

Tom Davies Square  
200 Brady St

Wednesday, May 24, 2023

PUBLIC HEARINGS

**A0051/2023**

**GERALD LOUISE LEBLANC**

Ward: 7

PIN 73495-0654, Parcel 17544 SEC SES, Lot 135, Plan M-148, Part Lot 5, Concession 2, Township of Garson, 93 Catherine Drive, Garson, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and 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 firstly, an accessory lot coverage of 14.5%, where 10% is permitted, and secondly, a maximum height of 6.1m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A0052/2023**

**KYLE KOWALUK  
KRISTA KOWALUK**

Ward: 2

PIN 73375-0046, Parcel 14050 SEC SWS SRO, Lot 24, Plan M-351, Part Lot 5, Concession 4, Township of Waters, 28 Patricia Street, Lively, [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 5.79m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A0053/2023**

**Dr. MEGAN MESSENGER**

Ward: 9

PIN 73476-0125, Parcel 9554 SEC SES, Part Broken Lot 6, Concession 4, as in LT52283, Township of Broder, 171 Edgewater Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the expansion of an attached deck, providing 38% of the natural vegetation of the required shoreline buffer area to be cleared, whereas a maximum of 25% of the required shoreline buffer area may be cleared of natural vegetation, but in no case shall a cleared area exceed a maximum of 276 sq.m. and also providing 32% of the shoreline length measured at the high water mark to be cleared of natural vegetation, where a maximum of 25% of the length of the cleared area at the high water mark may be cleared of natural vegetation.

A0054/2023

**OLLI MATIKAINEN**  
**CYNTHIA MATIKAINEN**

Ward: 2

PIN 73365-0083, Parcel 18274 SEC SWS, Part Lots 1 and 12, Concession 3, being Summer Resort Location AE-637 as in WP8460, Parts 1 and 2 on Plan 53R-13537, Townships of Trill and Fairbank, 800 Mason Road, Worthington, [2010-100Z, SLS (4) (Seasonal Limited Service)]

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 6.46m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PRVIOUSLY SUBJECT TO A00085/2000 (14 AUG 00)

A0055/2023

**KEVIN ELLIS**  
**LISA ELLIS**

Ward: 2

PIN 73397-0071, Parcel 17222 SEC SWS, Part Broken Lot 5, Concession 1 as in LT169927, except Part 15 on Plan 53R-8234, Township of Louise, 75 Stoney Bay Road, Whitefish, [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 sauna providing a maximum height of 5.6m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

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

A0034/2023

**TARA ALEXANDER**  
**MARK ALEXANDER**

**"REVISED"**

Ward: 9

PIN 73477-0096, Parcel 30029 SEC SES, Part Lot 4, Concession 4, as in LT201331 except LT251846, Township of Broder, 198 Birch Hill Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, 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 a single detached dwelling with attached garage, septic system and leaching bed providing, firstly, a high water mark setback of 10.76m for the dwelling and 24.94m for the leaching bed, where no person shall erect any residential building, other accessory structure or leaching bed closer than 30.0m to the high water mark of a lake or river, and secondly, for the proposed single detached dwelling to be 10.76m 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 APRIL 27, 2023, TO UNABLE TO ATTEND.

A0035/2023

MARGARET RALPH

"REVISED"

Ward: 2

PIN 73365-0006, Parcel 53M-1166-14 SEC SWS SRO, Lot 14, Plan 53M-1166, Part Lot 1, Concession 1, subject to LT605471, Township of Trill, 166 A Wickie Road, Worthington [2010-100Z, SLS (4) (Seasonal Limited Service), RU (Rural)]

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 6.04m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0087/2016 (JUN 29/16), A0124/2020 (DEC 10/20) AND A0280/1992 (OCT 5/92)

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, JUNE 7, 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
A 0052/2023
S.P.P. AREA
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

