

Tom Davies Square
200 Brady St

Thursday, June 22, 2023

PUBLIC HEARINGS

A0067/2023

**FRED MENS
ANNE ARCHER**

Ward: 10

PIN 73583 0633, Survey Plan 53R-20136 Part(s) 3 and 4, Lot(s) Part O, Subdivision 5-S-A, Lot 4, Concession 3, Township of McKim, 491 John Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.25.1 b) and Section 4.41, subsections 4.41.2, 4.41.3 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 to the existing two storey dwelling providing, firstly, an increase in gross floor area of a dwelling of 81.01m², where enlargement, reconstruction, repair and/or renovation does not increase the gross floor area of the building located within the minimum required front yard setback, secondly, a high water mark setback of 18.92m, 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 thirdly, to permit the proposed two storey dwelling to be 18.92m 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.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A58/13 (22 MAY 13), A115/13 TO A117/13 (11 SEP 13), AND CONSENT APPLICATIONS B101/13 TO B103/13 (15 AUG 13), B54/12 TO B55/12 (8 JUN 12) AND B57/11 (26 MAY 11)

A0068/2023

**DANIEL LEGAULT
MICHELE LEGAULT**

Ward: 6

PIN 73504 1921, Parcel Parcel 26178 SEC SES SRO, Lot(s) 50, subject to LT118794 and LT157498, Subdivision M-537, Lot 5, Concession 2, Township of Hanmer, 1076 Jeanne D'Arc Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a single detached dwelling with attached garage on lands to be severed subject of a Consent Application B0118/2022, providing, firstly, a minimum front yard setback of 5.48m, where a minimum 6.0m setback is required, and secondly, a minimum rear yard setback of 7.27m, where a minimum 7.5m setback is required.

A0069/2023

**CRYSTAL RESTOULE
JEFF RAINVILLE**

Ward: 7

PIN 73496 0546, Survey Plan 53R-18099 Part(s) 1, Lot Part 9, Concession 1, Township of Garson, 19 Donnelly Drive, Garson, [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 7.16m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B47/07 TO B49/07 (02 APR 07), B28/05 TO B30/05 (07 NOV 05), B10/93 (22 FEB 93), B156/92 AND B157/92 (25 MAY 92)

A0070/2023

**CHANTAL JACQUES
PHILIP CLAIRMONT**

Ward: 5

PIN 73502 0252, Parcel 39766 SEC SES, Survey Plan 53R-5838 Part(s) 2, Lot(s) Part 12, Subdivision M-323, Lot 6, Concession 6, Township of Blezard, 3231 Romeo Street, Val Caron, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 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, firstly, eaves to encroach 3.89m into the required corner side yard, where eaves may encroach 1.2m into the required corner side yard but not closer than 0.6m to the lot line, and secondly, a minimum corner side yard setback of 1.22m, where 4.5m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B127/75 (28 APR 75)

A0071/2023

**VANESSA ROMO
TYLER SCOVILLE**

Ward: 7

PIN 73507 1503, Lot(s) 38 subject to LT683825 to LT683827, Subdivision 53M-1211, Lot 10, Concession 6, Township of Capreol, 6 Cedro Court, Capreol, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, as amended, for approval to construct a single family dwelling with attached garage on the subject property providing a minimum rear yard setback of 2.98m, where a minimum 7.5m setback is required.

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.

A0048/2023

**VANESSA BASSETT
STEVEN DUNLOP**

"REVISED"

Ward: 9

PIN 73477 0215, Parcel 10151 SEC SES, Lot(s) 1, Subdivision M-165, Lot Part 1, Concession 4, Township of Broder, 1149 Leedale Avenue, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2, 4.41.3 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 and attached garage on the existing single detached dwelling, providing, firstly, a high water mark setback of 16.0m, 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, and secondly, to permit the proposed addition to be 16.0m 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.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JULY 5, 2023**



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

Revised
24 May 2023

Office Use Only 2023.01.01	
A 0016712223	
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: \$1,180.00 (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): Fred Mens Arne Aesler Email: _____
Mailing Address: 499 John Street Home Phone: _____
Business Phone: _____
City: Sudbury Postal Code: P3E 1R4 Fax Phone: _____

- 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: Ken Kallainen Email: _____
Mailing Address: _____ Home Phone: _____
491 John Street Sudbury Business Phone: _____
City: Sudbury Postal Code: P3E4N1 Fax Phone: _____
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: Living Area 1 Current Zoning By-law designation: R2-2

- 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
HIGH WATER MARK	30m	18.92	11.08
Set-back			
4.25.1 b) GRASS PLOT	not Permitted Permit		
STORE LINE	20m	18.92	1.08m
STRUCTURE			

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

- c) Description of Proposal:

Add 9 foot wide x 45'-0.25' long addition to permit #B21-2071

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

Building Fits into the 30 Meter high water setback R2-2 ADDING FIRE ADDITION

Revised
1 June 2023
D. W. [Signature]

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

PIN(s): _____ Township: McKim
 Lot No.: 4 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: 5SA Lot: PT-BLK-C Reference Plan No.: 53R-20136 Part(s): 3 & 4
 Municipal Address or Street(s): 491 John Street Sudbury

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 118.288 (m) Depth 39 (m) Area 71.32 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	(1234) 714.04 (m ²)	(872) 81.01 (m ²)
Gross Floor Area:	(2468) 229.28 (m ²)	(2016) 243.03 (m ²)
No. of storeys:		1
Width:	(26-11 3/4) 8.22 (m)	(36) 10.97 (m)
Length:	(45-8 1/4) 13.93 (m)	(13-6) 13.93 (m)
Height:	(19) 2.74 (m)	(13-6) 4.11 (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:	3.2 (m)	3.2 (m)
Rear:	18.92 (m)	18.92 (m)
Side:	3.7 (m)	3.7 (m)
Side:	6.3 (m)	3.615 (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.

April 2022

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

Use(s): residential

Length of time: one year

- 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 ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- residential

A006712023
 29 may 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. _____

1 Pz 1 Ramsay

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Fred Mens

(please print all

names), the registered owner(s) of the property described as 491 John Street Sudbury

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 Ken Kalltinen (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 3 day of May, 2023

(witness)

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

Print Name: _____

*I have authority to bind the Corporation

Next page for
Authorization

24 May 2023

APPLICATION FOR MINOR VARIANCE

PAGE 3 OF 3

10) 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 a minor (a) variance under Section 58 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, Fred Mans (Please print name)

(name), the registered owner(s) of the property described as 491 John Street Sudbury

in the City of Greater Sudbury.

Collection, Use and Disclosure of Information:

- I 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.
- I acknowledge that I am the owner of the City of Greater Sudbury in accordance with Section 150.1 of the Planning Act, R.S.O. 1990, c.P.13, to provide building codes 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 applicants.
- In accordance with the Access to Information Act and the Freedom of Information 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, providing a newspaper, photo distribution to members of council and in social media or referring to the property without my consent).
- I grant the City permission to reproduce in whole or in part, the application and Supporting Documentation for internal use, creation of reports, publication 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

- I 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.
- I acknowledge that in the event of a third party appeal of this application, I agree to provide to the Ontario Land Tribunal, the City of Greater Sudbury and the public, all information and documents that the City is provided with the City's required for the Tribunal to hear the appeal.

Appointment of Authorized Agent

- I appoint and authorize Ken Kaltainen (Please print name of Agent) to act as my authorized agent in this application to the City of Greater Sudbury. I authorize the Agent to represent me, to receive all correspondence, notices and information from the City, and to provide a copy of all correspondence and notices received from the City to me. I understand that the Agent is not authorized to make any decisions on my behalf.

Date: May 9, 2023

City of MSA

Page 25

(Signature)

(Signature) Fred Mans

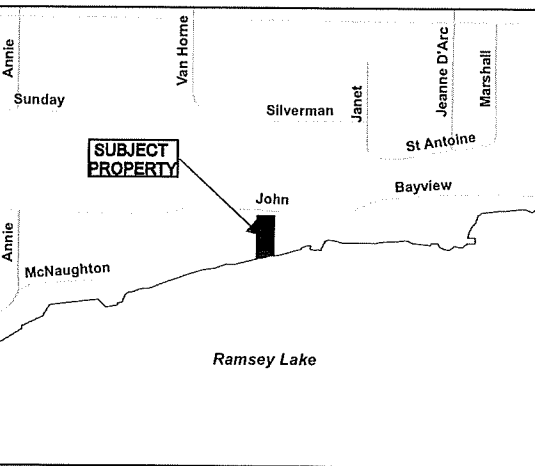
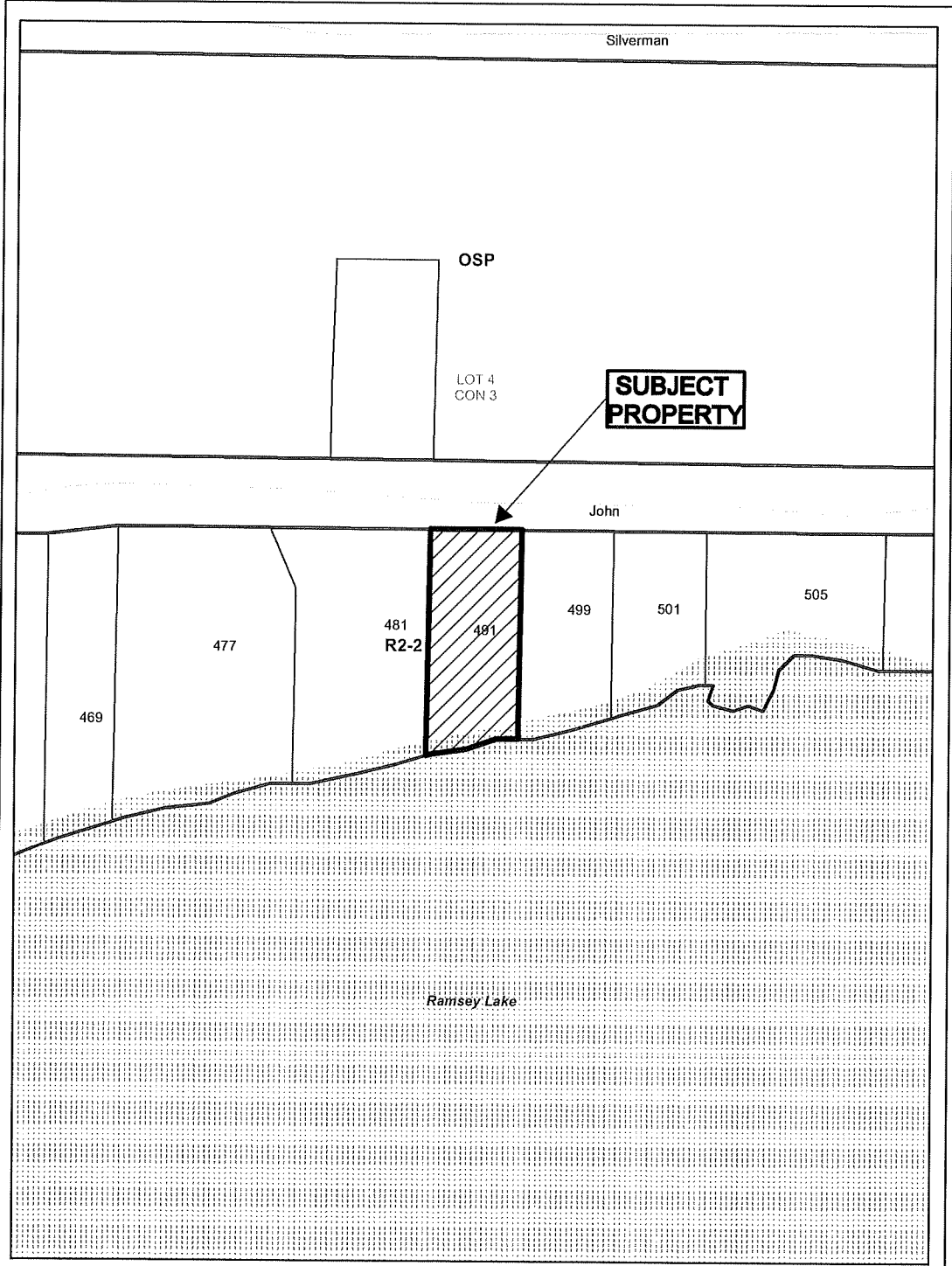
Agent for the City of Greater Sudbury

