

Tom Davies Square
200 Brady St

Wednesday, July 5, 2023

PUBLIC HEARINGS

A0072/2023

**KERRY MUELLER
ACHIM HJ MUELLER**

Ward: 11

PINs 73581-0349 and 73581-0146, Parcels 10130 and 6056 SEC SES, Part 1 on Plan SR-592, Part Lot 2, Concession 3, Township of McKim, 137 Harry Crescent, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2, and 4.41.4 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, as amended, to facilitate the construction of a single detached dwelling with attached garage and secondary dwelling unit providing, firstly, a high water mark setback of 12.0m, 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, secondly, to permit the proposed dwelling and attached garage to be 12.0m setback from the high water mark of a lake, 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, and thirdly, a minimum front yard setback of 1.2m, where a minimum 6.0m setback is required.

A0073/2023

**TERRA FLEURY
CURTIS BOUCK**

Ward: 2

PIN 73380-0478, Part Lot 7, Concession 2, Parts 5, 6 and 11 on Plan 53R-14112, Township of Graham, 19 Burr Oak Road, Naughton, [2010-100Z, RS (Rural Shoreline)]

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 6.6m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B332/91 TO B334/91 (10 AUG 92)

A0074/2023

**ASHLYN COUSINEAU
KYLE JOKINEN**

Ward: 2

PIN 73380-0295, Parcel 28476 SEC SWS, Lot 69-70, Plan M-245, Part Lot 12, Concession 2, Township of Graham, 41 Paul Street, Whitefish, [2010-100Z, R1-2 (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 6.1m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0076/2023

**CHARLENE FAIELLA
ROCCO FAIELLA**

Ward: 11

PIN 73582-0316, Firstly, Part Lot 3, Concession 3, being Part 2 on Plan 53R-18480, subject to LT163; Secondly, Part Lot 2, Concession 3, as in LT 43488, except Part 1 on Plan 53R-18658, Township of McKim, 1069 Lakeshore Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2.5, Table 4.1 and 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 a canopy on the existing single detached dwelling and a detached gazebo, firstly, the gazebo providing a setback from the main building of 1.94m, where gazebos are permitted no closer than 2.0m to the main building, secondly, the canopy on the existing dwelling providing a 13.5m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, and thirdly, to be 13.5m setback from the high water mark of a lake or a river, 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.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF MAY 10, 2023 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0046/2023

**DAVID GAGNON
LYNDSAY BOUCHARD-GAGNON**

"REVISED"

Ward: 9

PIN 73473-0021, Parcel 47795 SEC SES, Part Lot 9, Concession 3, Parts 4, 5, 6, 7, 8, 9, and 10 on Plan 53R-11222, subject to LT601964, subject to an easement in gross over Parts 1, 2, 3, 4, 5, and 6 on Plan 53R-20225 as in SD287966, Township of Broder, 1455 Sunnyside Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing garage providing an interior side yard setback of 0.27m and existing sauna providing an interior side yard setback of 0.92m, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JULY 19, 2023**



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2023.01.01	
A0072/2023	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): <u>Kerry & Achim HJ Mueller</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>1701 - 144 Parks Street</u>	Home Phone: <u>[REDACTED]</u>
City: <u>Waterloo</u>	Business Phone: <u>[REDACTED]</u>
Postal Code: <u>N2L 0B6</u>	Fax Phone: <u>[REDACTED]</u>

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

Name of Agent: <u>Perry + Perry Architects Inc</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>137 Harry Crescent</u>	Home Phone: <u>[REDACTED]</u>
City: <u>Sudbury</u>	Business Phone: <u>[REDACTED]</u>
Postal Code: <u>P3E 3G5</u>	Fax Phone: <u>[REDACTED]</u>

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

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

Name: Not Applicable

Mailing Address: _____

City: _____ Postal Code: _____

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
Front Yard Setback	6.0 m	1.2 m	4.8m
Water Frontage Setback	30.0 m	12.0 m	18.0 m
Shoreline Structures and Facilities	20.0 m	12.0m	7.5 m

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

- c) Description of Proposal:

Allow for the construction of a new single family residential home complete with a secondary dwelling unit.

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

The existing lot and home does not comply with the new waterbody setback requirements. In addition, the existing 2-car garage is entirely located on City property which is proposed to be demolished and located on the property.

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

PIN(s): 73581-0146/7351-0349 Township: McKim
 Lot No.: Part of Lot 2 Concession No.: 3 Parcel(s): 6056 SES & 10130 SES
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 137 Harry Crescent

- 7) Date of acquisition of subject land. 2013/2018

- 8) Dimensions of land affected.

Frontage 34.0 (m) Depth +/-62.0 (m) Area +/-1695.0 (m²) Width of Street unknown (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	+/- 272.0 (m ²)	+/- 387.0 (m ²)
Gross Floor Area:	+/- 322.4 (m ²)	+/- 507.0 (m ²)
No. of storeys:	One (1) + Basement	One (1) + Basement
Width:	14.7 (m)	+/- 15.0 (m)
Length:	19.2 (m)	+/- 22.0 + +/- 8.6 (Garage) (m)
Height:	+/- 5.0 (m)	+/- 7.50 (m)

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

	Existing	Proposed
Front:	+/- 12.0 (m)	1.2 (m)
Rear:	Varies 17.42 (m)	Varies 17.42 (m)
Side:	Varies 16.59 (m)	Varies 16.00 (m)
Side:	1.5 (m)	1.2 (m)

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

Municipally owned & operated piped water system ☒
 Municipally owned & operated sanitary sewage system ☒
 Lake ☐
 Individual Well ☐
 Communal Well ☐
 Individual Septic System ☐
 Communal Septic System ☐
 Pit Privy ☐
 Municipal Sewers/Ditches/Swailes ☒

- What type of access to the land?

Provincial Highway ☐
 Municipal Road ☐
 Maintained Yearly ☒
 Maintained Seasonal ☐
 Right-of-way ☐
 Water ☐
 If access is by water only, provide parking and docking facilities to be used.

- 12) Date(s) of construction of all buildings and structures on the subject land.

+/- 1930 (House) and +/- 1960 (Garage)

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

Use(s): Residential Length of time: +/- 90 years

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

Same as #13 ☐ or, _____

- 15) What is the number of dwelling units on the property? One (1) + One (1) secondary unit

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

☐ Yes ☐ No

If "yes", how many? All Structures _____

- 17) Existing uses of abutting properties: Residential/City Road Allowance/Waterbody

A0072/2023

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Kerry & Achim HJ Mueller (please print all

names), the registered owner(s) of the property described as 137 Harry Crescent

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

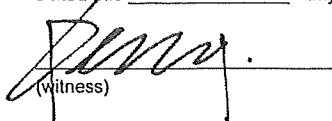
Authority to Enter Land and Photograph

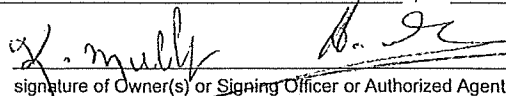
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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

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

Dated this 6th day of June, 20 23

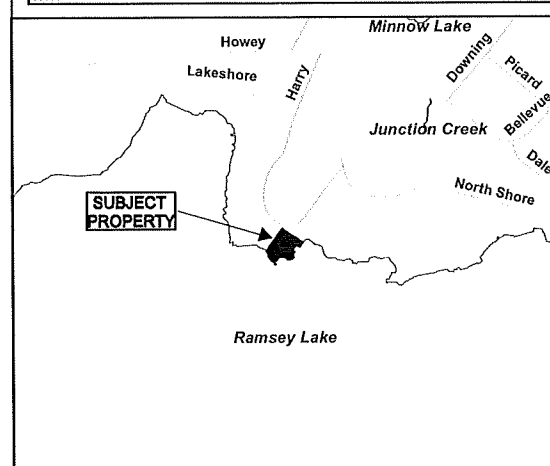
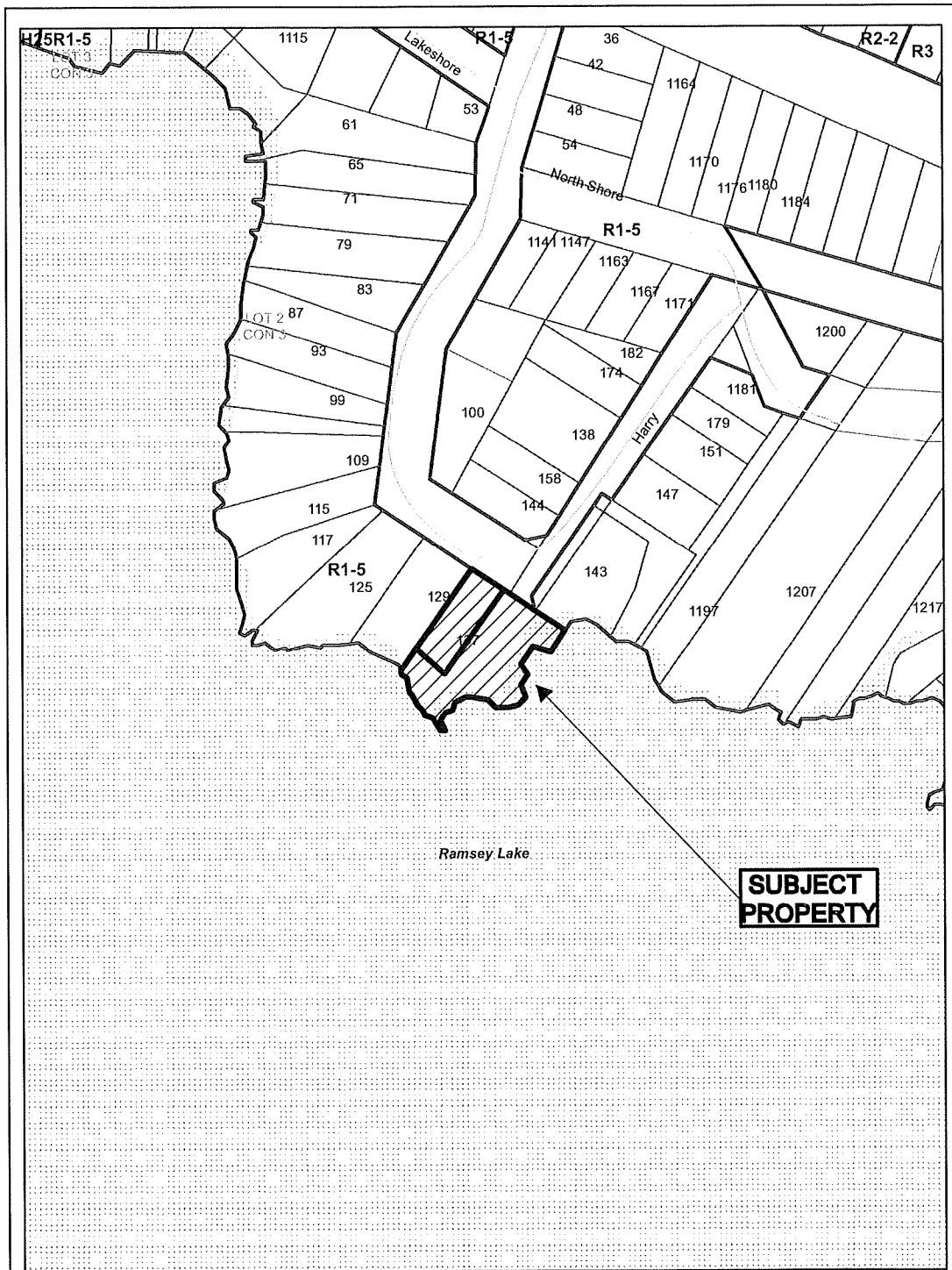

