)
	Side:	1.2		(m)	0.4		(m)
	Municipally owned & o Municipally owned & o Lake Individual Well Communal Well Individual Septic Syste Communal Septic Syst Pit Privy Municipal Sewers/Ditcl	perated sanitary	-		Mainta Right-of-w Water If acce	Road ained Yearly ained Seasonal	
12)	Date(s) of construction Original Building 1992, Annex Ad		nd structures or	the subject l	and.		
-13)	Existing use(s) of the s Use(s): Institutional (P		_	-	e continued.	ogra .	
	Oscio). Institutional (F	ubiic busiiless -	· ·	20.1911	29 y	ears	
14)	Proposed use(s) of the	subject property					
,	Same as #13 ☐ or,	Insitutional (Rel	nabilitation Care	Facility (Grou	up B Division :	2 Occupancy))	
15)	What is the number of	dwelling units on	the property?				**************************************
16)	If this application is app	oroved, would an	y existing dwelli	ng units be le	galized?	☐ Yes ☑ No	
	If "yes", how many?						
17)	Existing uses of abuttin	ng properties: Resi	dential, Institutional (Pu	ıblic Business) and	Park		

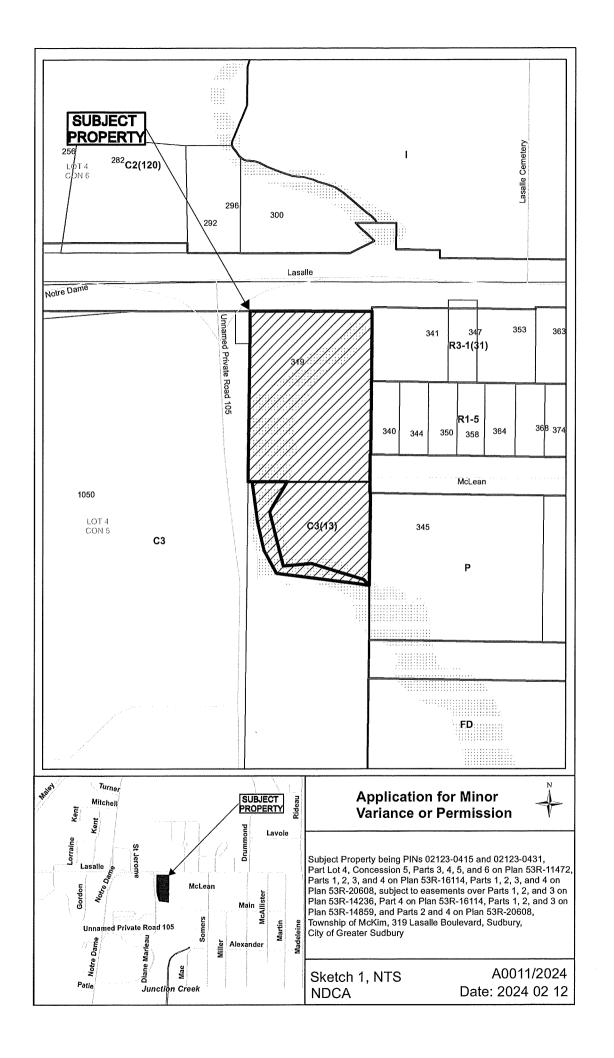
A001/2024

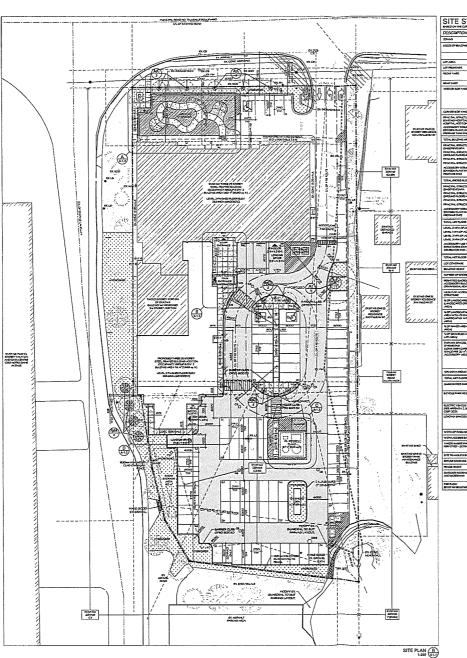
	18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? ☐ Yes ☑ No
	If "yes", indicate the application number(s):
	19) is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning 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?
	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, Timestone Corporation (please print all
	names), the registered owner(s) of the property described as 319 Lasalle Boulevard
	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 <i>Planning Act</i> , 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;
FLUE CONSTITUTION AND SET CONSTITUTE.	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;
e ankaline indica in Adamstonia indica Rudes Laevistis dia teta interni kada Rudes indica	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;
	acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;
	Appointment of Authorized Agent
	g) appoint and authorize 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 30 day of Jol 100 100 , 20 day
	hours Vall
	(winness) signature of Owner(s) or Signing Officer or Authorized Agent
	Print Name: PAUL ZULICI+
	*I have authority to bind the Corporation

A0011/2024

We, Bélanger Salach Architecture			(please print all names)
he registered owner(s) or authorized agent of the pro	operty described as	319 Lasalle Boulevard	
n the City of Greater Sudbury:			
solemnly declare that all of the statements contain and complete, and l/we make this solemn declarati same force and effect as if made under oath.	ned in this applicatio ion conscientiously b	n and in the Supporting pelieving it to be true and	Documentation are true I knowing that it is of the
Dated this 30 day of 5	anuary		,20 24
has lact	signature of O	wher(s) or Signing Office oration)	er or Authorized Agent
Tracy Sylvie Rochon, a Commissionner, etc., Province of Ontario, for Bélanger Salach Architecture. Expires Junes 19, 2025, poration, the person s	Ź	Louis Bela to bind the Corporation	nger
corporation or affix the corporate seal.	ograng the treatment	5 Sate that 10.010 Had	

	FOR OFFICE USE ONLY	-
,, = = =	Date of Receipt: Feb 8/24 Hearing Date: Feb 29/24	Received By: Stiplestor
A STATE OF THE CONTRACT OF T	Zoning Designation: ∩3(√3) Resubmission: ☐ Yes 🖾 No	
	Previous File Number(s): 190(1)	
	Previous Hearing Date: (1) Son no	
	- Grand	
in the second se	Notes:	
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SITE PLAN	LEGEND
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	METRALIA HATCH LINES (800 we STANDARD SPACED)
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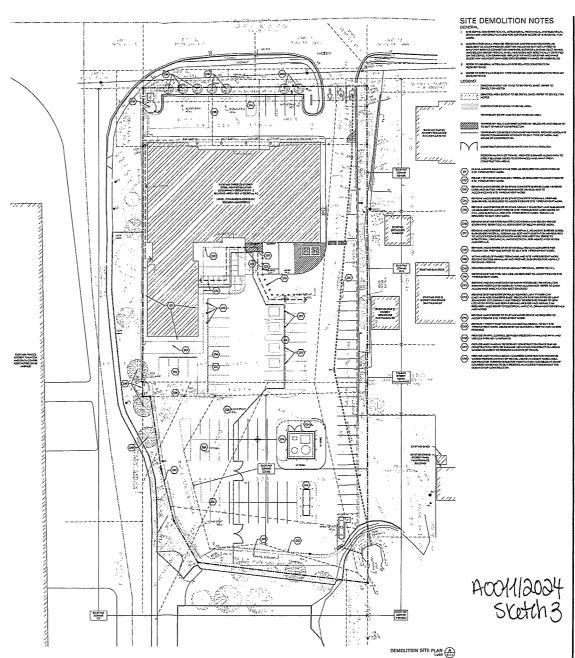
SJCCC Rehabilitation Bed Expansion Project PHASE 2