Print Name: Fred Mans

Print Address: 491 John Street Sudbury

10009/2023

29 May 2023



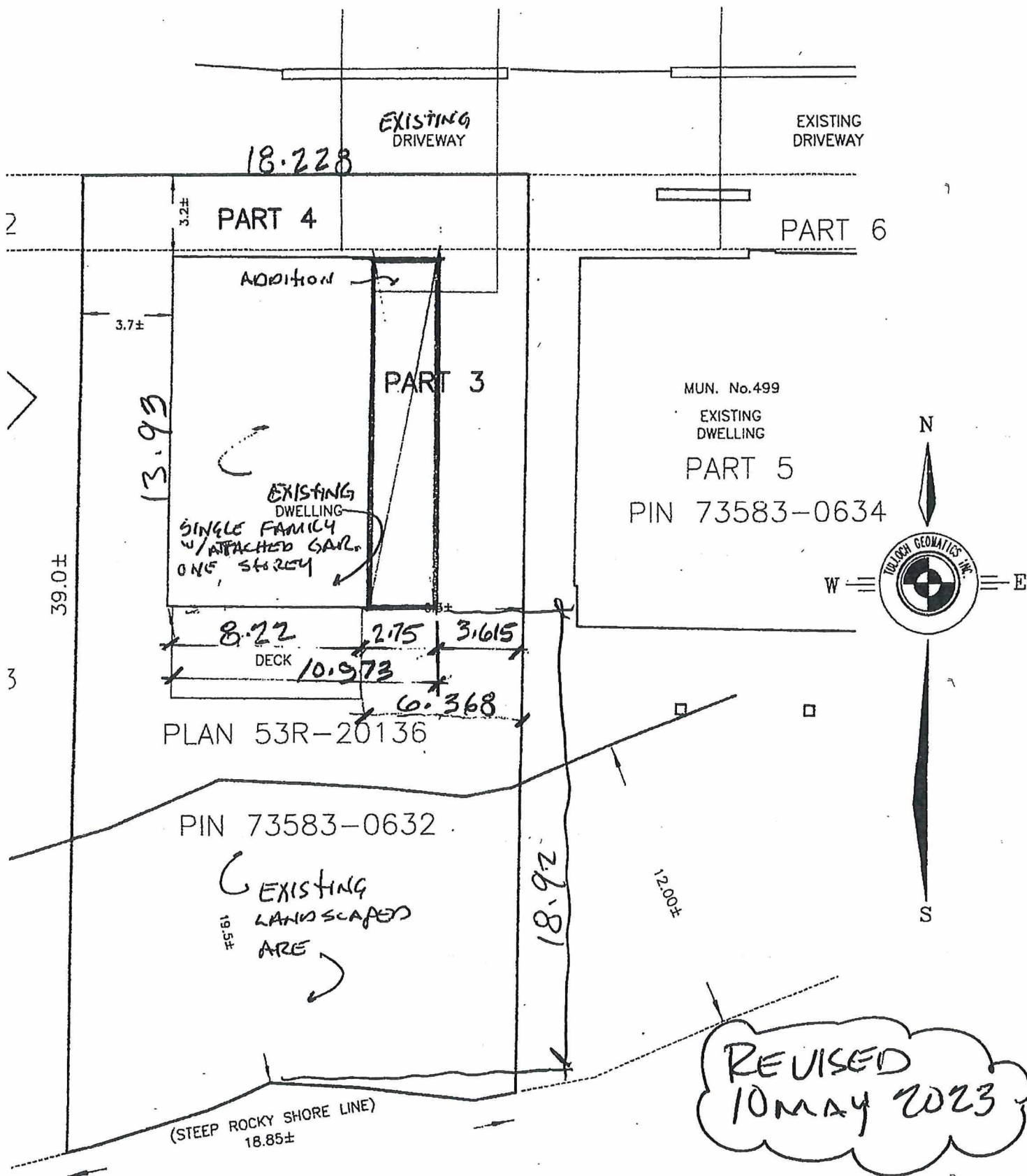
Application for Minor Variance or Permission



Subject Property being
PIN 73583-0633, Part Block O,
Plan 5-S-A, Parts 3 and 4, Plan 53R-20136,
subject to an easement in gross over
Part 4 on Plan 53R-20136 as in SD201636,
Lot 4, Concession 3, Township of McKim,
491 John Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0067/2023
Date: 2023 06 05



ALL DIMENSIONS ARE IN METRES AND CAN BE DIVIDING BY 0.3048.

A00672023
sketch2

Z. M. 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
A0006812023
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 the By-Law, as amended.

Registered Owner(s): Daniel Legault Michele Legault Email: [REDACTED]
Mailing Address: 846 Gravel Dr Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Hanmer, On Postal Code: P3P 1R8 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: Michele Legault Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
1076 Jeanne D'Arc St, Val Therese Business Phone: [REDACTED]
City: Hanmer, On Postal Code: P3P 1R8 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: RBC Hanmer Branch
Mailing Address: 5118 Highway 44 North Unit 3
City: HANMER Postal Code: P3P 0C8

- 4) Current Official Plan designation: Current Zoning By-law designation: R-1-5

- 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
Rear Yard Requirement	7.5 m	7.27m	0.23
Front yard (Driveway) setback	6.0	5.48 m	0.52

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

- c) Description of Proposal: front yard
application to reduce the length of the driveway to 18 ft (5.48 m) and to reduce the length of the backyard by 1 foot (0.23m)

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
length of house with attached garage makes it that the driveway and backyard be slightly reduced

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

PIN(s): 73504-1921 Township: GREATER St.
 Lot No.: 50 Concession No.: 2 Parcel(s): 26178 SEC SES SRO
 Subdivision Plan No.: M537 Lot: PT5 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 1076 Jeanne D'Arc St, Val Therese

- 7) Date of acquisition of subject land. Sept. 15, 2021

- 8) Dimensions of land affected.

Frontage 18.29 (m) Depth 31.66 (m) Area 579.38 (m²) Width of Street (m)

- 9) Particulars of all buildings:

	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)

- 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:	(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	<input checked="" type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input checked="" type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input checked="" type="checkbox"/>		

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

upon consent of lot severance request B0118/2022

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

Use(s): residential *vacant* Length of time:

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

Same as #13 ☐ or, _____

- 15) What is the number of dwelling units on the property?
- 0*

- 16) If this application is approved, would any existing dwelling units be legalized? es
- ☒
- No

If "yes", how many? _____

- 17) Existing uses of abutting properties: residential

AP068/2023

- 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): B0118/2022

- 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, Daniel & Michele Legault (please print all names), the registered owner(s) of the property described as 1076 Jeanne D'Arc St, Hanmer, On, P3P 1R8
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

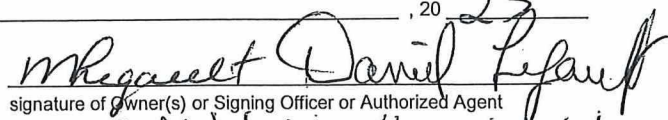
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 Daniel Legault Michele Legault (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 24 day of _____, 2023


(witness)


signature of owner(s) or Signing Officer or Authorized Agent
Print Name: DANIEL Legault, michele legault
*I have authority to bind the Corporation

A0068/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Daniel & Michele Legault (please print all names),


the registered owner(s) or authorized agent of the property described as

Hänmer, Dn, P3P 151

in the City of Greater Sudbury:

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 24 day of may, 2023


Commissioner of Oaths

Karen Elizabeth Pigeau, a Commissioner for taking 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.

Margaret Daniel Beault
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: Michael Legault, Daniel Legault
 *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: May 24/23 Hearing Date: June 22/23 Received By: S. Pinkerton
Zoning Designation: RI-5 Resubmission: ☐ Yes ☒ No
Previous File Number(s): See below
Previous Hearing Date:
Notes: B0118/2022 (Jan 30/23)

10069/2023

May 16/23

Re: Daniel and Michele Legault House plans.

This letter is to inform direct neighbors regarding plans for our house construction on a new lot being severed between 1076 and ~~1016~~ Jeanne D'Arc St, Hanmer. This letter will be given to the city when applying for 2 minor variances.

The 2 minor variances are 0.3048m less than the city's requirement for the back yard and 0.6096m less for the driveway. Therefore the driveway would be 5.4864m and the back yard would be 7.2758m.