(witness)


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

Print Name: Kerry & Achim HJ Mueller

*I have authority to bind the Corporation

10072/2023



Application for Minor Variance or Permission



Subject Property being
PINs 73581-0349 and 73581-0146,
Parcels 10130 and 6056 SEC SES,
Part 1 on Plan SR-592,
Part Lot 2, Concession 3,
Township of McKim,
137 Harry Crescent, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0072/2023
Date: 2023 06 16



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

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Curtis Bouck and Terra Fleury

Mailing Address: 19 Burr Oak Rd, Naughton ON

City: Naughton ON

Postal Code: P0M2M0

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

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

Name of Agent: Destinie Fournier

Mailing Address: 457 Gordon Lake Rd

City: Chelmsford ON

Postal Code: P0M1L0

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

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

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

Name: N/A

Mailing Address:

City:

Postal Code:

- 4) Current Official Plan designation: RSU RURAL Current Zoning By-law designation: RS

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

Variance To	By-law Requirement	Proposed	Difference
Increase accessory building height	5m	6.6m	1.6m
4.2.4(A)			

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

- c) Description of Proposal:

Build New 35x30 unfinished detached garage with storage loft plus 13x35 carport

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

height of building - rural shoreline buildings maximum height exceeded

to accomodate loft

Office Use Only
2022.01.01
A007312023
S.P.P. AREA
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

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

PIN(s): 733800478 Township: Naughton
 Lot No.: 7 Concession No.: 2 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: 53R14112 Part(s): 5,6 & 11
 Municipal Address or Street(s): 19 Burr Oak Rd, Naughton ON P0M 2M0

- 7) Date of acquisition of subject land. March 9th, 2021

- 8) Dimensions of land affected.

Frontage 151.21 (m) Depth 58.52 (m) Area 29025.56 (m²) Width of Street 10 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	104.05 96.54 (m ²)	97.43 (m ²)
Gross Floor Area:	104.05 341.37 (m ²)	320.04 (m ²)
No. of storeys:	1	1
Width:	7.92 10.66 (m)	10.66 (m)
Length:	13.29 9.14 (m)	9.14 (m)
Height:	8 6.7 (m)	6.6 (m)

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

	Existing	Proposed
Front:	37.18 (m)	37.18 (m)
Rear:	23.46 (m)	10.66 (m)
Side:	19.5 (m)	63.09 (m)
Side:	63.09 117.89 (m)	66.44 69 (m)

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

Municipally owned & operated piped water system ☐
 Municipally owned & operated sanitary sewage system ☐
 Lake ☐
 Individual Well ☐
 Communal Well ☐
 Individual Septic System ☐
 Communal Septic System ☐
 Pit Privy ☐
 Municipal Sewers/Ditches/Swales ☐

What type of access to the land?

Provincial Highway ☐
 Municipal Road ☐
 Maintained Yearly ☐
 Maintained Seasonal ☐
 Right-of-way ☐
 Water ☐
 If access is by water only, provide parking and docking facilities to be used.

- 12) Date(s) of construction of all buildings and structures on the subject land.

House 2022

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

Use(s): Residence

Length of time: 2022 to Present

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

Same as #13 ☐ or, as well as storage

- 15) What is the number of dwelling units on the property? 1

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

☐ Yes ☐ No

If "yes", how many?

- 17) Existing uses of abutting properties: Residential

A0073/2023

APPLICATION FOR MINOR VARIANCE

PAGE 3 OF 4

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

We, Curtis Bouck and Terra Fleury (please print all names), the registered owner(s) of the property described as 19 Burr Oak Rd. Naughton ON P0M 2M0
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- acknowledge that personal information collected on this form is collected pursuant to the Planning Act, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 10.1 of the Planning Act, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- in accordance with the Municipal Freedom of Information and Protection of Privacy Act, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the 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

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

Dated this 7th day of June, 2023


(witness)

Curtis Bouck 06/08/23
Signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Curtis Bouck and Terra Fleury
I have authority to bind the Corporation

Terra Fleury 06/08/23
Signature

A0073/2023

I/We, Gurtis-Bouck and Terra Fleury, Destinie Fournier (please print all names),
the registered owner(s) or authorized agent of the property described as 19 Burr Oak Rd, Naughton ON P0M 2M0

solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 9th day of June, 2023

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

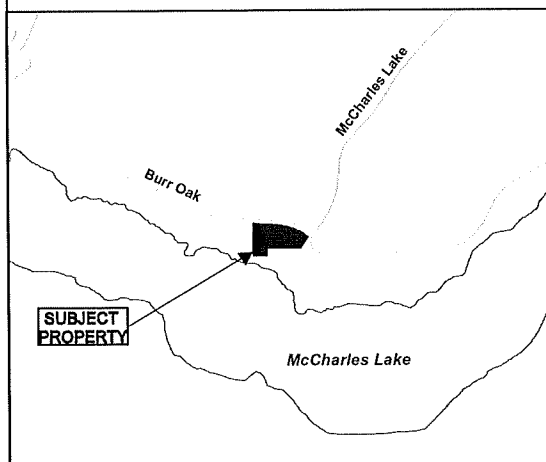
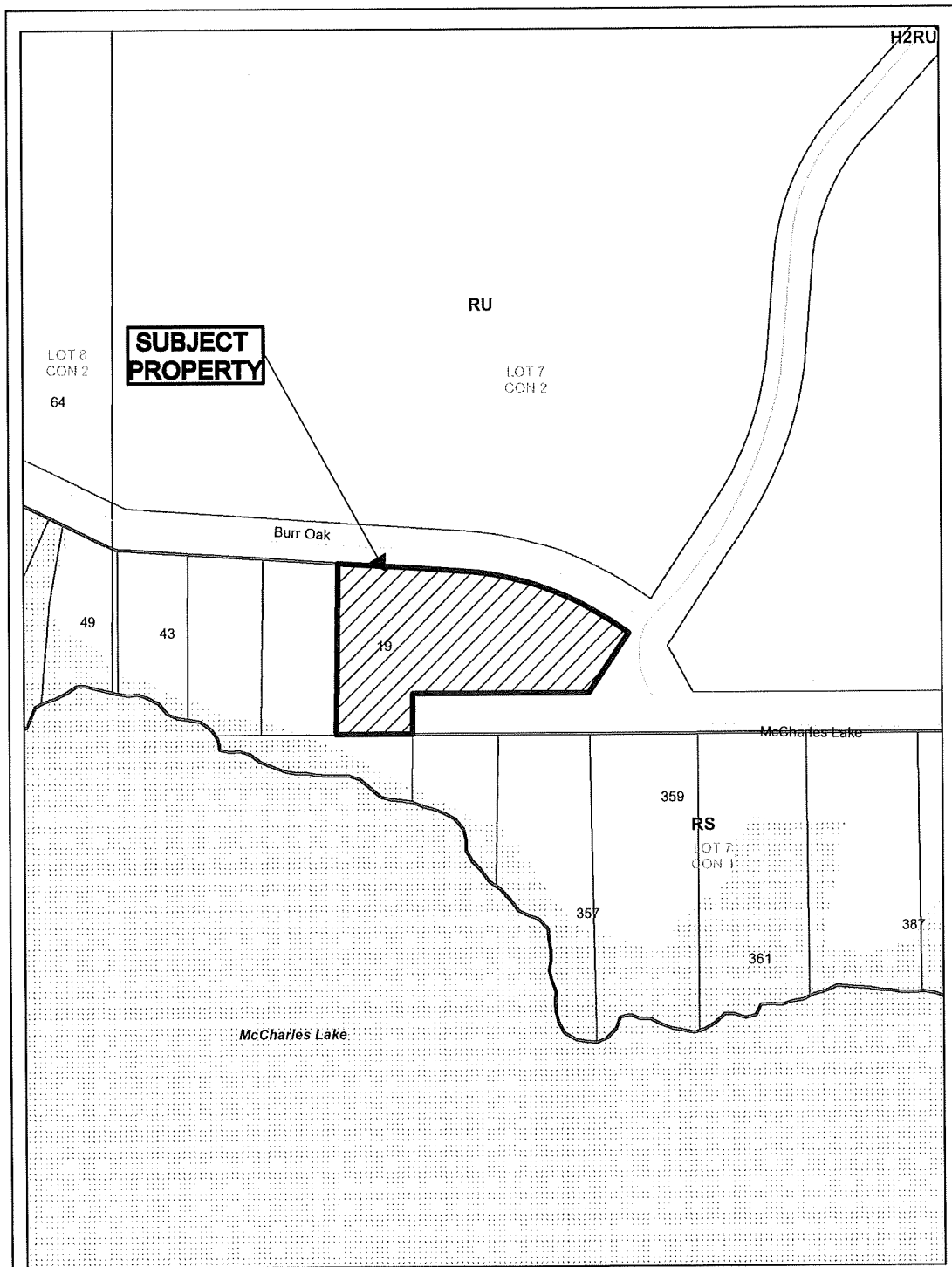
Print Name: Destinie Fournier
 *I have authority to bind the Corporation

* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: June 9/23 Hearing Date: July 5, 2023 Received By: S. Pinkerton
Zoning Designation: RS Resubmission: ☐ Yes ☒ No
Previous File Number(s): See below
Previous Hearing Date: _____
Notes: B0332/1991
B0333/1991 (Aug 10/92)
B0334/1991
B0335/1991 - withdrawn.