SITE PLAN, SITE DATA, NOTES AND LEGEND

A-1.2





SJCCC Rehabilitation Bod Expansion Project PHASE 2

319 Lagalle Blvd Sudbury, ON ISSUED FOR SITE PLAN

2074-01-23

1 HR 2023-05-14 2 HCR 2023-09-21 3 APT-FORMS VAR. 2024-01-16





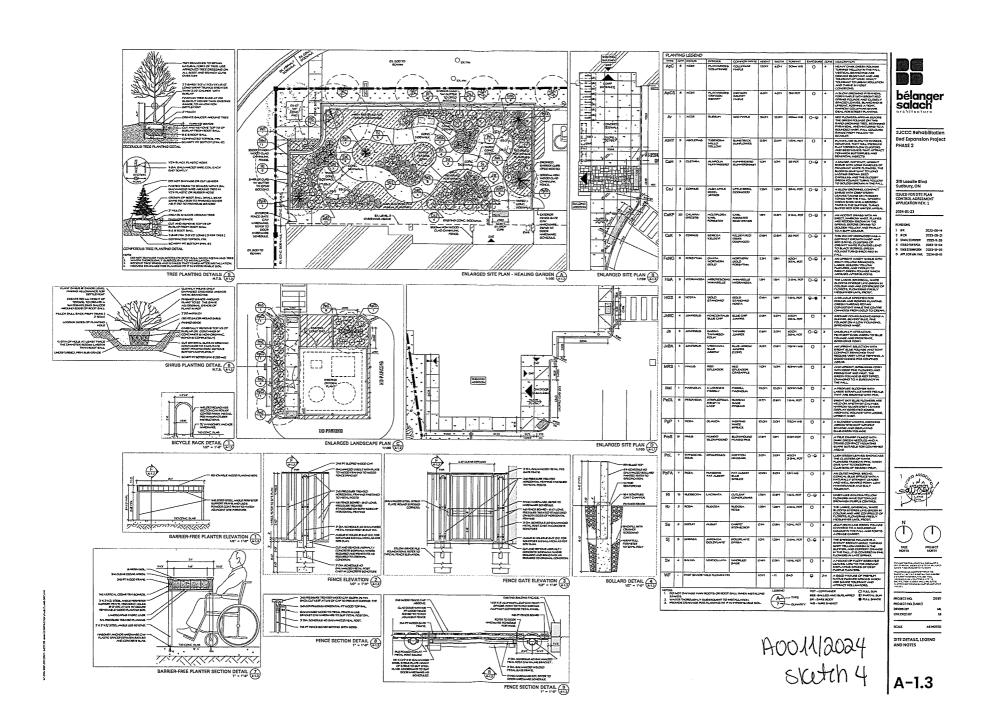
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Box 5000, Station 'A', 200 Brady Street Sudbury ON P3A 5P3 Tel. (705) 671-2489, Ext. 4376/4346 Fax (705) 673-2200

Office Use Only 2024.01.01
A0136/2023
S.P.P. ARÉA
YES NO V
NDCA REG. AREA
YES NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)