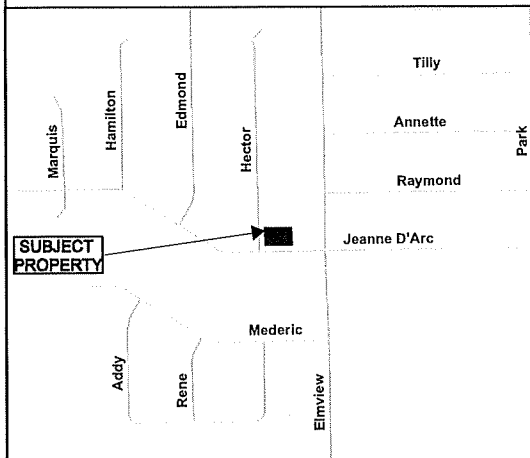
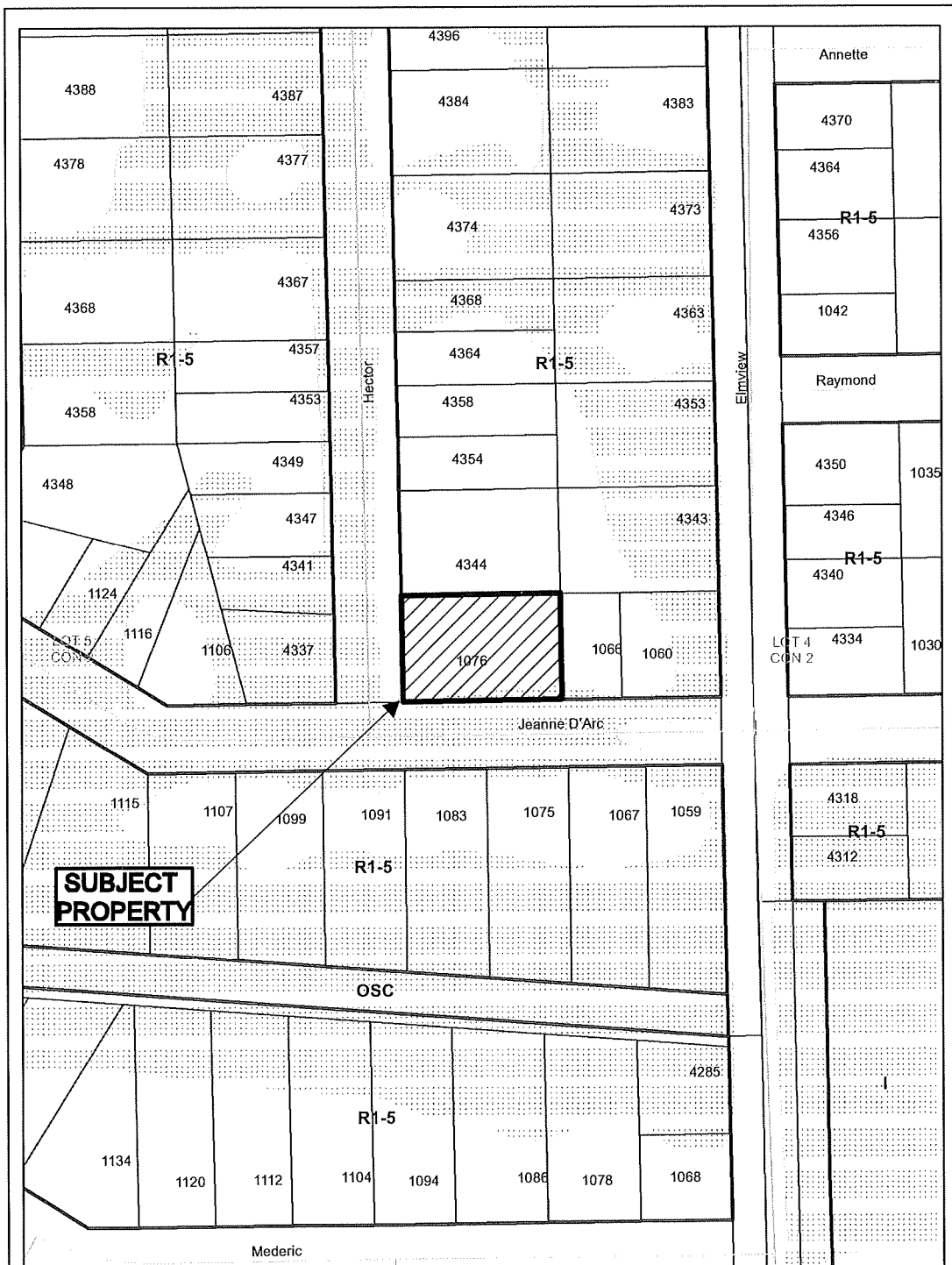
We are asking the above mentioned neighbor to sign this letter confirming that there are no objections.

Mr and Mrs Lemega

Steve Lemega STEVE LEMEGA
Anne Lemega ANNE LEMEGA

See attached lot plan

Approved 2023



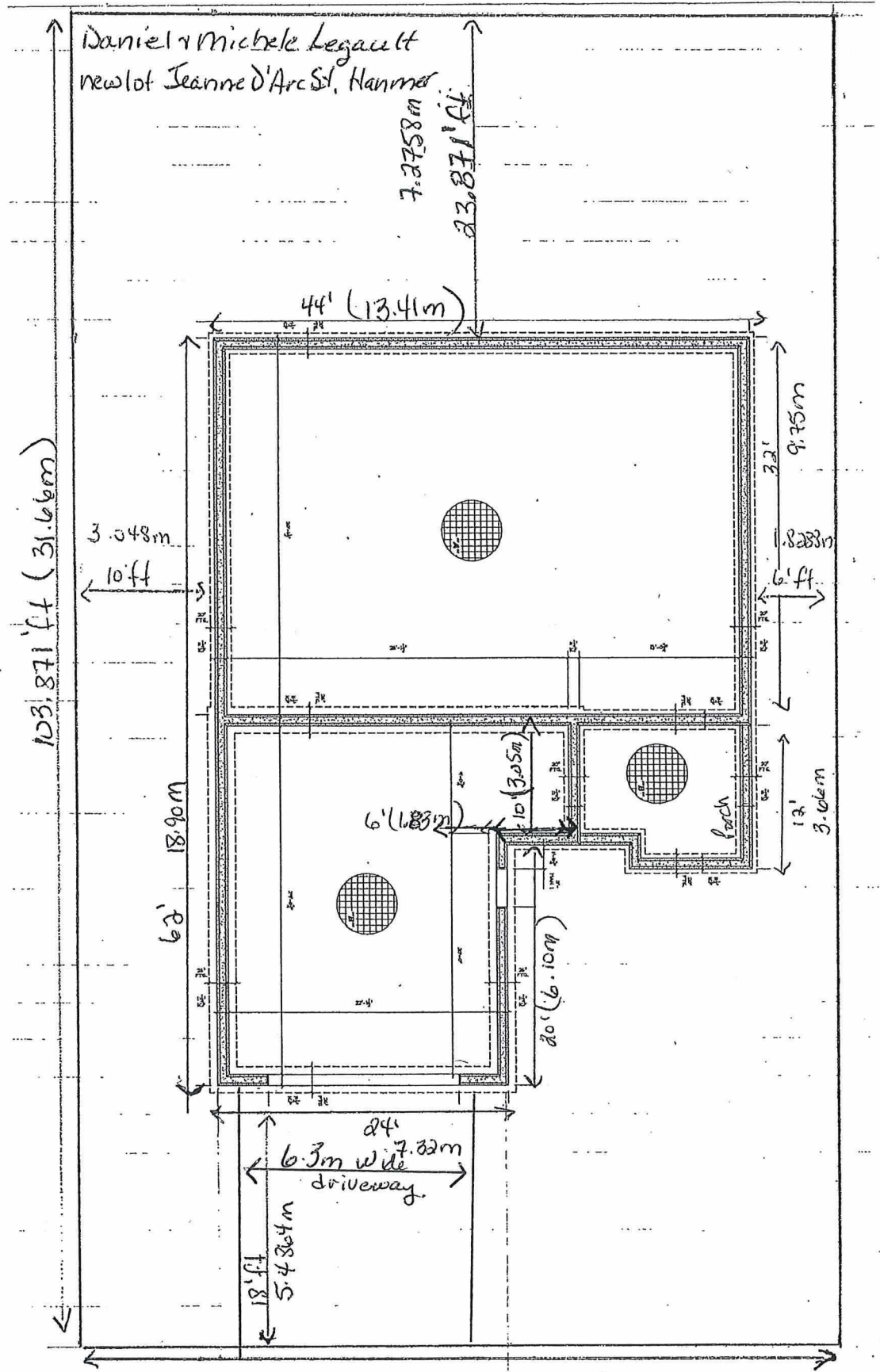
Application for Minor Variance or Permission



Subject Property being
 PIN 73504-1921,
 Parcel 26178 SEC SES SRO,
 Lot 50, Plan M-537,
 subject to LT118794 and LT157498,
 Lot 5, Concession 2, Township of Hanmer,
 1076 Jeanne D'Arc Street, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0068/2023
 Date: 2023 06 05



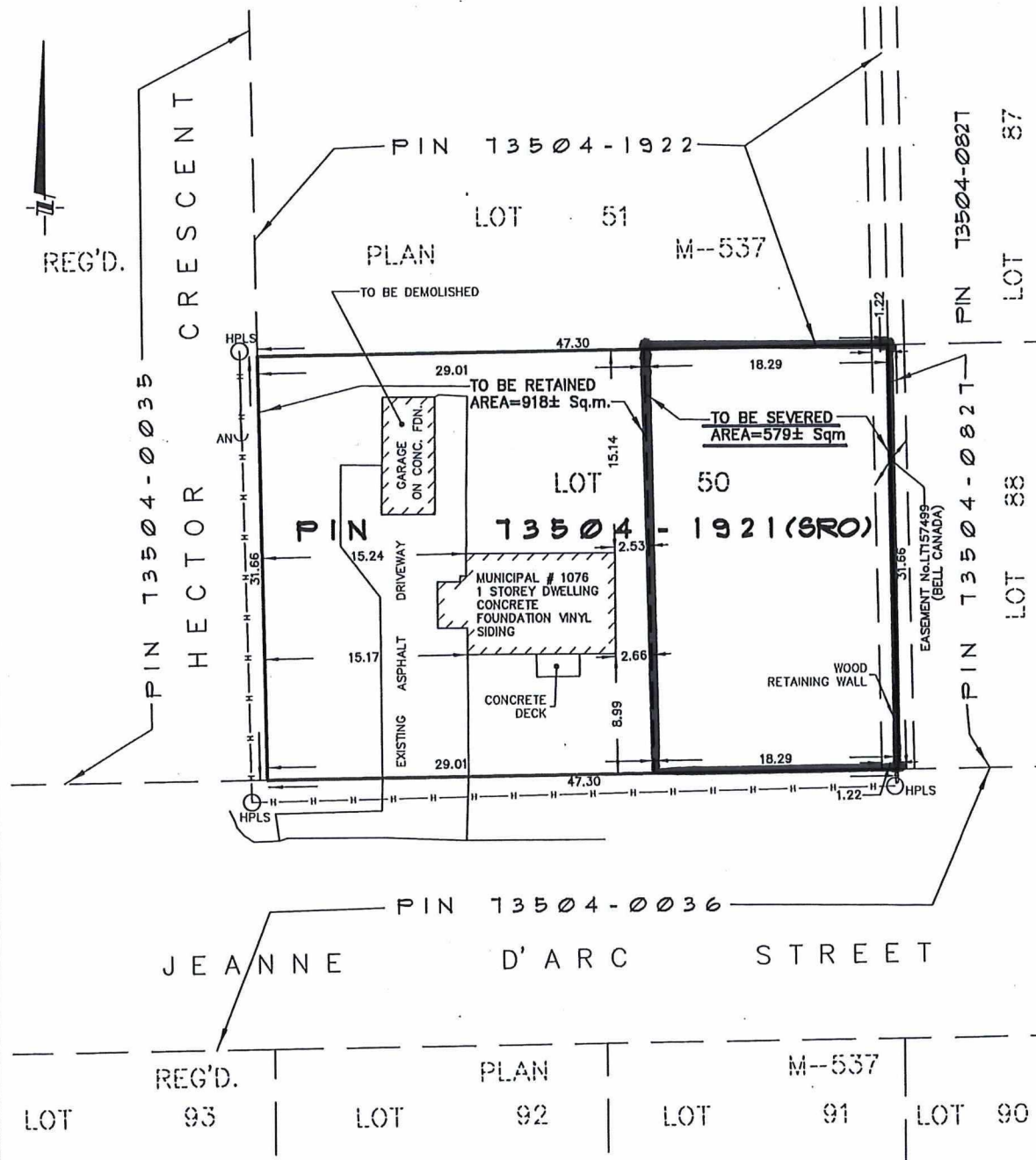
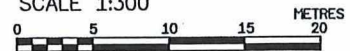
not 100% to scale