17007312023



Application for Minor Variance or Permission

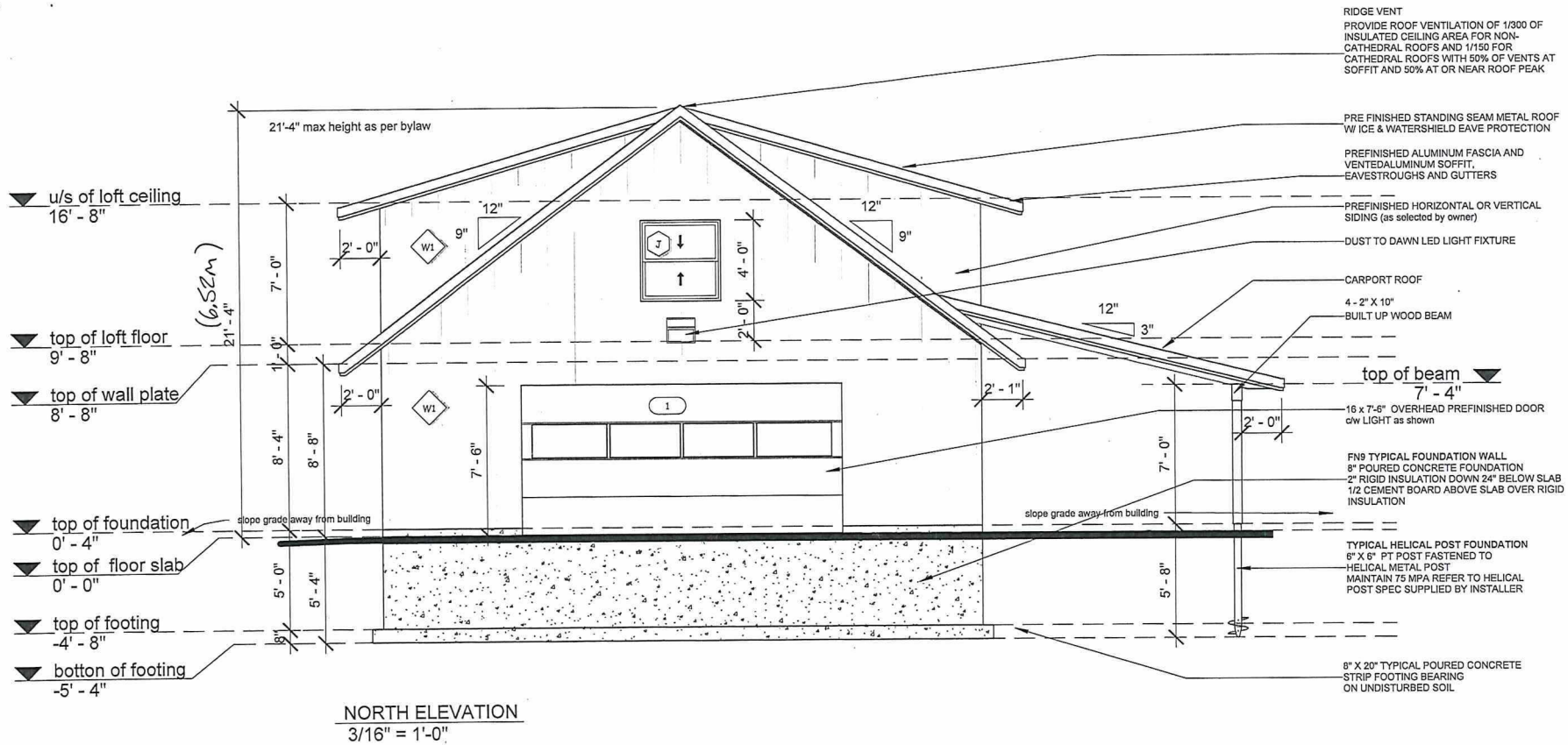


Subject Property being
PIN 73380-0478,
Part Lot 7, Concession 2,
Parts 5, 6 and 11 on Plan 53R-14112,
Township of Graham,
19 Burr Oak Road, Naughton,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0073/2023
Date: 2023 06 16

A0073/2023
sketch 2



I PAUL PELLAND DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM REGISTERED UNDER SUBSECTION 2.17.4 OBC I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

INDIVIDUAL BCIN 115884
FIRM BCIN 35810

PAUL PELLAND
1582790 ONTARIO LTD O/A NORTH SOUTH STUDIO

PROJECT
Detached Garage

CURTIS BOUCK
19 BURR OAK ROAD, NAUGHTON

ON THIS SHEET
NORTH ELEVATION

DRAWN PRP

CHECKED AM

DATE 06/20/20

SCALE 3/16" = 1'-0"

PROJECT #
08-2023

DRAWING

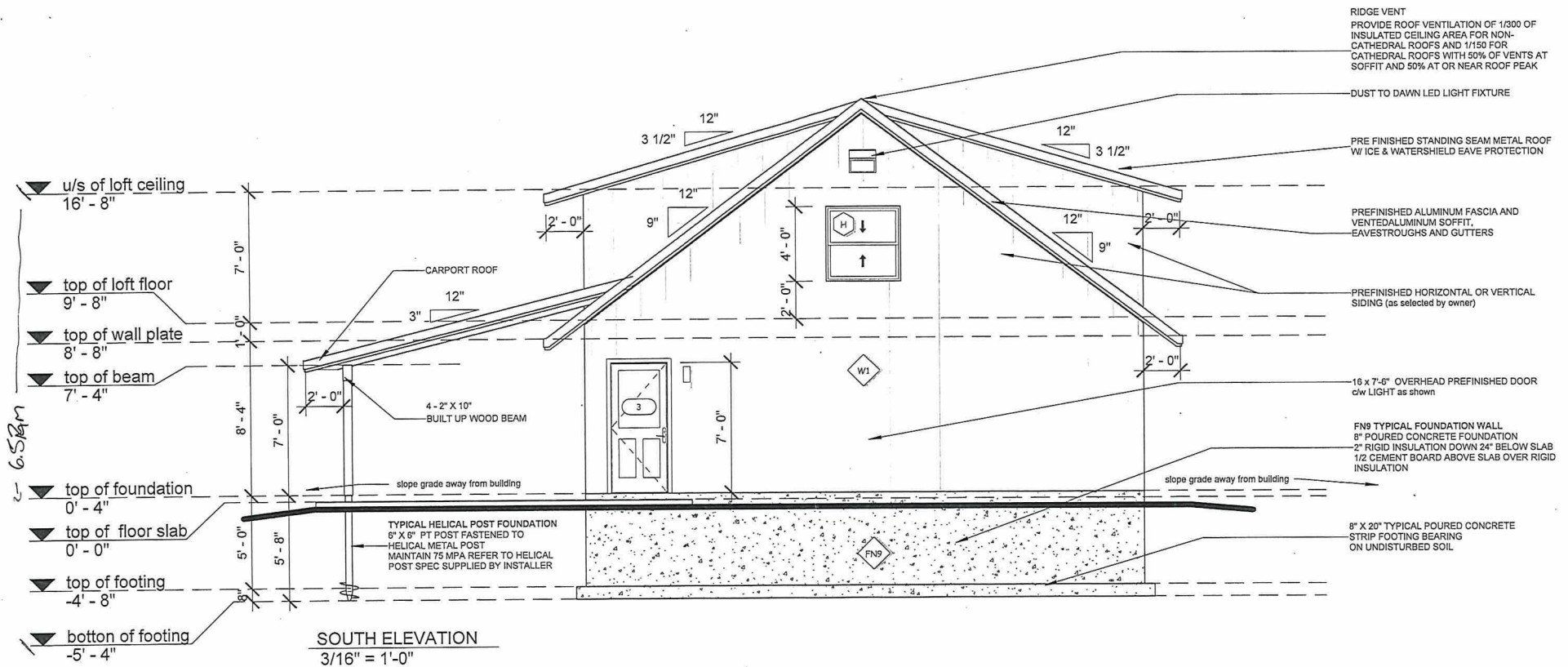
A 6

WWW.NORTHSOUTHSTUDIO.ONLINE



A 6

1007312023
Sketch 4



I PAUL PELLAND DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM.
REGISTERED UNDER SUBSECTION 2.17.4 OBC
I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

INDIVIDUAL BCIN 115884
FIRM BCIN 35810

PAUL PELLAND
1582790 ONTARIO LTD O/A NORTH SOUTH STUDIO

PROJECT
Detached Garage

CURTIS BOUCK
19 BURR OAK ROAD, NAUGHTON

ON THIS SHEET
SOUTH ELEVATIONS

DRAWN	PRP
CHECKED	AM
DATE	06/20/20
SCALE	3/16" = 1'-0"