ΑF	APPLICATION FEE: \$1,300.00 (includes \$320.00 legal notice fee) APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee) CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY					
qu Ap	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 <i>Planning Act</i> , 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.					
PL	ΕA	ASE PRINT. SCHEDULES MAY BE	INCLUDED, IF NEC	ESSARY.		
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.					ion 45 ended.
	Re	egistered Owner(s): Tracy Haves		Email		
	Ma	ailing Address: 2153 Sunnyside Rd.		Home Busin		
	Ci	^{ty:} Sudbury	Postal Code: P3G 1		none:	
2)	pre	the application will be represented by some epared and submitted by someone other the the the things are of Agent:	-		ecify.	s
		ailing Address:			Phone:	
		153 Sunnyside Rd.			ess Phone:	
		ty: ote: Unless otherwise requested, all commu	Postal Code:	Fax Pl		
	no Na Ma	ensure that any individual, company, financ tified of this application). ame: Scotiabank ailing Address: _{2040 Algonquin Rd., Unit 14} ly: Sudbury	Postal Code: P3E 4Z6	nortgage, etc.	on the subject lands cal	1 DE
4)	Cu	rrent Official Plan designation: Rural	Current	Zoning By-law	designation: R1-1	
5)	a)	Nature and extent of relief from the Zoning variances are being sought, a schedule be in metric.				
		Variance To	By-law Requirement	Proposed	d Difference	
	L	Section 4.41.2	2010-100Z	20.89m	9.11m	
		Section 4.41.2	2010-100Z	2.74m	27.26m	
		Section 4.41.4	2010-100Z	2.74m	17.26m	
	ľ					
	b)	Is there an eave encroachment?	Yes ■ No	If 'Yes', size	of eaves:	(m)
	c)	Description of Proposal: Please see Schedule B				
	d)	Provide reason why the proposal cannot o	omply with the provision	ns of the Zonin	g By-law:	
	1,000,000 41,000,000					

6)	Legal Description (include a	ny abutting property registered	d under the same	ownership).		
	PIN(s): 73473-0184		Township	Broder		
	Lot No.: 6	Concession No.: 3	Parcel(s):			
	Subdivision Plan No.:	Lot:		Plan No.:	Part(s):
		et(s): 2153 Sunnyside Ro	i.			<u> </u>
71	Data of acquisition of oubi	ect land. September, 200	7			
7)	Date of acquisition of subj	ect land, September, 200	<i>f</i>			
		•				
8)	Dimensions of land affects	ed.				
	Frontage 33.8 (m) Depth 44.36 (m)	Area 1,499.3	37 (m ²)	Width of Street 10	.67 (m)
	1,1111111111111111111111111111111111111			- 1 		
9)	Particulars of all buildings:	Existing			Proposed	
٠,	Ground Floor Area:		(m²)		1100000	(m ²)
	Gross Floor Area:	See Schedule B	(m ²)			(m ²)
	No. of storeys:					
	Width:		(m)			(m)
	Length:		(m)			(m)
	Height:		(m)			(m)
10)	Location of all buildings an	d structures on or proposed fo	or the subject land	ds (specify di	istances from side, rea	ar and front
,	lot lines).	Existing	•		Proposed	
	Front:	See Schedule A & B	(m)			(m)
	Rear:		(m)			(m)
	Side:		(m) (m)			(m) (m)
	Side:		(111)			(111)
11)		, sewage disposal and storm	1	What type	of access to the land?	?
	drainage are available?					
	Municipally owned & opera	ated piped water system		Provincial I	Highway	
	Municipally owned & opera	ated sanitary sewage system		Municipal F		
	Lake				ined Yearly	•
	Individual Well Communal Well			iviaintai Right-of-wa	ined Seasonal	▣
	Individual Septic System		•	Water	,	
	Communal Septic System				ss is by water only, pro	
	Pit Privy	Overland		and do	cking facilities to be u	sed.
	Municipal Sewers/Ditches	owales	ليبا			
12)	Date(s) of construction of	all buildings and structures or	n the subject lan	d.		
	See Schedule B					
13)	Existing use(s) of the subje	ect property and length of tim	e it / they have o	continued.		
	Use(s): Primary Reside	nco	Lenath of	time: <16 v	ears: since Septe	mhor 2007
	- Thinary Neside	TIOG		- 10 y	ears, since Septe	111061 2007
4.41	Dan	da at muanawhi				
14)	Proposed use(s) of the sub	oject property.				
	Same as #13 ☐ or,					
15)	What is the number of dwe	elling units on the property?				
10,	With the maniper of awa	ining drints on the property . 1				
401	Maria and the state of the stat	and secondary and other section of the	na unite ha lee l	lizad?	∏Voo markt-	
16)	it this application is approv	ed, would any existing dwelli	ng units be legal	iizeu f	□ Yes ■ No	
	If "yes", how many?					
						