60' ft (frontage) 18.288m

A0068/2023
Sketch 2

SKETCH FOR PLANNING ACT APPLICATION
PROPOSED SEVERANCE OF
PIN 73504-1921
 GEOGRAPHIC TOWNSHIP OF HANMER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:300



D.S.		DORLAND LIMITED		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA					
PREPARED BY : EB		SCALE : 1:300 METRIC			
CHECKED : BCO		CAD FILE : 18527 RPLAN.dwg			
DATE : NOVEMBER 4, 2022		P.S. TAB : SKETCH			

NOTE

THIS IS NOT A PLAN OF SURVEY AND
 SHOULD ONLY BE USED FOR THE
 PURPOSE STATED IN THE TITLE BLOCK.
 © D.S. DORLAND LTD. 2022

METRIC NOTE

DISTANCES SHOWN ON
 THIS PLAN ARE IN
 METRES AND CAN BE
 CONVERTED TO FEET
 BY DIVIDING BY
 0.3048

Schedule 1

*Approved 8/2023
 sketch 3*



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2480, Ext. 4376/4346
Fax (705) 673-2200

Office Use Only 2023.01.01
A00169/10033
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

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): Jeff Rainville and Crystal Restoule
Mailing Address: 19 Donnelly Drive
City: Garson Postal Code: P3L 1M1
Business Phone: Fax Phone:

- 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: Jeff Rainville
Mailing Address: see above
City: Postal Code: Business Phone: Fax Phone:

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: Lendwise
Mailing Address: 390 Bay Street Suite 1800
City: Toronto Postal Code: M5H 2Y2

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-S

- 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	7.16 M	2.16M

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

- c) Description of Proposal:
Construction of a detached garage with partial lot and ground level

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Higher ceilings to allow for larger heater and possible motorcycles

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

PIN(s): 73496-0546 Township: Garson
 Lot No.: 9 Concession No.: 1 Parcel(s):
 Subdivision Plan No.: Lot: 9 Reference Plan No.: 53 R10071 Part(s): 1
 Municipal Address or Street(s): 19 Donnelly Drive

7) Date of acquisition of subject land. August 01 2019

8) Dimensions of land affected.

Frontage 18.2835 (m) Depth 109 (m) Area 1992 (m²) Width of Street 7.5 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>120 - House 1.68-shed (m²)</u>	<u>New Garage 111.4 (m²)</u>
Gross Floor Area:	<u>210 - House 1.68-shed (m²)</u>	<u>New Garage 111.4 (m²)</u>
No. of storeys:	<u>Two - House 1-shed</u>	<u>One</u>
Width:	<u>11.4 - House 3.96-shed (m)</u>	<u>9.14 (m)</u>
Length:	<u>12.5 - House 4.4-shed (m)</u>	<u>12.19 (m)</u>
Height:	<u>9.1 - House 3.04 (m)</u>	<u>7.1 (m)</u>

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

	Existing	Proposed
Front:	<u>16.4 (m)</u>	<u>59.4 - Garage 7.9-shed (m)</u>
Rear:	<u>71 (m)</u>	<u>28.6 - Garage 15-shed (m)</u>
Side:	<u>3.5 (m)</u>	<u>1.8 - Garage 1.2-shed (m)</u>
Side:	<u>2 (m)</u>	<u>7.3 - Garage 13.1-shed (m)</u>

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	<input checked="" type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input checked="" type="checkbox"/>	Municipal Road	<input checked="" type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	<input type="checkbox"/>
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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: 2019

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

Same as #13 ☒ or, _____

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

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

Approved 9/2023

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, Jeff Rainville and Crystal Restoule (please print all names), the registered owner(s) of the property described as 19 Donnelly Drive

in the City of Greater Sudbury;

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Dated this 18 day of May, 2023

[Signature]
(witness)

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

Print Name: Jeff Rainville / Crystal Restoule
*I have authority to bind the Corporation

A000912023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Jeff Rainville (and Crystal Restoule) (please print all names),
the registered owner(s) or authorized agent of the property described as 19 Donnelly Drive


In the City of Greater Sudbury:

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 18 day of May, 2023


Commissioner of Oaths

Paula Elizabeth Green, a Commissioner for Taking 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.


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

Print Name: Jeff Rainville
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: <u>May 31/23</u>	Hearing Date: <u>June 22/23</u>	Received By: <u>S Pinkerton</u>
Zoning Designation: <u>R1-5</u>	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): <u>See below</u>		
Previous Hearing Date:		
Notes:		
<u>B0047/2007</u>	<u>> (Apr 2/07)</u>	
<u>B0048/2007</u>		
<u>B0049/2007</u>		
<u>B0038/2005</u>	<u>> (Nov 7/05) - Lapsed</u>	
<u>B0029/2005</u>		
<u>B0030/2005</u>		
<u>B0156/1992</u>	<u>> (May 25/92)</u>	
<u>B0157/1992</u>		
<u>B0010/93</u>	<u>(Feb 22/93)</u>	

A0069/2023

DETACHED GARAGE

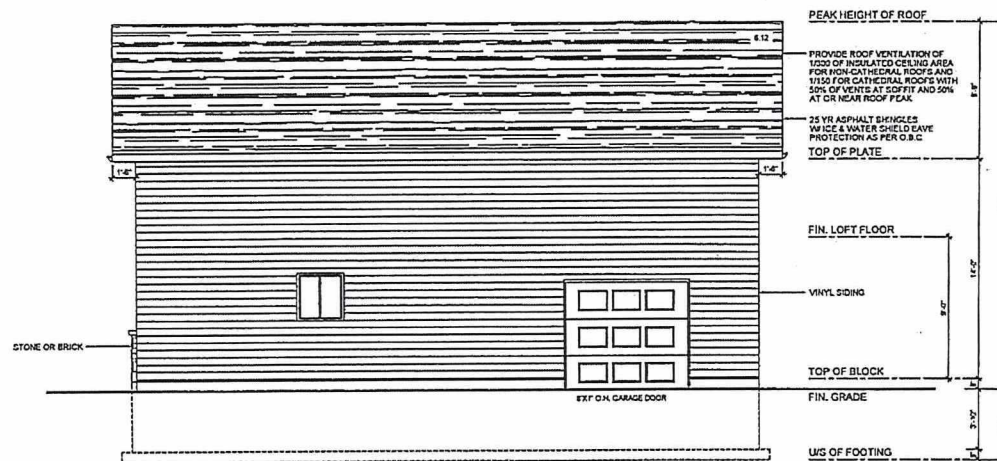
Jeff Rainville & Crystal Restoule
19 Donnelly Drive
Garson, Ontario
P3L 1K6

SHERRY DEXTER
o/a DEXTER DRAFTING & DESIGN
1040 Bancroft Drive
Sudbury, Ontario
P3B 1R4

Drawing List:

S-1	Site Plan	A-6	Left Elevation
A-1	Foundation Plan	A-7	Rear Elevation
A-2	Main Floor Plan	A-8	Cross-Section A-A
A-3	Left Floor Plan	A-9	Partition Details
A-4	Front Elevation	A-10	Construction Notes
A-5	Right Elevation	A-11	Construction Notes

A0069/2023
Sketch 4



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. ALL DETAILS ARE THE ARTIST'S CONCEPTIONS AND MAY VARY UPON CONSTRUCTION.
3. HEIGHTS OF SPLIT STAIRS, BRICK AND GRADE MAY VARY ACCORDING TO BUILDING SITE.
4. WINDOW SIZES AND LOCATIONS WILL VARY TO SUIT LOT GRADINGS.
5. WINDOW LOCATIONS AND SIZES TO BE CONFIRMED BY OWNER.
6. ALL DRINKING AREA WINDOWS TO BE EQUAL TO 10% AND BEDROOMS 5% OF AREA.
7. MINIMUM ENERGY RATING OF NOT LESS THAN IT FOR OPERABLE WINDOWS AND SLIDING DOORS AND 27 FOR FIXED WINDOWS.
8. MINIMUM THERMAL RESISTANCE OF NOT LESS THAN R4 FOR EXTERIOR DOORS.
9. SURFACE DRAINAGE MUST BE DIRECTED AWAY FROM THE BUILDING.
10. ATTIC VENTILATION TO BE SUPPLIED BY UNDER EAVES VENTING AND ROOF VENTS COINCIDES VENT AREA TO 8 MIN 10000TH OF INSULATED CEILING AREA AND BE PROTECTED AT PERIMETER WITH FOAM CHANNELS TO ENSURE AIR FLOW OVER TOP OF WALLS.
11. ALL EAVES TO BE VENTED STYLE.
12. ALL VENTING DESIGNED TO PREVENT ENTRY OF RAIN, SNOW AND INSECTS.
13. FORCED ENTRY REQUIREMENTS AS PER THE O.B.C.
14. STEP FOOTINGS AS REQUIRED TO SUIT ON SITE CONDITIONS TOP OF FOOTING MAX. RISE 24" PER STEP ON FIRM SOILS AND MIN. RUN BETWEEN STEPS 25" PER STEP.

The undersigned has reviewed the plans, specifications, and notes and has the honor to certify and certify the requirements set out in the above plans and notes to be in accordance with the Ontario Building Code Act.

QUALIFICATION INFORMATION

Registered Professional Architect
Design C - 113,111, in the 1984 Ontario Building Code
Design B - 113,111, in the 1984 Ontario Building Code

Signature: *[Signature]*
Date: 10/10/23
Scale: 3/16"

REVISION INFORMATION

Revised plans design as shown under Design C - 113,111, in the 1984 Ontario Building Code
Design B - 113,111, in the 1984 Ontario Building Code
Signature: *[Signature]*
Date: 10/10/23
Scale: 3/16"

GENERAL NOTES:

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ALL DISCREPANCIES IN WRITING TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
2. DRAWINGS ARE NOT TO BE SCALED.
3. THE CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH THE WORK MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL.
4. ALL CONCEPTS, DESIGNS, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND AS SUCH, THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT WHATSOEVER.
5. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMIT DOCUMENTS.