PROJECT #
08-2023

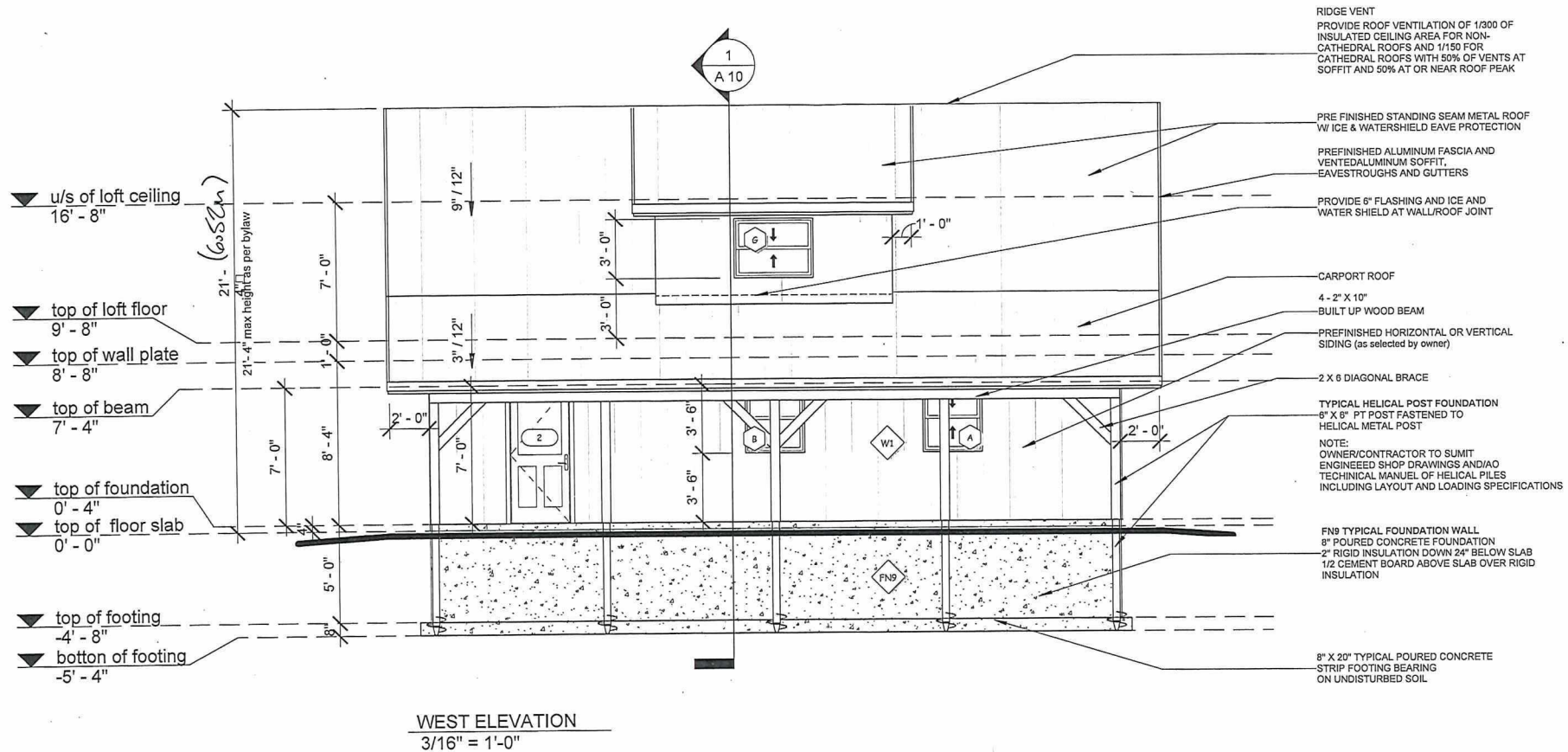
DRAWING
A 7

WWW.NORTHSSOUTHSTUDIO.ONLINE



A 7

A007312023
sketch 5



I PAUL PELLAND DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM
REGISTERED UNDER SUBSECTION 2.17.4 OBC
I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

INDIVIDUAL BCIN 115884
FIRM BCIN 35810

PAUL PELLAND
1582790 ONTARIO LTD O/A NORTH SOUTH STUDIO

PROJECT
Detached Garage

CURTIS BOUCK
19 BURR OAK ROAD, NAUGHTON

ON THIS SHEET
WEST ELEVATION

DRAWN PRP

CHECKED AM

DATE 01/19/22

SCALE 3/16" = 1'-0"

PROJECT #

08-2023

DRAWING

A 8

WWW.NORTHSOUTHSTUDIO.ONLINE



A 8

1
A 10

PROVIDE ROOF VENTILATION OF 1/300 OF INSULATED CEILING AREA FOR NON-CATHEDRAL ROOFS AND 1/150 FOR CATHEDRAL ROOFS WITH 50% OF VENTS AT SOFFIT AND 50% AT OR NEAR ROOF PEAK

PRE FINISHED STANDING SEAM METAL ROOF W/ ICE & WATERSHIELD EAVE PROTECTION

PREFINISHED ALUMINUM FASCIA AND VENTED ALUMINUM SOFFIT, EAVESTROUGHS AND GUTTERS

PROVIDE 6" FLASHING AND ICE AND WATER SHIELD AT WALL/ROOF JOINT

PREFINISHED HORIZONTAL OR VERTICAL SIDING (as selected by owner)

FN9 TYPICAL FOUNDATION WALL
8" POURED CONCRETE FOUNDATION
2" RIGID INSULATION DOWN 24" BELOW SLAB
1/2 CEMENT BOARD ABOVE SLAB OVER RIGID INSULATION

8" X 30" TYPICAL POURED CONCRETE STRIP FOOTING BEARING ON UNDISTURBED SOIL

u/s of loft ceiling
16' - 8"

top of loft floor
9' - 8"

top of wall plate
8' - 8"

top of foundation
0' - 4"

top of floor slab
0' - 0"

top of footing
-4' - 8"

bottom of footing
-5' - 4"

21'-4" max height gable bylaw

60 SCA

2' - 0"

3' - 6"

3' - 6"

2' - 0"

3' - 0"

3' - 0"

9' / 12"

3 1/2" / 12"

9' / 12"

2' - 0"

2' - 0"

slope grade away from building

slope grade away from building

W1

FN9

EAST ELEVATION

3/16" = 1'-0"

A 9



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

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

Office Use Only 2023.01.01
A0034/2023
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO ___

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Ashlyn Cousineau / Kyle Johner Email: [REDACTED]
Mailing Address: 41 Paul Street (deceased) Home Phone: [REDACTED]
City: Whitefish Postal Code: P0M 3E0 Fax Phone: [REDACTED]

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

Name of Agent: Brett Bellaria Email: [REDACTED]
Mailing Address: 2124 Chest Drive W Home Phone: [REDACTED]
City: Garrison Postal Code: P3L 1W6 Fax Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

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

- 4) Current Official Plan designation: Living Area Current Zoning By-law designation: R1-2

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

Variance To	By-law Requirement	Proposed	Difference
4.2.4(A)	5M	6.1m	1.1m

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

- c) Description of Proposal: would like to add 1.1m higher for storage purposes

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

very interested in putting storage off ground floor

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

PIN(s): Township: Cochran
 Lot No.: 1 Concession No.: 2 Parcel(s): 2006/001/1/1/1
 Subdivision Plan No.: Lot: 7 Reference Plan No.: Part(s): 1
 Municipal Address or Street(s): 11 P. 1

- 7) Date of acquisition of subject land.
- November 22/2018
- ?

- 8) Dimensions of land affected.
- 48.77m
- 4094m²
- ?
-
- Frontage
- 124.97m
- (m) Depth
- 26.11
- (m) Area
- 3264
- (m
- ²
-) Width of Street (m)

Shed 2
9m²
3m
3m
1.9m

Particulars of all buildings:	Existing	Proposed
Ground Floor Area:	98.84 m ²	222.96 m ²
Gross Floor Area:	197.68 m ²	13.93 m ²
No. of storeys:	1.5	1
Width:	8.53 m	4.57 m
Length:	11.58 m	3.04 m
Height:	7.92 m	1.83 m

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

	Existing	Shed 2	Proposed
Front:	13.3 m	30.48 (m) to be removed	13.3 m
Rear:	26.6 m	13.71 (m)	10 m
Side:	4 m	18.29 (m)	5.3 m
Side:	34 m	42.67 (m)	16.66 m

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

☐ Municipally owned & operated piped water system
☐ Municipally owned & operated sanitary sewage system
☐ Lake
☐ Individual Well
☐ Communal Well
☐ Individual Septic System
☐ Communal Septic System
☐ Pit Privy
☒ Municipal Sewers/Ditches/Swales

What type of access to the land?

☒ Provincial Highway
☒ Municipal Road
☐ Maintained Yearly
☐ Maintained Seasonal
☐ Right-of-way
☐ Water
 If access is by water only, provide parking and docking facilities to be used.

- 12) Date(s) of construction of all buildings and structures on the subject land.

1949

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

Use(s): residential livingLength of time: November 22/2018

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

Same as #13 ☒ or,

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

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

☐ Yes ☒ NoIf "yes", how many?

- 17) Existing uses of abutting properties:

Cochran

A0074/2023

APPLICATION FOR MINOR VARIANCE

PAGE 3 OF 4

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Ashlyn Jakinen (Cousineau) (please print all names), the registered owner(s) of the property described as residential in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the 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

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

Dated this May day of 16, 2023

x [Signature]
(witness) Neighbour

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

Print Name: Ashlyn Jakinen

*I have authority to bind the Corporation

A0074/2023

Variance for Detached Garage for 41 Paul Street, Whitefish

Name: Paul HACHEY

Relationship: Neighbor

Address: 40 Paul St Whitefish

Comment: I Paul Hache approve of detached
GARAGE being built at 41 Paul St.
I HAVE NO CONCERNS for the building
Hight being built at 6 meters
It does not disrupt veiws from my
home.