17)	Existing uses of abutting p	operties: Primary Residences				

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, A minor variance was required in 2012 to add a front entrance to the east-side/road-facing side of the residence.				
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?				
	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				
PA	ART A: OWNER ACKNOWLEDGEMENT AND CONSENT				
I/W	e, Tracy Hayes (please print all				
	nes), the registered owner(s) of the property described as Lot 6, Concession 3, PIN 73473-0184,				
	he township of Broder, 2153 Sunnyside Rd.,				
	he City of Greater Sudbury:				
Co a)	Ilection, Use and Disclosure of Information: acknowledge that personal information collected on this form is collected pursuant to the <i>Planning Act</i> , 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 <i>Planning Act</i> , 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 <i>Municipal Freedom of Information and Protection of Privacy Act</i> , 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;				
Au e)	thority to Enter Land and Photograph grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;				
f)	acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;				
αA	pointment of Authorized Agent				
-					
g)	appoint and authorize				
	Dated this 5 day of February , 20 24				
	Oohn Wacdonald Tracy Hayes (witness) signature of Owner(s) or Signing Officer or Authorized Agent				
	signature of Owner(s) or Signing Officer or Authorized Agent Print Name: Tracy Hayes				
	Drint Name: 11407 114763				

*I have authority to bind the Corporation

A0136/2023

PART	B: (OWNER	OR	AUTHORIZED	AGENT	DECLARATION
	,	~ # = 1 = 1 ~ 1 ×	\sim	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , , , ,	DECENSION OF THE PROPERTY OF T

	(please print all names),
property described as	Lot 6, Concession 3, PIN 73473-0184,
ined in this applicatio ition conscientiously b	on and in the Supporting Documentation are true pelleving it to be true and knowing that it is of the
De cen	20 <u>33</u>
signature of O	wher(stor Signing Officer or Authorized Agent
	ined in this application tion conscientiously be

corporation or affix the corporate seal.

Date of Receipt: Dec 19/23 Hearing Date: Jan 17/24	Received By S. Pinkerton
Zoning Designation: 风 ← \ Resubmission: ☐ Yes A No	
Previous File Number(s): B0080/2007	
Previous Hearing Date: May 25, 2007	
J '	
Notes:	
	0 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	Kesubmission: Feb 6/24
NAME OF THE PROPERTY OF THE PR	

Schedule B: Additional Application Information

Questions: 5, 9, 10, & 12

Application for Minor Variance: PIN 73473-0184, Lot 6, Concession 3, Township of Broder, 2153 Sunnyside Rd., Greater Sudbury

Updated February 5, 2024

Question #5-C: Description of Proposal

Variance Request #1: 3.05m x 2.44m addition to main residence

We are requesting to add a 3.05m x 2.44m glass sun-room within the center of our existing residence, filling a square void between the existing living room and the southwest-facing bedroom. The original design was not to alter the existing structure of the residence, but to replace two existing walls with custom sliding/opening glass walls through a company called NanaWall. The product is custom fabricated in Germany and the engineering firm we originally hired, KOMRI Engineering, signed-off on incorrect drawings resulting in the product being improperly fabricated.

The original cost of the product was approximately CAD. To re-fabricate the custom track to correct the problem would cost an additional CAD. The current application would allow us to use the product 'as-is,' which requires us to install it as an addition, rather than as a replacement for the existing wall structure.

Variance Request #2: 1.82m x 3.05m accessory building for water pump & storage

During our previous submission, it was determined that a pre-existing accessory structure was in violation of Section 4.41.2. The structure was originally constructed to protect a water pump and house the electrical panel required to operate the adjacent sauna. It was determined by Building Services that the structure is considered an accessory structure (shed), and should be setback 30m from the highwater mark.