REMARKS:

REMARKS: GROUP C RESIDENTIAL
100% 50%
REMARKS: GROUP C RESIDENTIAL
100% 50%
REMARKS: GROUP C RESIDENTIAL
100% 50%

PROJECT:

Jeff Rainville &
Crystal Restoule
19 Donnelly Drive
Gorham, Ontario
P3L 1K6

REVISIONS:

REVISIONS: 1. 10/10/23 FOR PERMIT

REVISIONS: 1. 10/10/23 FOR PERMIT

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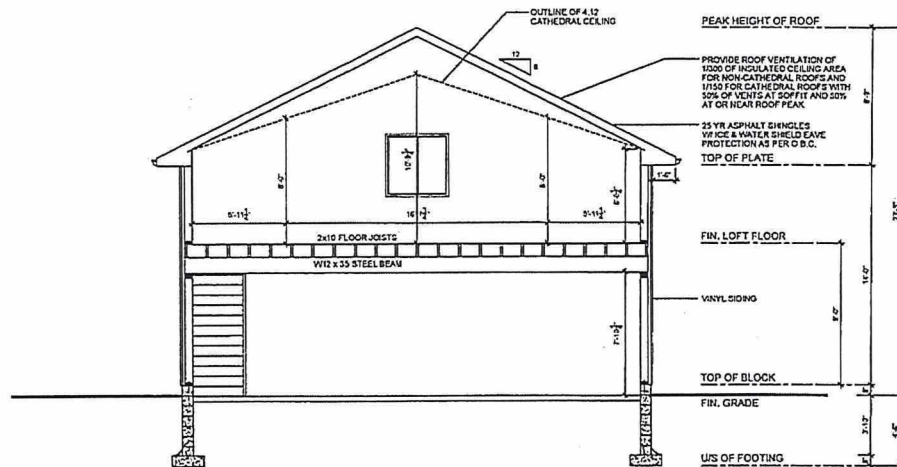
REVISIONS: 1. 10/10/23 FOR PERMIT

REVISIONS: 1. 10/10/23 FOR PERMIT

RIGHT ELEVATION

A-5

Added 9/20/23
Sketch 5



CROSS-SECTION A-A

SCALE: 3/16" = 1'-0"

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE, AND ARE SUBJECT TO CHANGE.
2. ALL DETAILS ARE THE ARTIST'S CONCEPTIONS AND MAY VARY UPON CONSTRUCTION.
3. HEIGHTS OF SPLIT STAIRS, BRICK AND GRADE MAY VARY ACCORDING TO BUILDING SITE.
4. WINDOW SIZES AND LOCATIONS WILL VARY TO SUIT LOT GRADING.
5. WINDOW LOCATIONS AND SIZES TO BE CONFIRMED BY OWNER.
6. ALL LIVING AREA WINDOWS TO BE EQUAL TO 1% AND BEDROOMS 2% OF AREA.
7. MINIMUM ENERGY RATING OF NOT LESS THAN 13 FOR OPERABLE WINDOWS AND SLIDING DOORS AND 27 FOR FIXED WINDOWS.
8. MINIMUM THERMAL RESISTANCE OF NOT LESS THAN R4 FOR EXTERIOR DOORS.
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11. ALL EAVES TO BE VENTED STYLE.
12. ALL VENTING DESIGNED TO PREVENT ENTRY OF RAIN, SNOW AND INSECTS.
13. FORCED ENTRY REQUIREMENTS AS PER THE D.B.C.
14. STEP FOOTINGS AS REQUIRED TO SUIT ON SITE CONDITIONS TOP OF FOOTING MAX. RISE 24" PER STEP ON FIRM SOILS AND MIN. RUN BETWEEN STEPS 72 5/8" PER STEP.

"THE UNDERSIGNED HAS REVIEWED THE SAME RESPONSIBILITY FOR THE DESIGN AND FOR THE BUILDING AND MEETS THE REQUIREMENTS SET OUT IN THE CODES SETTING OUT TO BE A DESIGNER."

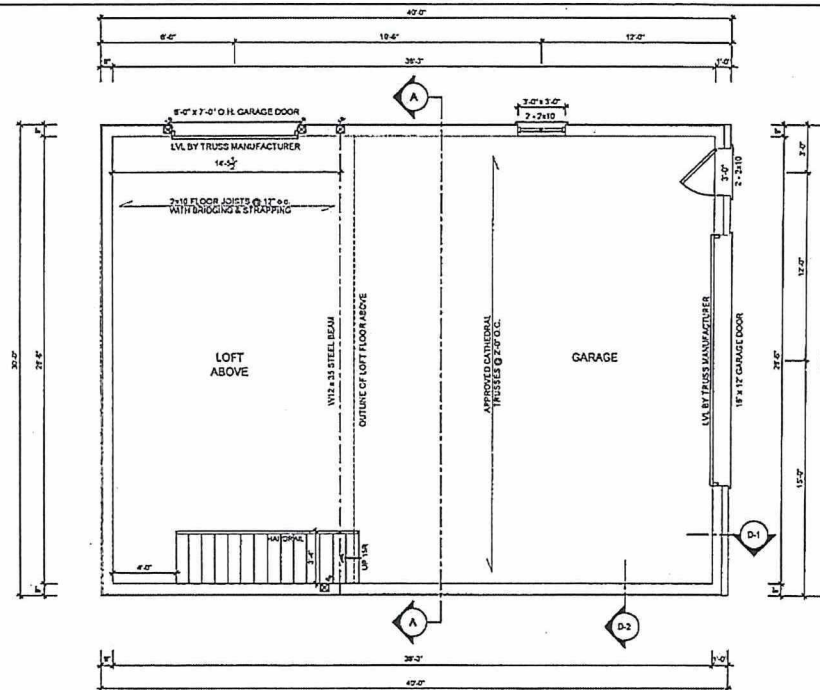
QUALIFICATION INFORMATION:

REGISTERED ARCHITECT OF ONTARIO
J. RAINVILLE & CRYSTOL RESTAULT
19 DONNELLY DRIVE
GORDON, ONTARIO
P3L 1K5

DESIGNER
DATE: 11/11/2023
DRAWN: J. RAINVILLE
SCALE: 3/16" = 1'-0"

REVISIONS:

REVISIONS: 1. 11/11/2023
2. 11/11/2023
3. 11/11/2023
4. 11/11/2023
5. 11/11/2023
6. 11/11/2023
7. 11/11/2023
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13. 11/11/2023
14. 11/11/2023
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MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. ALL DETAILS ARE THE ARTIST'S CONCEPTIONS AND MAY VARY UPON CONSTRUCTION.
3. HEIGHTS OF SPLIT STAIRS, BRICK AND GRADE MAY VARY ACCORDING TO BUILDING SITE.
4. WINDOW SIZES AND LOCATIONS WILL VARY TO SUIT LOT GRADING.
5. FORCED ENTRY REQUIREMENTS AS PER THE O.B.C.
6. CONTRACTOR TO ENSURE THAT WEEPING TILES ARE NOT CONNECTED TO MUNICIPAL SEWERS.

REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.

The undersigned has reviewed the plans
submitted for this project, and has the
satisfactory and meets the requirements
set out in the Ontario Building Code for a
dwelling.

DATE OF REVIEW: 10/25/17
BY: [Signature] R.C.N.

RECOMMENDATION:
The undersigned has reviewed the plans
submitted for this project, and has the
satisfactory and meets the requirements
set out in the Ontario Building Code for a
dwelling.

DATE OF REVIEW: 10/25/17
BY: [Signature] R.C.N.

GENERAL NOTES:

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ALL DISCREPANCIES IN WRITING TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
2. DRAWINGS ARE NOT TO BE SCALED.
3. THE CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH THE WORK, MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL.
4. ALL CONCEPTS, DESIGNS, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND AS SUCH, THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT UNLESS OTHERWISE STATED.
5. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS.

REVISIONS:
NO. : 1
DATE : 10/25/17
BY : [Signature]
REASON : GROUP C RESIDENTIAL

DESIGNER:
Jeff Rainville &
Crystal Restoule
19 Donnelly Drive
Garson, Ontario
P3L 1K6

NO.	REVISION	DATE	BY	FOR
1	ISSUED FOR PERMIT			
2	ISSUED FOR PERMIT			
3	ISSUED FOR PERMIT			
4	ISSUED FOR PERMIT			
5	ISSUED FOR PERMIT			

MAIN FLOOR PLAN

SHEET NO. A-2

Approved 9/1/2023
Sketch 12



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	
A 0090/2023	
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 the By-Law, as amended.

Registered Owner(s): Philip Clairmont & Chantal Jacques Email: [REDACTED]
Mailing Address: 3231 Romeo Street Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Val Caron Postal Code: P3N 1G5 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: Chantal Jacques Email: [REDACTED]
Mailing Address: 3231 Romeo Street Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Val Caron Postal Code: P3N 1G5 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: RBC
Mailing Address: 5118 Highway 69 N. Unit 3.
City: Hanmer Postal Code: P3P 0C8.

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R15

- 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
min. required corner side	4.5 m.	1.22 m.	3.28 encroaching into side yard.

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

- c) Description of Proposal: We would like to build a garage it is within the minimum required corner of the side lot

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: Currently looking to have it at end of driveway. Cannot seem to make fit on property any other way.

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

PIN(s): _____ Township: Bleazard.
 Lot No.: 6 Concession No.: 6 Parcel(s): 39766
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R5838 Part(s): 2
 Municipal Address or Street(s): 3231 Romeo Street

- 7) Date of acquisition of subject land.
- 2012

- 8) Dimensions of land affected.

Frontage 21.34 (m) Depth 30.48 (m) Area 650.44 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	House	Shed	Existing Deck 1	Deck 2	Garage	Proposed	(m ²)
Ground Floor Area:	89.23m ²	9.30m ²	22.83m ²	2.78m ²	53.14m ²		(m ²)
Gross Floor Area:	"	"	"	"	"		(m ²)
No. of storeys:	1	1			1		
Width:	12.19m	3.05m	6.86m	1.83 (m)	6.71m		(m)
Length:	7.32m	3.05m	3.66m	1.52 (m)	7.92m		(m)
Height:	5.0m	3.0m	1.0m	1.0m (m)	4.72m		(m)

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

	House	Shed	Existing Deck 1	Deck 2	Garage	Proposed	(m)
Front:	8.99m	26.21m	16.31m	7.47m	21.34m		(m)
Rear:	14.17m	1.22m	10.51m	21.49m	1.22m		(m)
Side:	1.22m	1.22m	8.81m	8.81m	13.41m		(m)
Side:	7.93m	17.07m	8.13m	10.72m	1.22m		(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 1975 Decks 2005 Shed unknown

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

Use(s): single family dwelling ^{Residential} Length of time: 48 years

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

Same as #13 ☒ or, _____

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

1

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- Residential

HOCTO/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, Philip Clairmont & Chantal Jacques (please print all names), the registered owner(s) of the property described as 3231 Romeo Road, Val Caron, ON
P3N 1G5
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 Chantal Jacques (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 29 day of May, 20 23


(witness)