Paul Hache

A0074/2023

Variance for Detached Garage for 41 Paul Street, Whitefish

Name: GEORGE BRIDEAU

Relationship: NEIGHBOUR

Address: 32 & 34 PAUL ST

Comment: * I APPROVE OF DETACHED GARAGE BEING BUILT
AT 41 PAUL ST

* I HAVE NO CONCERNS FOR THE BUILDING HEIGHT
BEING BUILT AT 6M

* IT DOES NOT DISRUPT MY VIEWS FROM MY
PROPERTIES

G Braidan JUNE 1 2023

A0074/2023

Variance for Detached Garage for 41 Paul Street, Whitefish

Name: Tom and Lorraine Dolan

Relationship: Neighbour

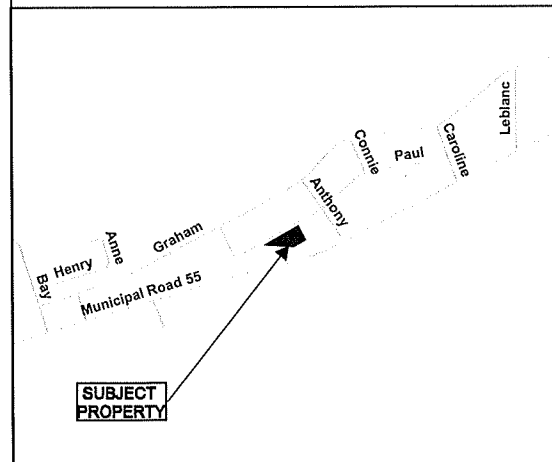
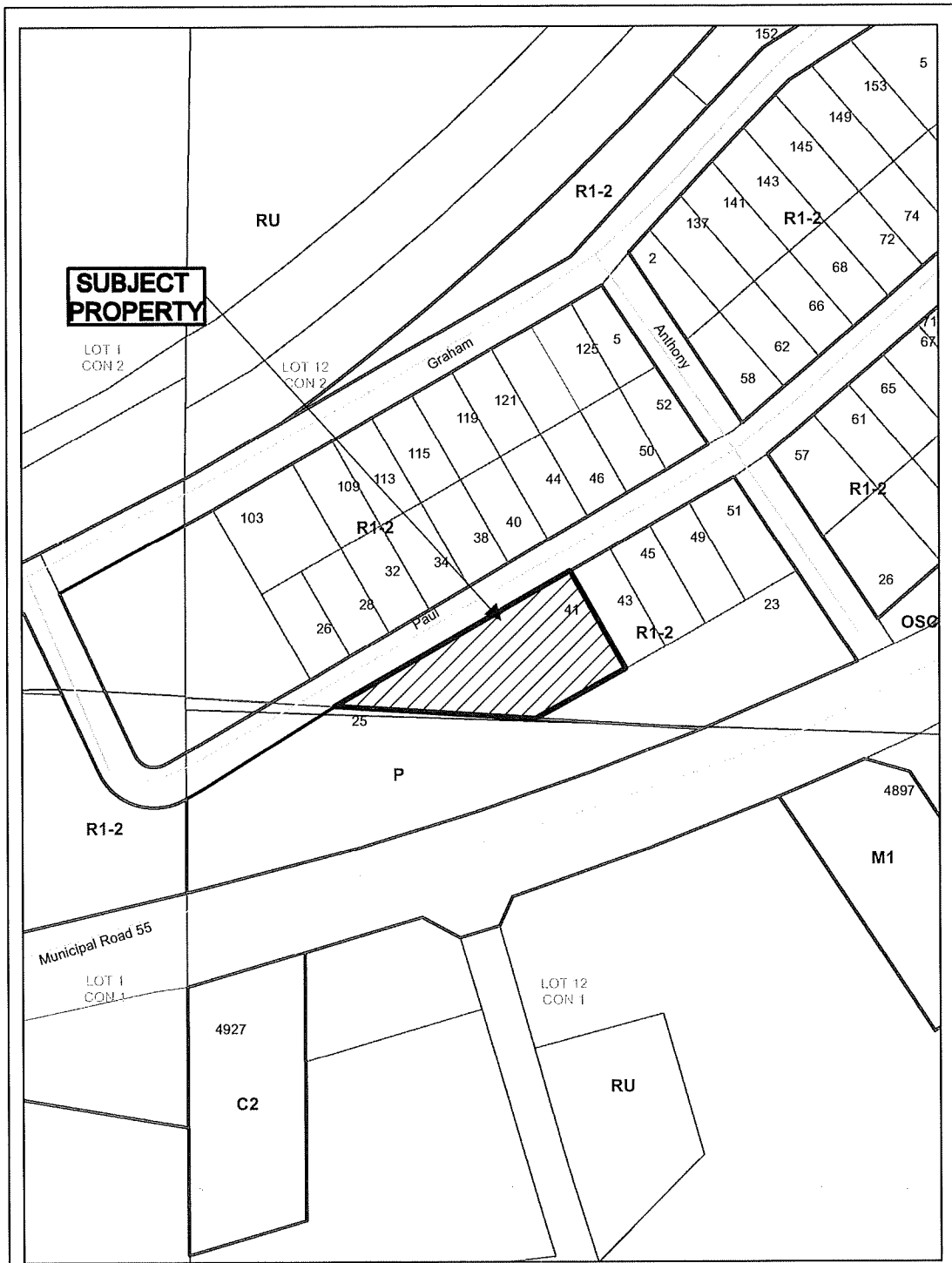
Address: 44 Paul St.
Whitefish, Ont P0m 3E0

Comment: We approve of detached garage being
built at 41 Paul St.
We have no concerns for the building
height being built at 6 meters.
This does not disrupt views from
our home.

Dated June 1/23

Lorraine Dolan
Tom Dolan

A0074/2023



Application for Minor Variance or Permission



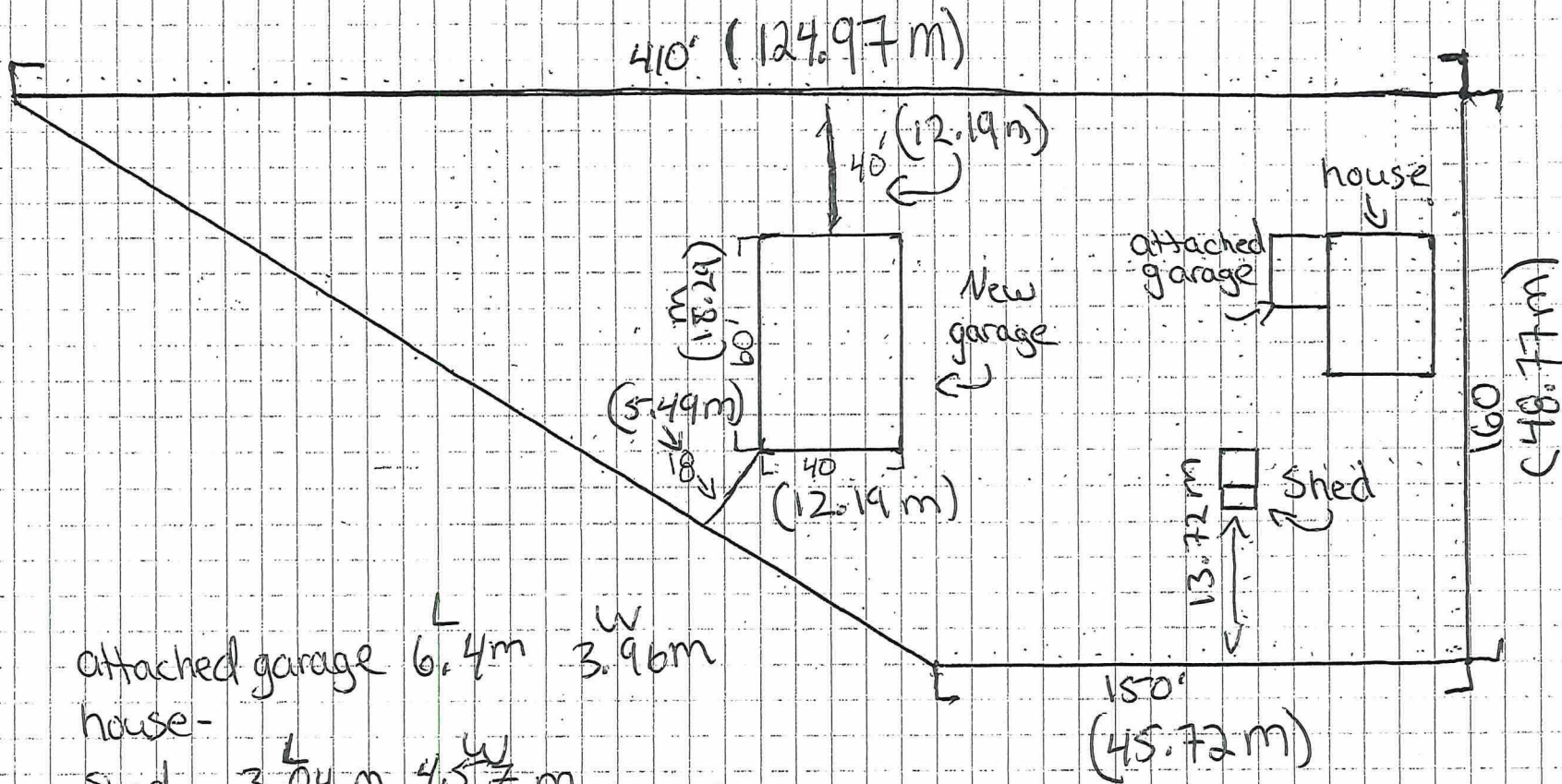
Subject Property being
PIN 73380-0295,
Parcel 28476 SEC SWS,
Lots 69 and 70, Plan M-245,
Part Lot 12, Concession 2,
Township of Graham,
41 Paul Street, Whitefish,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0074/2023
Date: 2023 06 16

10'

Paul Street



attached garage L 6.4m W 3.96m

house-

shed- L 3.04m W 4.57m

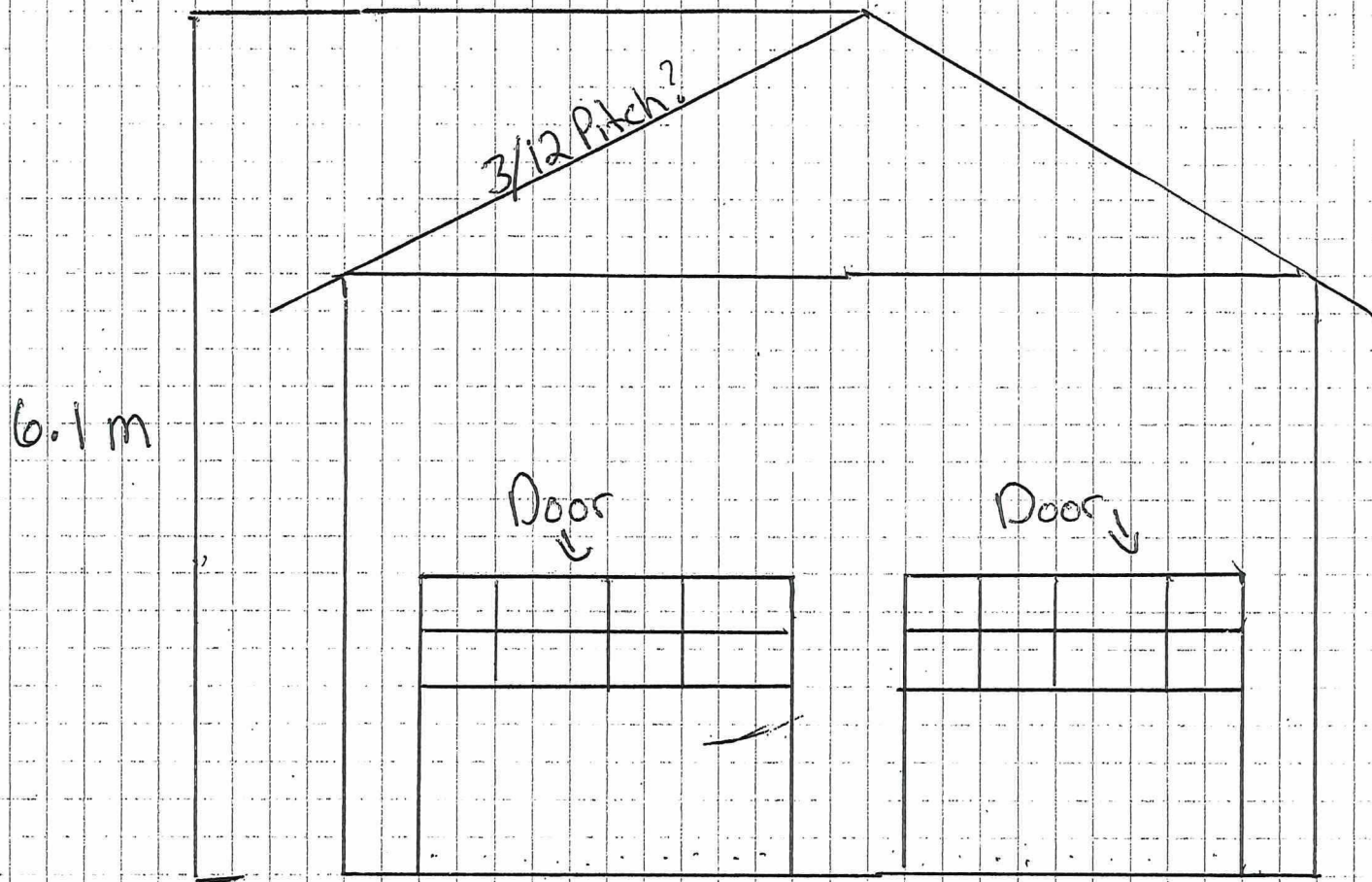
proposed detached garage - L 18.29m W 12.19m