Question #5-D: Provide reason why the proposal cannot comply with the provisions of the Zoning By-law

Variance Request #1: 3.05m x 2.44m addition to main residence

The house was constructed prior to the enactment of By-law 2010-100Z; the majority of the residence exists beyond 30.0m set-back from the high-water mark of the waterway. The following proposal does not seek to encroach upon the waterway, neither neighbouring residence, nor in height more than has historically and currently exists.

Additionally, the manufacturer, NanaWall, cannot guarantee that the re-fabrication would solve the concerns with the sliding glass walls, as the installation would require additional manipulation that may degrade or ruin the integrity of the glass.

Variance Request #2: 1.82m x 3.05m accessory building for water pump & storage

The structure was originally constructed in 2018. We are requesting the variance to leave the structure 'as is.' Relocating the water pump infrastructure and electrical would pose significant additional costs.

Question #9: Particulars of all buildings & Question 12: Date of construction for all buildings & structures

Building #1: Primary Residence (Constructed in the late 1980's)

		<u>Existing</u>	<u>Proposed</u>
•	Ground Floor Area:	138.12m ²	145.56m ²
•	Gross Floor Area:	183.12m ²	190.56m ²
	With Basement:	321.24m ²	328.68m ²
•	No. of Stories:	1.5	Same
	With Basement:	2.5	Same
•	Width:	7.92m & 7.32m	Same
•	Length:	9.66m & 6.25m	Same
•	Height:	6.40m	Same

• Please see Schedule C for detailed residential layout.

Building #2: Sauna (Constructed in 2018)

	<u>Existing</u>		<u>Proposed</u>
•	Ground Floor Area:	9.3m ²	Same
•	Gross Floor Area:	9.3m ²	Same
•	No. of Stories:	1	Same
•	Width:	3.05m	Same
•	Length:	3.05m	Same
•	Height:	3.05m	Same

Building #3: Lakefront Water Pump/Boathouse (Constructed in 2018)

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Building #4: Driveway-adjacent Storage Shed (Constructed in 2010)

	<u>Existing</u>		<u>Proposed</u>
•	Ground Floor Area:	9.3m ²	Same
•	Gross Floor Area:	$9.3m^{2}$	Same
•	No. of Stories:	1	Same
•	Width:	3.05m	Same
•	Length:	3.05m	Same
•	Height:	3.05m	Same

Structure #1: Lakefront Stairs (Constructed in 2018)

	Existing		Proposed
•	Ground Floor Area:	6.63m ²	Same
•	Gross Floor Area:	6.63m ²	Same
•	No. of Stories:	1	Same
•	Width:	1.98m	Same
•	Length:	3.35m	Same
•	Height:	0.91m	Same

Structure #2: Second (mid-yard) Stairs (Constructed prior to ownership before 2007)

	Existing		<u>Proposed</u>
•	Ground Floor Area:	7.08m ²	Same
•	Gross Floor Area:	7.08m ²	Same
•	No. of Stories:	1	Same
•	Width:	1.01m	Same
•	Length:	7.01m	Same
•	Height:	0.91m	Same

Structure #3: Lower Lake-side Deck (Constructed prior to ownership before 2007)

	<u>Existing</u>		<u>Proposed</u>
•	Ground Floor Area:	33.45m ²	Same
•	Gross Floor Area:	33.45m ²	Same
•	No. of Stories:	1	Same
•	Width:	6.71m & 4.57m	Same
•	Length:	4.57m & 0.61m	Same
•	Height:	0.61m	Same

Structure #4: Upper Deck (New, 2023 - 2024)

	<u>Existing</u>		<u>Proposed</u>
•	Ground Floor Area:	64.75m ²	Same
•	Gross Floor Area:	64.75m ²	Same
•	No. of Stories:	1	Same
•	Width:	17.69m	Same
•	Length:	3.66m	Same
•	Height:	2.74m	Same

Question #10: Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front:

Building #1: Primary Residence (Constructed in early-to-mid 1990's)