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

Print Name: Philip Clairmont

*I have authority to bind the Corporation

10070/2023

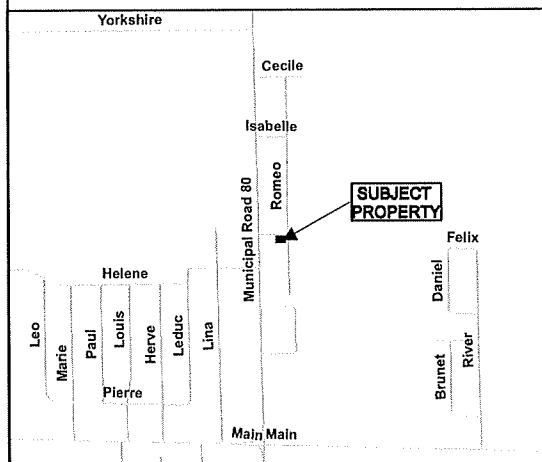
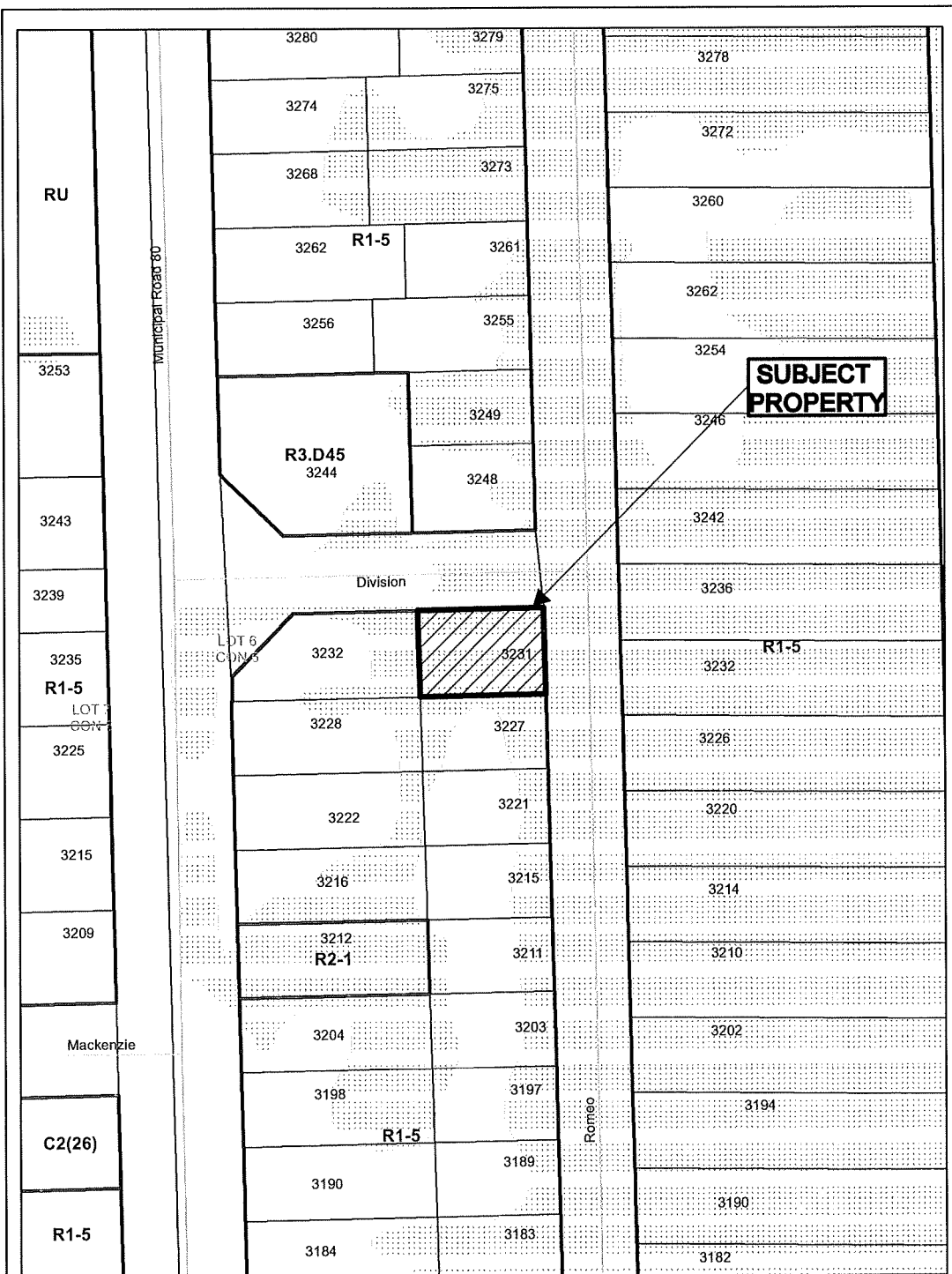
I/We, Chantal Jacques (please print all names),
the registered owner(s) or authorized agent of the property described as

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.

Print Name: Chantal Jacques
 *I have authority to bind the Corporation

Date of Receipt: May 29/23 Hearing Date: June 22/23 Received By: S. Pinkerton
Zoning Designation: B1-3 Resubmission: ☐ Yes ☒ No
Previous File Number(s): B127/73
Previous Hearing Date: (28 Apr 73)
Notes:

A0070/2023



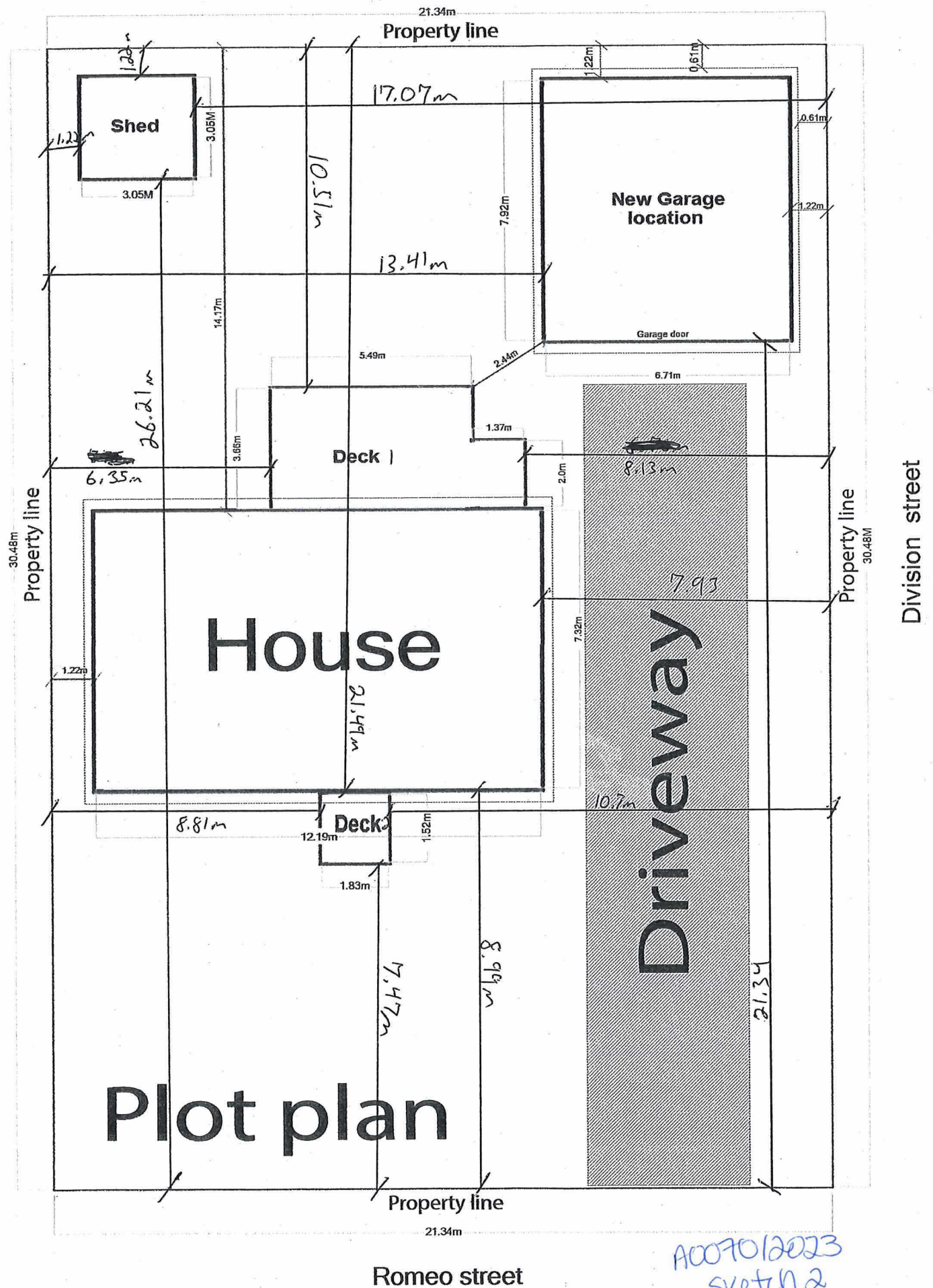
Application for Minor Variance or Permission



Subject Property being
PIN 73502-0252,
Parcel 39766 SEC SES,
Part Lot 12, Plan M-323,
Part 2, Plan 53R-5838,
Lot 6, Concession 6,
Township of Blezard,
3231 Romeo Street, Val Caron,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0070/2023
Date: 2023 06 05





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	
A0071/2023	
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: \$1,180.00 (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): Tyler Scoville and Vanessa Romo Email: [REDACTED]
Mailing Address: 11 Spruce St. Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Capreol, Ont Postal Code: P0M1H0 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: Team Mazzuca Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
6 Cedro, Capreol, Ont, P0M1H0 Business Phone: [REDACTED]
City: [REDACTED] Postal Code: [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: NA
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Livingston 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
Reduce rear lot line set back	7.5	2.98	4.52

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

- c) Description of Proposal:

To reduce rear lot line set back. We are using side lot, left rear of lot for backyard

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

The design and size of Home can only be plotted on the lot this way.

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

PIN(s): _____ Township: Capreol Ontario
 Lot No.: 38-10 Concession No.: 6 lot 40 Parcel(s): 53M-1211
 Subdivision Plan No.: 53M-1211-38 Lot: 38 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 6 Cedro, Capreol, Ont, P0M1H0

- 7) Date of acquisition of subject land.
- May 26, 2023

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 30.48 (m) Area 864.25 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>295.93 (m²)</u>	<u>24.46 (m²)</u>
Gross Floor Area:	<u>295.93 (m²)</u>	<u>24.46 (m²)</u>
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>14.02 (m)</u>	<u>3.65 (m)</u>
Length:	<u>20.84 (m)</u>	<u>6.7 (m)</u>
Height:	<u>6.27 (m)</u>	<u>1.39 (m)</u>

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

	Existing	Proposed
Front:	<u>Vacant land (m)</u>	<u>6.09 (m)</u>
Rear:	<u>(m)</u>	<u>2.98 (m)</u>
Side:	<u>(m)</u>	<u>1.73 (m)</u>
Side:	<u>(m)</u>	<u>1.21 (m)</u>

- 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	<input checked="" type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

summer 2023

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

Use(s): vacant land

Length of time: _____

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

Same as #13 ☐ or, construction of single family home

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

- 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:
- subdivision, single family dwellings

A0071/2023

- 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, Tyler Scoville and Vanessa Romo (please print all names), the registered owner(s) of the property described as 6 CEDRO, CARACOL, ONT
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

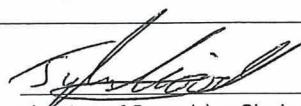
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 Team Mazzuca (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 30 day of May, 2023

(witness) 

 Vanessa Romo
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Tyler Scoville Vanessa Romo

*I have authority to bind the Corporation


A00711 2023

I/We, Tyler Scoville and Vanessa Romo (please print all names),
the registered owner(s) or authorized agent of the property described as 6 Cedro, Capreol, Ont, P0M1H0

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 30 day of may, 2023

Karen Elizabeth Pigeau, a Commissioner for taking 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.