* Legend
 1 square = 9.29 m²

Acc 74/2023
 Sketch 2

10'

Street View



A0074/2023
Sketch 3



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 2023.01.01	
A 0076/2023	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
A APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Rocco Faiella and Charlene Faiella Email: [REDACTED]
Mailing Address: 1069 Lakeshore Dr Home Phone: [REDACTED]
City: Sudbury Postal Code: P3B 1E3 Business Phone: [REDACTED]

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

Name of Agent: Centreline Architecture Email: [REDACTED]
Mailing Address: 158 Elgin St. Home Phone: [REDACTED]
Suite 201 Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E 3N5 Fax: [REDACTED]

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

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

Name: Manulife Bank (ManuONE)
Mailing Address: 500 King Street North, P.O. Box 1602, STN Waterloo
City: Waterloo Postal Code: N2J 4C6

- 4) Current Official Plan designation: Living Area - 1 Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
Shoreline Buffer Encroachment	20m	13.5m	6.5m
Shoreline Setback Encroachment	30m	13.5	16.5m
Distance Between House and Gazebo	2m	1.94m	0.06m

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

- c) Description of Proposal:

Construction of Canopy off the existing house and gazebo to face the lake

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

Anything built behind the house facing the lake will encroach both the shoreline buffer and setback.

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

PIN(s): _____ Township: McKim
 Lot No.: _____ Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1069 Lakeshore Drive

- 7) Date of acquisition of subject land. Approximately 2005

- 8) Dimensions of land affected.

Frontage 61.42 (m) Depth 63.53 (m) Area 1978 (m²) Width of Street 5 (m)

SEE ATTACHED

- 9) Particulars of all buildings: Existing Proposed
- | | Existing | Proposed |
|--------------------|-------------------|-------------------|
| Ground Floor Area: | (m ²) | (m ²) |
| Gross Floor Area: | (m ²) | (m ²) |
| No. of storeys: | | |
| Width: | (m) | (m) |
| Length: | (m) | (m) |
| Height: | (m) | (m) |

SEE ATTACHED

- 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). Existing Proposed
- | | Existing | Proposed |
|--------|----------|----------|
| Front: | (m) | (m) |
| Rear: | (m) | (m) |
| Side: | (m) | (m) |
| Side: | (m) | (m) |

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

What type of access to the land?

Municipally owned & operated piped water system ☒
 Municipally owned & operated sanitary sewage system ☒
 Lake ☐
 Individual Well ☐
 Communal Well ☐
 Individual Septic System ☐
 Communal Septic System ☐
 Pit Privy ☐
 Municipal Sewers/Ditches/Swales ☐

Provincial Highway ☐
 Municipal Road ☐
 Maintained Yearly ☒
 Maintained Seasonal ☐
 Right-of-way ☐
 Water ☐
 If access is by water only, provide parking and docking facilities to be used.

- 12) Date(s) of construction of all buildings and structures on the subject land.

2019

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

Use(s): Residential

Length of time: 100% since we owned the property

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

Same as #13 ☐ or, _____

- 15) What is the number of dwelling units on the property? 1

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties: Residential

A007612023

Application For Minor Variance

1069 Lakeshore Dr

Sudbury, ON

9)

Particulars of All Buildings:

Existing

	House
Ground Floor Area (m ²)	288.5
Gross Floor Area (m ²)	599
No. of Storeys	2
Width (m)	18.35
Length (m)	17.84
Height (m)	9.16

Proposed

	Canopy	Gazebo
Ground Floor Area (m ²)	37.4	7.9
Gross Floor Area (m ²)	37.4	7.9
No. of Storeys	1	1
Width (m)	7.68	2.83
Length (m)	4.86	4.5
Height (m)	6.15	2.66

10)

Location of All Buildings and Structures on or Proposed For The Subject Lands (Specify Distances From Side, Rear and Front Lot Lines.)

Existing

	House
Front (m)	20.83
Rear (m)	20.9
Side (m)	6.1
Side (m)	33.45

Proposed

	Canopy	Gazebo
Front (m)	15.11	17.73
Rear (m)	38.73	37.31
Side (m)	6.1	1.33
Side (m)	43.41	53.71

A0076/2023

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

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

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

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

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

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

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

If "yes", provide details on how the property is designated in the Source Protection Plan. _____
Ramsey Lake Intake Protection Zone, Score of 9

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Rocco Faiella and Charlene Faiella (please print all names), the registered owner(s) of the property described as 1069 Lakeshore Drive, Sudbury, ON P3B 1E3
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the 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

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

Dated this 6 day of JUNE, 2023

(witness) Caitlin Cyburski


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

Print Name: ROCCO FAIELLA / CHARLENE FAIELLA
*I have authority to bind the Corporation

1007612023

I/We, Centennial Architecture (please print all names),
the registered owner(s) or authorized agent of the property described as
1069 Lakeshore Dr.

solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 12 day of June, 20 23

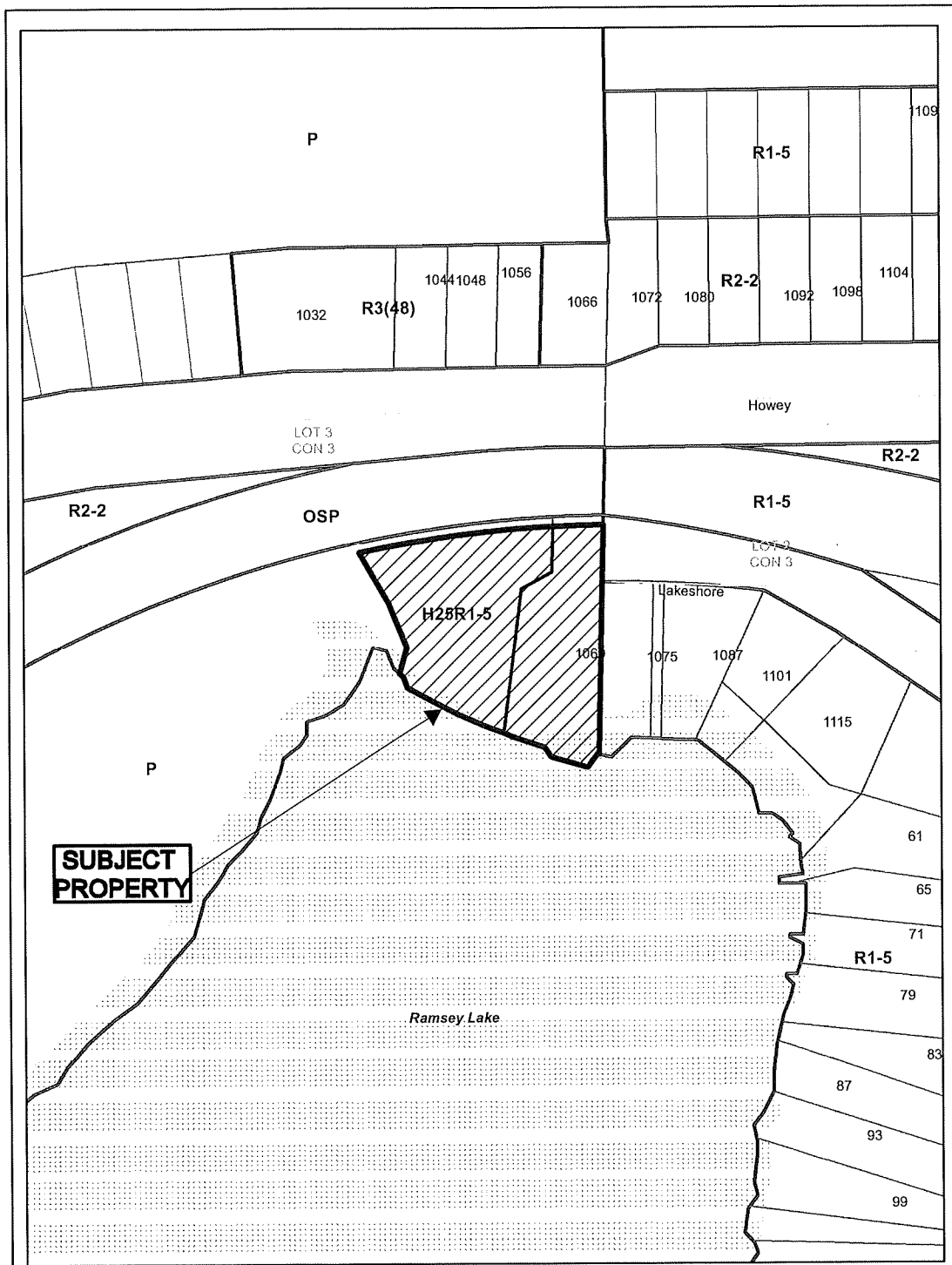

signature of Owner(s) or Signing Officer or Authorized Agent
(where a Corporation)