		<u>Existing</u>	Proposed
•	Front:	14.86m	Same
•	Rear:	21.14m	20.89m
•	Side:	3.05m	Same
•	Side:	14.63	Same

Building #2: Sauna (Constructed in 2018)

		Existing	<u>Proposed</u>
•	Front:	41.0m	Same
•	Rear:	0.31m	Same
•	Side:	1.22m	Same
•	Side:	29.53m	Same

Building #3: Lakefront Water Pump/Boathouse (Constructed in 2018)

		Existing	Proposed
•	Front:	38.57m	Same
•	Rear:	2.74m	Same
•	Side:	7.47m	Same
•	Side:	24.51m	Same

Building #4: Driveway-adjacent Storage Shed (Constructed in 2010)

		Existing	Proposed
•	Front:	15.04m	Same
•	Rear:	26.27m	Same
•	Side:	20.08m	Same
•	Side:	10.67m	Same

Structure #1: Lakefront Stairs (Constructed in 2018)

		Existing	Proposed
•	Front:	38.27m	Same
•	Rear:	2.74m	Same
•	Side:	9.45m	Same
•	Side:	22.37m	Same

Structure #2: Second (mid-yard) Stairs (Constructed prior to ownership before 2007)

	Existing	Proposed
•	Front: 30.1m	Same
•	Rear: 7.25m	Same
•	Side: 13.26m	Same
•	Side: 19.53m	Same

Structure #3: Lower Lake-side Deck (Constructed prior to ownership before 2007)

		<u>Existing</u>	Proposed
•	Front:	36.13m	Same
•	Rear:	3.66m	Same
•	Side:	3.05m	Same
•	Side:	19.78m	Same

Structure #4: Upper Deck (New, 2023 - 2024)

	<u>Existing</u>	<u>Proposed</u>
•	Front: 23.22m	Same
•	Rear: 16.34m	Same
•	Side: 1.20m	Same
•	Side: 15.65m	Same

Additional Considerations

•	Total Lot Area:	44.36m x 33.8m = 1,499.37m ²
•	All buildings & accessory structures:	

o Residence: 138.12m² (+ addition 7.44m²) = 145.56m²
o Sauna: 3.05m x 3.05m = 9.3m²
o Water Pump/Boathouse: 3.05m x 1.82m = 5.55m²

o Upper Shed:

Total Lot Area Coverage:

3.05m x 3.05m z 3.05m = 9.3m²

= 162.27m² (169.71m²)

Percent of Lot Area Coverage: 1,499.37m² / 162.27m² (169.71m²) = 10.83% (11.32%)

• The total Lot Area covered by the residence and accessory structures/buildings is less than the maximum coverage of 25% and does not exceed the maximum coverage.

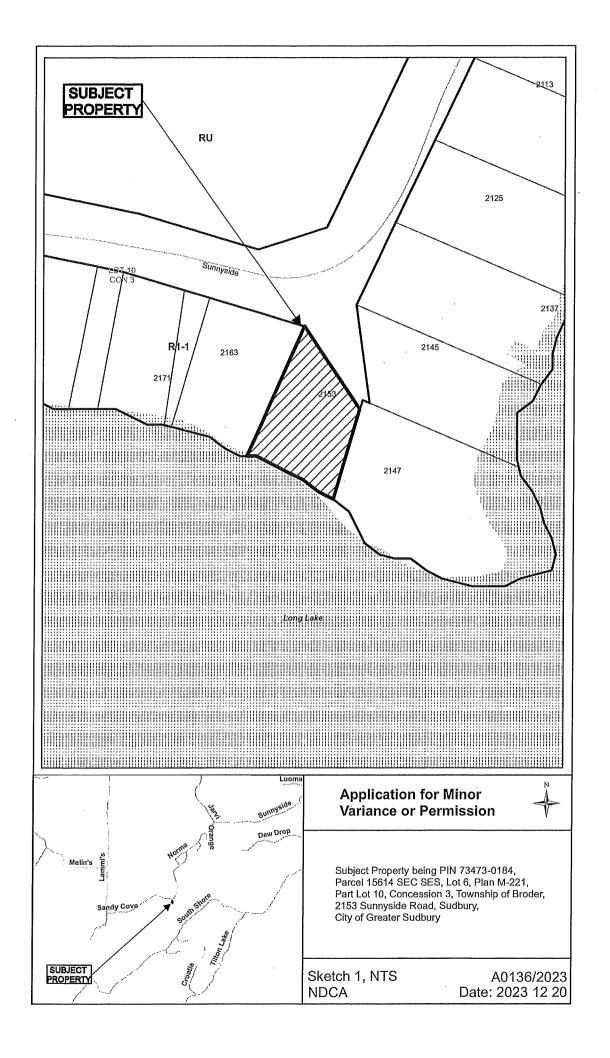
• Total Shoreline Buffer Area: 20.0m x 33.8m = **676m**²