 Vanessa R. Borne
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: Tyler Scouffe Vanessa Romo
 *I have authority to bind the Corporation

FOR OFFICE USE ONLY

Date of Receipt: May 30/23 Hearing Date: June 22, 2023 Received By: S. Pinkerton
Zoning Designation: A-5 Resubmission: ☐ Yes ☒ No
Previous File Number(s): None
Previous Hearing Date:
Notes:

140071/2023

Lot Line, Rear The lot line farthest from, and opposite to and lying within 45 degrees of parallel to a line joining the two end points of the front lot line; except that where no lot line lies within 45 degrees of parallel to a line joining the two end points of the front lot line, the meeting point of such lines farthest from the front lot line shall be deemed the rear lot line.

Yard, Rear A yard extending across the full width of a lot between the rear lot line of such lot and the nearest part of any main building or structure on such lot, but excluding any part of a corner side yard as defined herein.

Lot Line, Side A lot line which is not a front lot line or rear lot line.

The zoning bylaw deems the rear lot line to be the furthest from and lying within 45 degrees of a line drawn from the end points of the front lot line, as demonstrated on the plot plan.

As there can be only one rear lot line, the adjacent line, although running at a similar angle, but not at the same angle to the rear lot line, is considered a separate lot line and closer to the front lot line.

Based on the definition of a side lot line, any other lot line that is not a front lot line or rear lot line is deemed a side lot line.

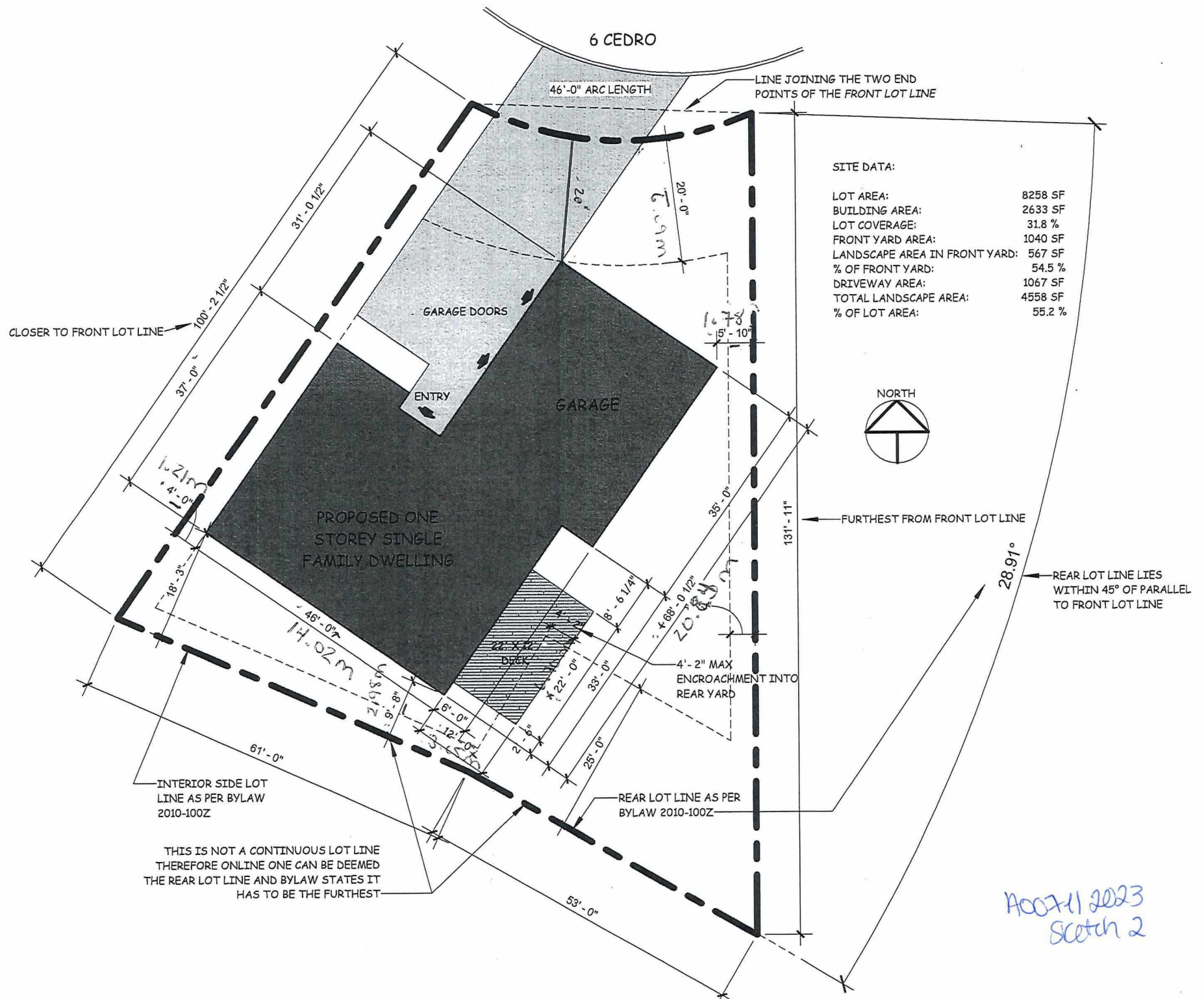
The side yard setback from a side lot line is 1.2 m for a one storey dwelling.

The by-law defines the rear yard as extending the full width of the lot. A triangular lot does not have a set width. It has a base and a height but not a width. Lot width is also not defined in the by-law, so there is no way to establish the width of this lot. So basic geometry should be applied.

This determination has been deemed correct and accepted by the City of Greater Sudbury on numerous occasions in the past.

Corporate amnesia should not prevail.

10071/2023





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	
A0048/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

#2

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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): Vanessa Bassett, Steven Dunlop Email: [REDACTED]
Mailing Address: 1149 Leedale Ave Home: [REDACTED]
City: Sudbury Postal Code: P3G 1B9 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: Sheldon Burton Email: [REDACTED]
Mailing Address: 375 Basin Home: [REDACTED]
City: Chelmsford Postal Code: P0M 1C0 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: National Bank 1349 Lasalle Blvd P3A 1Z6
Mailing Address: [REDACTED]
City: Sudbury Postal Code: [REDACTED]

- 4) Current Official Plan designation: LIVING AREA 2 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
4.41.2a	30m	16m	-14m
4.41.3a	Not permitted	to permit	
4.41.4	20m	16m	-4

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

- c) Description of Proposal: see Attached Appendix 5.1

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: see Appendix 5.1

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

* PIN(s): _____ Township: Broder
 Lot No.: 1 Concession No.: 4 Parcel(s): 10151
 Subdivision Plan No.: M165 Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 149 Leedale Ave

7) Date of acquisition of subject land.

July 2012

8) Dimensions of land affected.

Frontage 22 (m) Depth 83 (m) Area 3208 (m²) Width of Street _____ (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>160</u> (m ²)	<u>250m + 66m garage</u> (m ²)
Gross Floor Area:	<u>160</u> (m ²)	<u>316</u> (m ²)
No. of storeys:	<u>1</u>	<u>2</u>
Width:	<u>9.5</u> (m)	<u>13</u> (m)
Length:	<u>16</u> (m)	<u>19</u> (m)
Height:	<u>6</u> (m)	<u>6</u> (m)

** see proposed site map **

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

	Existing	Proposed
Front:	<u>46</u> (m)	<u>36</u> (m)
Rear:	<u>20</u> (m)	<u>16</u> (m)
Side:	<u>4</u> (m)	<u>4</u> (m)
Side:	<u>22</u> (m)	<u>4 20</u> (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.

Home ~ 1990 shed #1 est 2010 shed # est 2010 Garage ~ 2017

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

Use(s): single family dwelling Length of time: 1990 -> present

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

AC048/2023

- 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, Vanessa Bassett & Steve Dunlop (please print all names), the registered owner(s) of the property described as 1149 Leedale Ave.

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

- g) appoint and authorize Sheldon Burton (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 03 day of April, 20 23

Towfiq
(witness)

V. Bassett
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: VANESSA BASSETT & STEVE DUNLOP


*I have authority to bind the Corporation

10048/2023

I/We, Sheldon Burton (please print all names),
the registered owner(s) or authorized agent of the property described as 1149 Leedale

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 30 day of May, 2023


Commissioner of Oaths

Paula Elizabeth Green, a Commissioner for taking 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.

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

Print Name: Sheldon Burton
 *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

[illegible]

A0048/2023

Appendix 5.c – Description of Proposal

Proposing to build a small 4m addition to the home where a deck is currently located, as well as an attached garage to increase functionality and habitable space. The context that lead to this venture is the fact that the home requires a new roof structure (trusses and diaphragm) due to design failure and chronic moisture issues as well as foundation waterproofing on the south and easterly portions of the building. Given the scope of the work and the scope of disturbance to the property it seemed viable to request for a minor variance that would NOT increase the construction disturbance to the natural habitats on the shoreline. We think this is a practical matter not a frivolous one.

Appendix 5.d – Why the proposal cannot comply....

There is a newer septic system that impedes development to the north and east, and a property line to the west. We feel the only viable option to expand the home is to the south.

A0048/2023

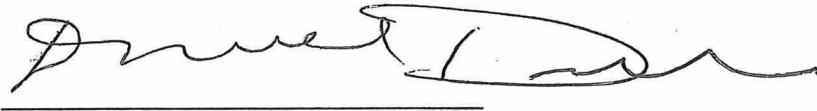
Date: May 9, 2023

Name: DAVID & VANESSA MANSOUR

Address: 1161 LEEDALE AVE.

I/We have no objections to Steve Dunlop and Vanessa Bassett proceeding with the proposed home addition on south east corner of their residence (1149 Leedale Ave).