Print Name: Melissa Furino
 I have authority to bind the Corporation ☒

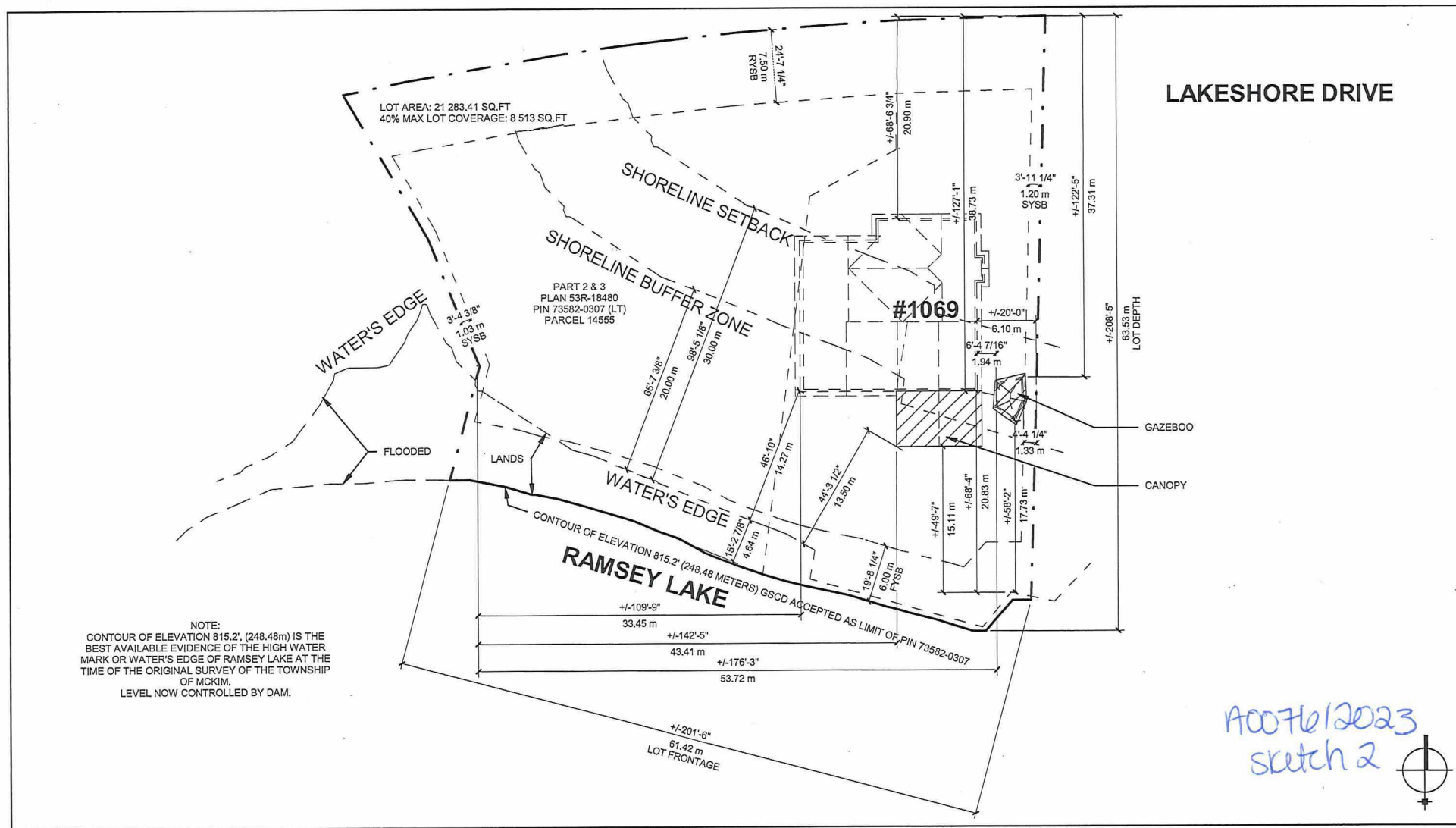
FOR OFFICE USE ONLY

[illegible]

A0076/2023



	<div data-bbox="889 1576 1208 1647" data-label="Section-Header"> <h3>Application for Minor Variance or Permission</h3> </div> <div data-bbox="1279 1570 1338 1647" data-label="Image"> </div> <div data-bbox="829 1689 1360 1902" data-label="Text"> <p>Subject Property being PIN 73582-0316, Firstly, Part Lot 3, Concession 3, being Part 2 on Plan 53R-18480, subject to LT163; Secondly, Part Lot 2, Concession 3, as in LT 43488, except Part 1 on Plan 53R-18658, Township of McKim, 1069 Lakeshore Drive, Sudbury, City of Greater Sudbury</p> </div> <div data-bbox="829 1944 1019 2008" data-label="Text"> <p>Sketch 1, NTS NDCA</p> </div> <div data-bbox="1136 1944 1360 2008" data-label="Text"> <p>A0076/2023 Date: 2023 06 16</p> </div>
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16' - 11 1/8" U/S TRUSS

8' - 11 1/8" SECOND FLOOR

8' - 0" U/S GRND. FLR. CEILING

0" GROUND FLOOR

-3' - 5" GRADE



NORTH / LAKE FRONT
1" = 10'-0"

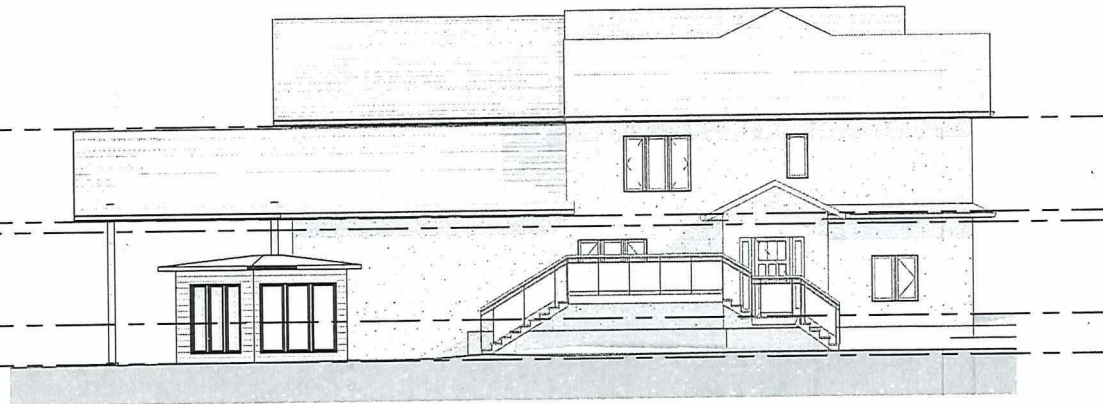
16' - 11 1/8" U/S TRUSS

8' - 11 1/8" SECOND FLOOR

8' - 0" U/S GRND. FLR. CEILING

0" GROUND FLOOR

-3' - 5" GRADE



WEST
1" = 10'-0"

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Sketch 3



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

REVISED

Office Use Only 2023.01.01	
A0046/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)

A APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): David Gagnon, Lyndsay Bouchard-Gagnon Email: [REDACTED]
Mailing Address: 1455 Sunnyside Rd Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3G 1J1 Fax Phone: [REDACTED]

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

Name of Agent: Dennis Castellan [REDACTED] Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
258 Forest lake Rd Business Phone: [REDACTED]
City: Sudbury Postal Code: P3G 1K8 Fax Phone: NA

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

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

Name: Royal Bank of Canada
Mailing Address: 1720 Lasalle Blvd
City: Sudbury Postal Code: P3A 2A1

- 4) Current Official Plan designation: Residential Current Zoning By-law designation: R1-2

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

Variance To	By-law Requirement	Proposed	Difference
Permit existing Garage, Sauna and Shed		To permit	
**Garage(East Side Yard)	1.2	.27	.93
**Sauna:(west Side yard) and,	1.2	.92+/-	.28
Sauna Building Height	2.5	3.2+/-	.7

**Existing encroachments at time of Purchase

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

- c) Description of Proposal:
Provide relief for existing Sauna, Shed and Garage buildings and permit respective sideyard and building height* encroachments (Garage and Sauna*); all existing at time of purchase in 2011. (Refer Schedule B)

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Relief is requested, as a result of conditions which existed when residence was purchased in 2011

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

PIN(s): 73473-0021 Township: Broder
 Lot No.: 9 Concession No.: 3 Parcel(s): 47795 SEC SES
 Subdivision Plan No.: Lot: Reference Plan No.: 53R11222 Part(s): 1-7
 Municipal Address or Street(s): ~~238 Forest Lake Rd~~ 1455 Sunnyside Rd

- 7) Date of acquisition of subject land. June 25, 2011

- 8) Dimensions of land affected.

Frontage 38.066 (m) Depth 158.196 (m) Area 4,030+/- (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	82 (m ²)	(m ²)
Gross Floor Area:	246 (m ²)	(m ²)
No. of storeys:	2	
Width:	10.36 (m)	(m)
Length:	7.92 (m)	(m)
Height:	10.36 (m)	(m)

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

	Existing	Proposed
Front:	Refer attached Schedule A (m)	Refer Schedule A (m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

Municipally owned & operated piped water system ☐
 Municipally owned & operated sanitary sewage system ☐
 Lake ☒
 Individual Well ☐
 Communal Well ☐
 Individual Septic System ☒
 Communal Septic System ☐
 Pit Privy ☐
 Municipal Sewers/Ditches/Swales ☒

- What type of access to the land?

Provincial Highway ☐
 Municipal Road ☐
 Maintained Yearly ☒
 Maintained Seasonal ☐
 Right-of-way ☒
 Water ☐
 If access is by water only, provide parking and docking facilities to be used.

- 12) Date(s) of construction of all buildings and structures on the subject land.

1987

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

Use(s): Single Family Residential Length of time: unknown

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

Same as #13 ☐ or, _____

- 15) What is the number of dwelling units on the property?
- _{1 (one)}

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties: Residential

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, David Gagnon (please print all names), the registered owner(s) of the property described as 1455 Sunnyside Rd
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the 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 Dennis Castellan (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 23rd day of MAY, 2023

(witness)

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

Print Name: DENNIS CASTELLAN

*I have authority to bind the Corporation David Gagnon

A0046/2023

I/We, David Guyon (please print all names),
the registered owner(s) or authorized agent of the property described as _____.