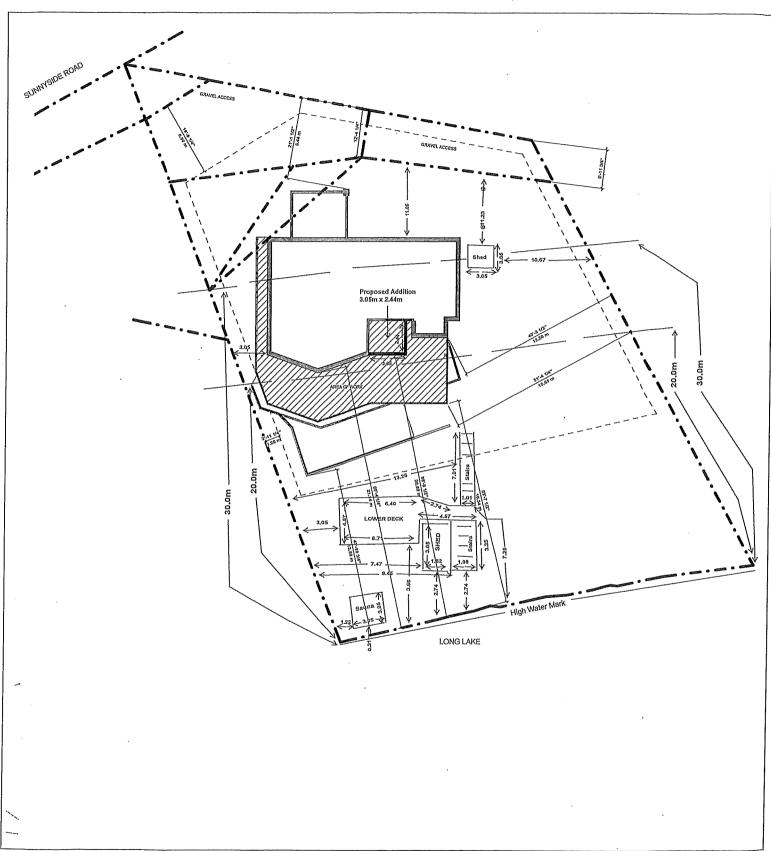
Approved structures:

o Sauna: 3.05m x 3.05m = 9.3m²
o Water Pump/Boathouse: 3.05m x 1.82m = 5.55m²
o Total Stairs: 6.63m² + 7.08m² = 13.71m²
o Lower Deck: 30.66m² + 2.79m² = 33.45m²
o Upper Deck (portion): 17.68m x 2.41m = 42.61m²
al Shoreline Buffer Coverage: = 104.62m²

Total Shoreline Buffer Coverage: = 104.62m
 Percent of Shoreline Buffer Coverage: 676m / 104.62m = 15.48%

• The total shoreline buffer are covered by approved accessory structures is less than the maximum coverage of 25% and does not exceed the maximum coverage of 276m².





SITE PLAN 1" = 10'-0"