Thank you,



A0048/2023

Date: May 9, 2023

Name: MARTA MERLA

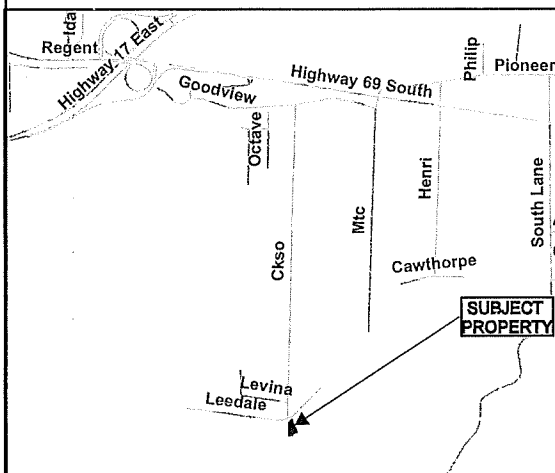
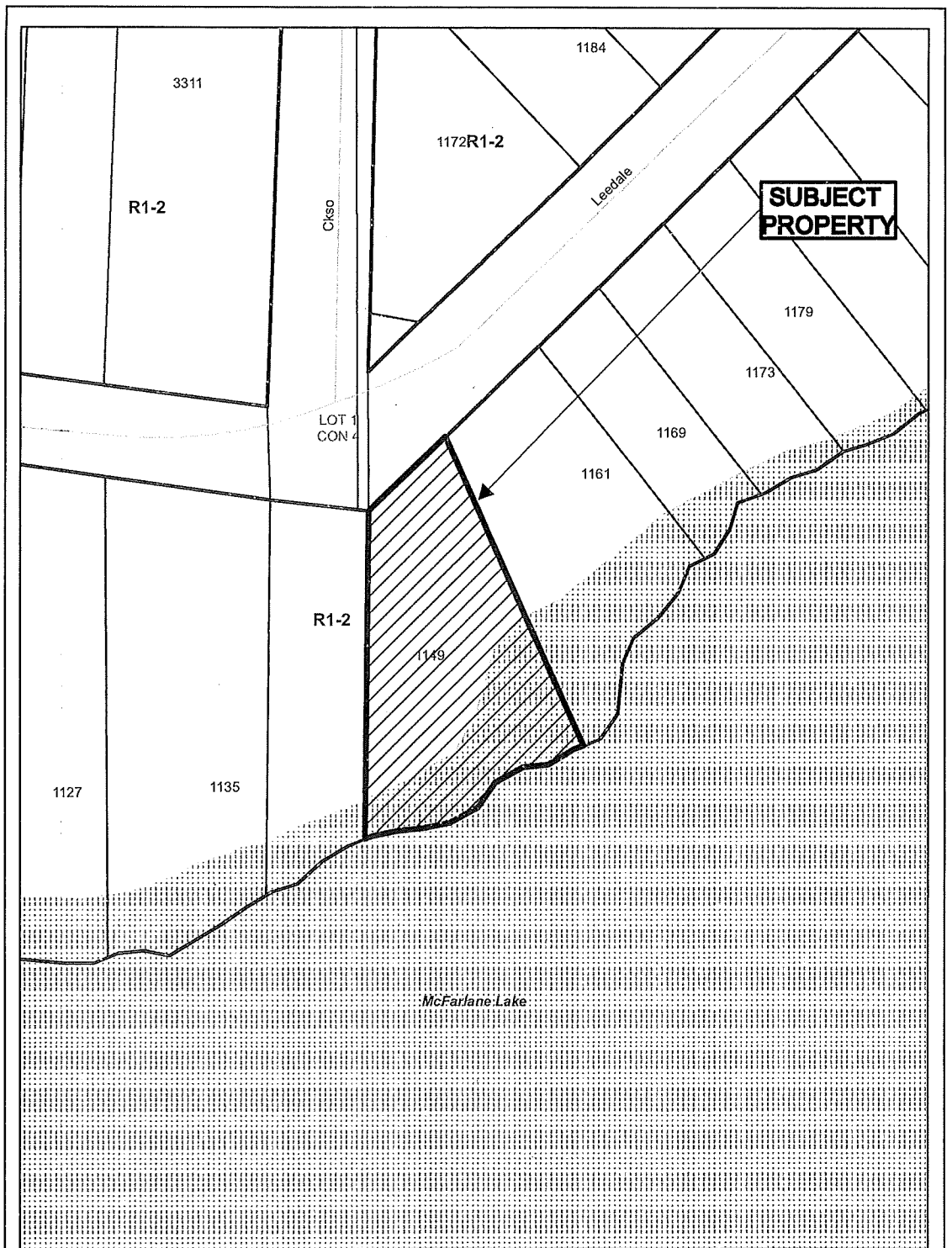
Address: 1135 Leedale Ave, Sudbury P3G 1B9

I/We have no objections to Steve Dunlop and Vanessa Bassett proceeding with the proposed home addition on south east corner of their residence (1149 Leedale Ave).

Thank you,

Marta Merla

A0048/2023



Application for Minor Variance or Permission



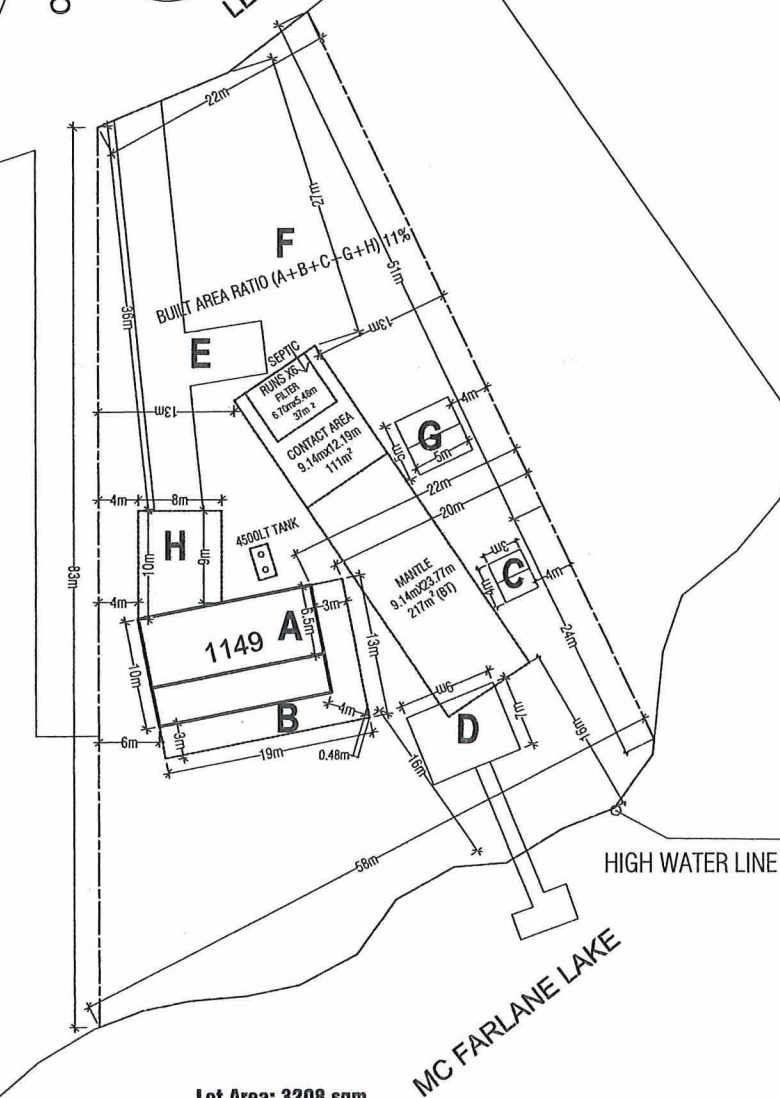
Subject Property being PIN 73477-0215,
Parcel 10151 SEC SES, Lot 1, Plan M-165,
Part Lot 1, Concession 4, Township of Broder,
1149 Leedale Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0048/2023
Date: 2023 04 24

CKSO ROAD

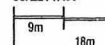
LEEDALE AVENUE



Proposed	Existing Building(A) :	160 sqm
	Extension House (B) :	90 sqm
	Storage Building(C) :	12 sqm
	Storage (G) :	25 sqm
	Deck (D) :	63 sqm
	Driveway(E)	
	Open area(F)	

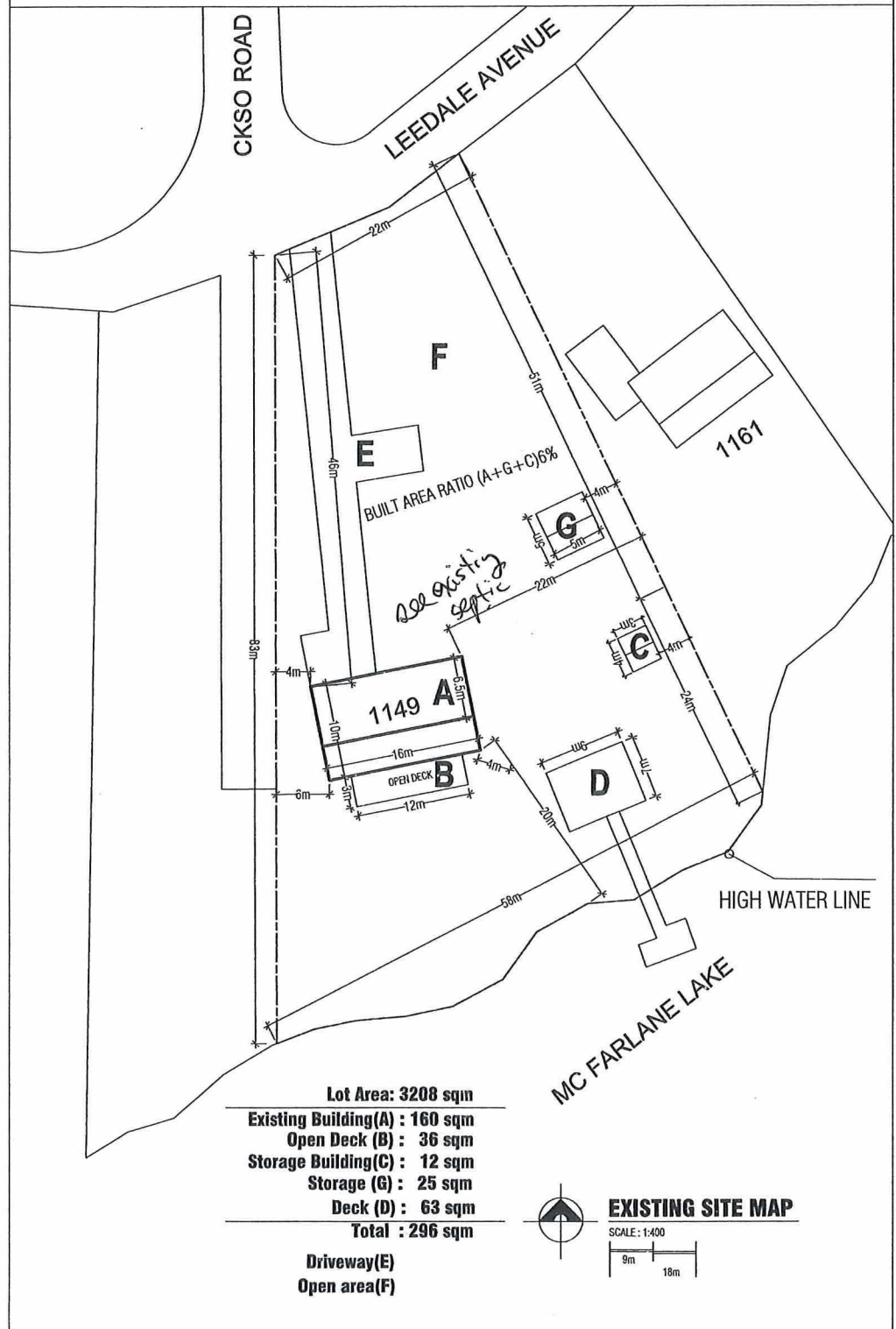


SCALE: 1:400



A0048/2023
Sketch 2

ARCGIS WEB MAP



A0048/2023
Sketch 3