Dated this 7 day of June, 2023

* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

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Schedule "A"

Re: 10) Location of all buildings and structures on or proposed for the subject lands.....

Residence	Existing	Proposed
Front:	118 +/-	NA
Rear:	26.8+/-	
Side (E):	7.68 & 7.97	
Side(w):	3.16 & 3.44	
Shed	Existing	Proposed
Front:	28.8. +/-	NA
Rear:	119. +/-	
Side (E):	12.1	
Side(w):	11.1	
Garage	Existing	Proposed
Front:	65 +/-	NA
Rear:	82 +/-	
Side (E):	.27	
Side(w):	18.4	
Note: no eave		
Sauna	Existing	Proposed
Front:	1155 +/-	NA
Rear:	5.1 +/-	
Side (E):	13.4	
Side(w):	.92	
Note: eave is compliant		

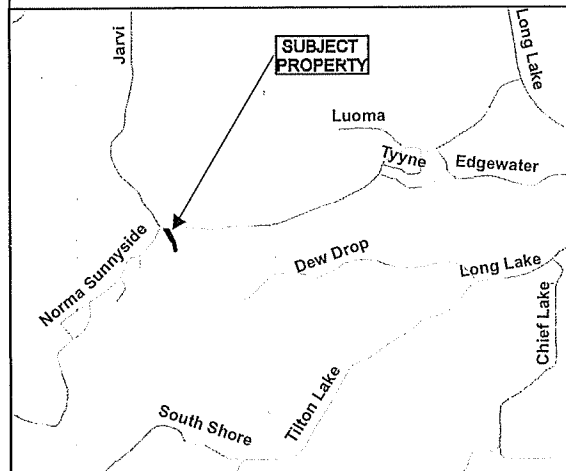
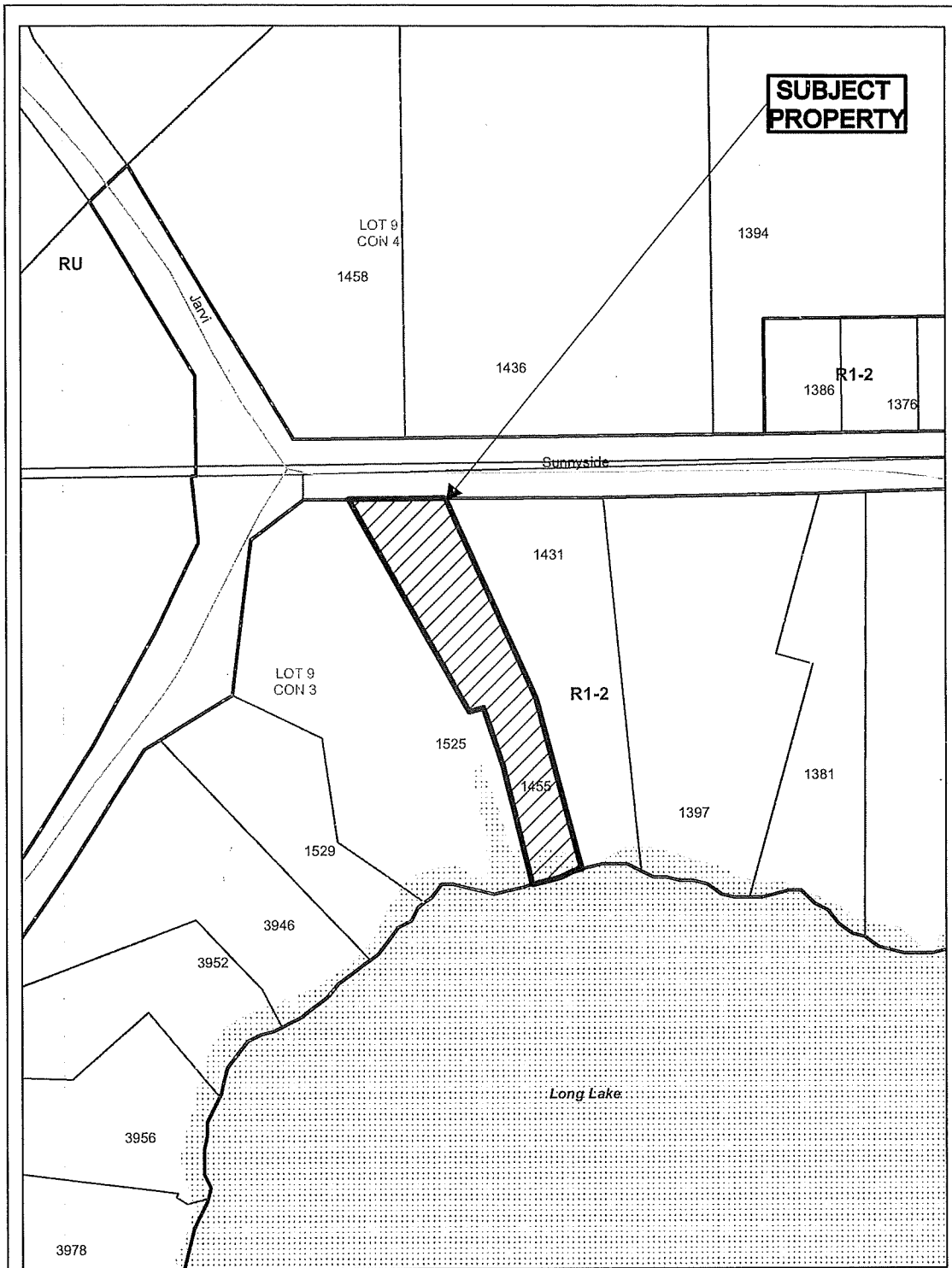
Schedule B: Dimensions of Shed, Garage and Sauna

Shed: 7.5m x 7.2m x 4.2m(H)

Garage: 9.1m x 6.6m x 4m(H)

Sauna: 4.4m x 4.4m x 3.2m(H)*

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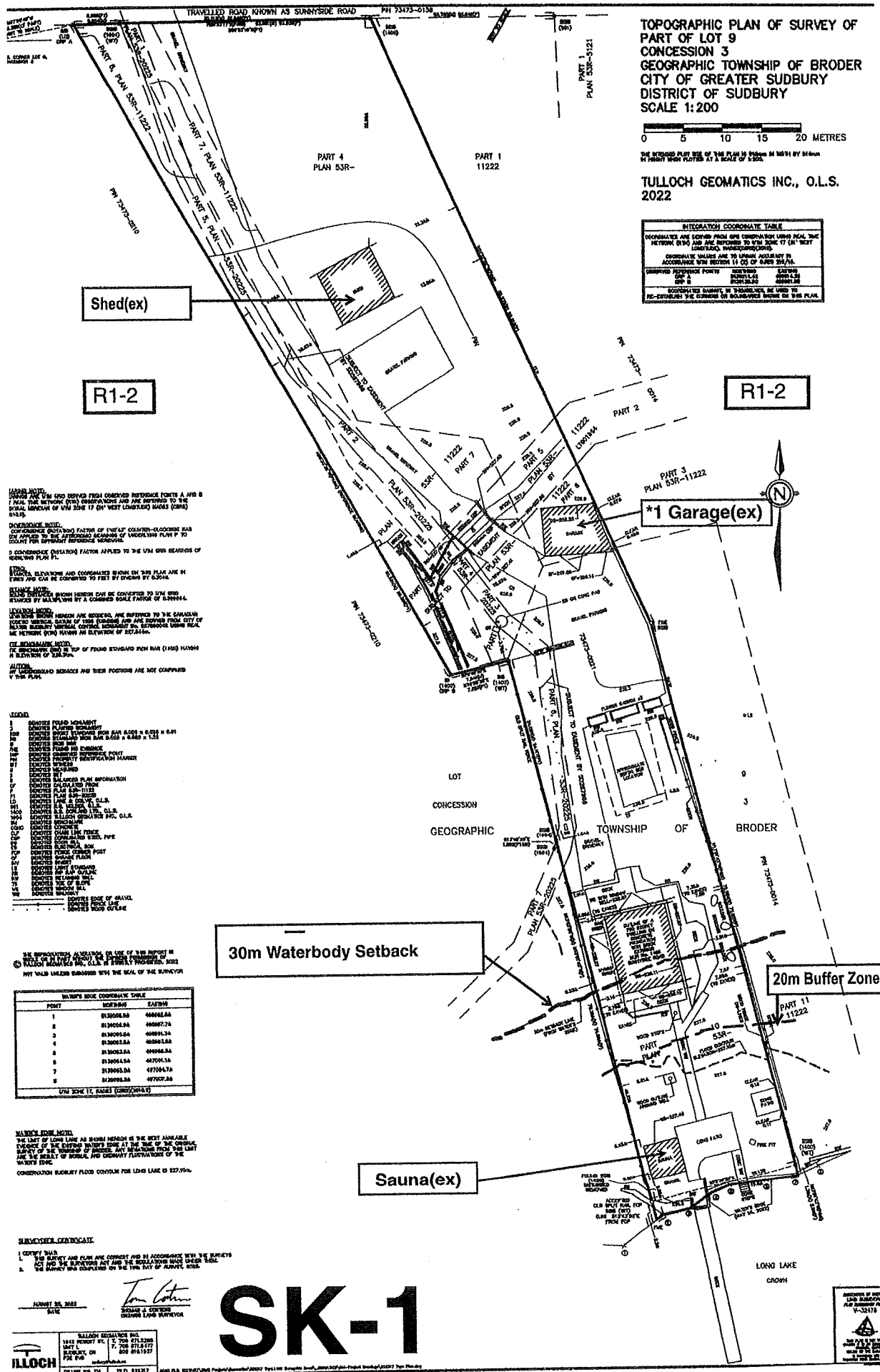
Application for Minor Variance or Permission



Subject Property being PIN 73473-0021,
Parcel 47795 SEC SES, Part Lot 9, Concession 3,
Parts 4, 5, 6, 7, 8, 9, and 10 on Plan 53R-11222,
subject to LT601964, subject to an easement in gross over
Parts 1, 2, 3, 4, 5, and 6 on Plan 53R-20225 as in SD287966,
Township of Broder, 1455 Sunnyside Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0046/2023
Date: 2023 04 18



REVISED
A004612023
Sketch 2