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): GERALD LEBLANC Email: [REDACTED]  
Mailing Address: 93 Catherine Drive Home Phone: [REDACTED]  
City: Garsen Postal Code: P3L 1H2 Business Phone: [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: GERALD LEBLANC Email: see above  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED] Business Phone: [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: CIBC  
Mailing Address: 1349 Lasalle Blvd.  
City: Sudbury Postal Code: P3A 1Z2

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: Residential R-1-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
4.2.3 Accessory Coverage	10%	14.5%	4.5%
4.2.4 Height for garage	5 meters	6.1	1.1

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

- c) Description of Proposal: Personal garage and storage

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
accessory buildings percentage to store Boat / side by side and storage



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

PIN(s): \_\_\_\_\_ Township: SARSON  
 Lot No.: PART 5 Concession No.: 2 Parcel(s): 17544  
 Subdivision Plan No.: M 148 Lot: 135 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 93 Catherine Dr

- 7) Date of acquisition of subject land.
- August 23, 2004

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.5 (m) Area 562 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:

	Existing			Proposed	
Ground Floor Area:	<u>House 79.54</u>	<u>Gazebo 17.20</u>	<u>Shed 9.2</u>	<u>Garage 53.2</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>91.42</u>	<u>17.28</u>	<u>9.2</u>		(m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>		
Width:	<u>9.75</u>	<u>4.8</u>	<u>3.04</u>	<u>7.3</u>	(m)
Length:	<u>8.2</u>	<u>3.6</u>	<u>3.04</u>	<u>7.3</u>	(m)
Height:	<u>7.01</u>	<u>5.4</u>	<u>2.43</u>	<u>6.1</u>	(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:	<u>10</u>	<u>19.7</u>	<u>24.7</u>	<u>26.2</u>	(m)
Rear:	<u>17.84</u>	<u>16.34</u>	<u>11.3</u>	<u>3</u>	(m)
Side: <u>Left</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	<u>6.4</u>	(m)
Side: <u>Right</u>	<u>4.15</u>	<u>9.1</u>	<u>10.86</u>	<u>1.5</u>	(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 - 1952 Gazebo - 1976 Shed - 2018

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

Use(s): Personal Single Family Dwelling Length of time: 71 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

A0051/2023

- 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. water protection zone

### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

(We) Gerald and Louise Leblanc (please print all names), the registered owner(s) of the property described as 93 Catherine Drive

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 GERALD LEBLANC (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 25 day of April, 2023

[Signature]  
(witness)

[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: GERALD LOUISE LEBLANC

\*I have authority to bind the Corporation

A0051/2023



### PART B: OWNER OR AUTHORIZED AGENT DECLARATION

INVE. Gerald ~~and Louise~~ Leblanc (please print all names),  
the registered owner(s) or authorized agent of the property described as 93 Catherine 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 26 ~~24~~ day of April, 2023

  
Commissioner of Oaths

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

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.

Print Name: GERALD LEBLANC  
 \*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: Apr 26/23      Hearing Date: May 24/23      Received By: S. Linkerton

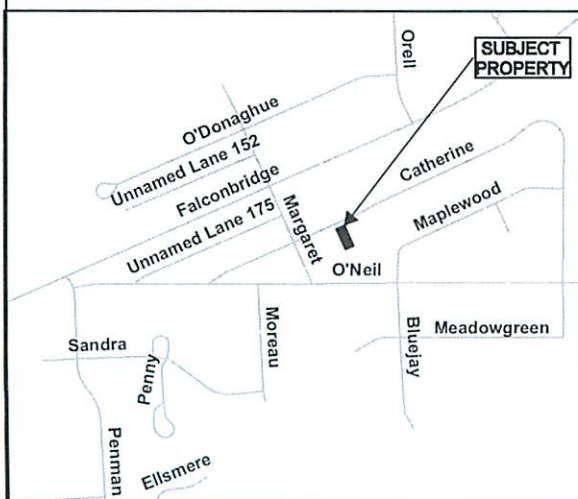
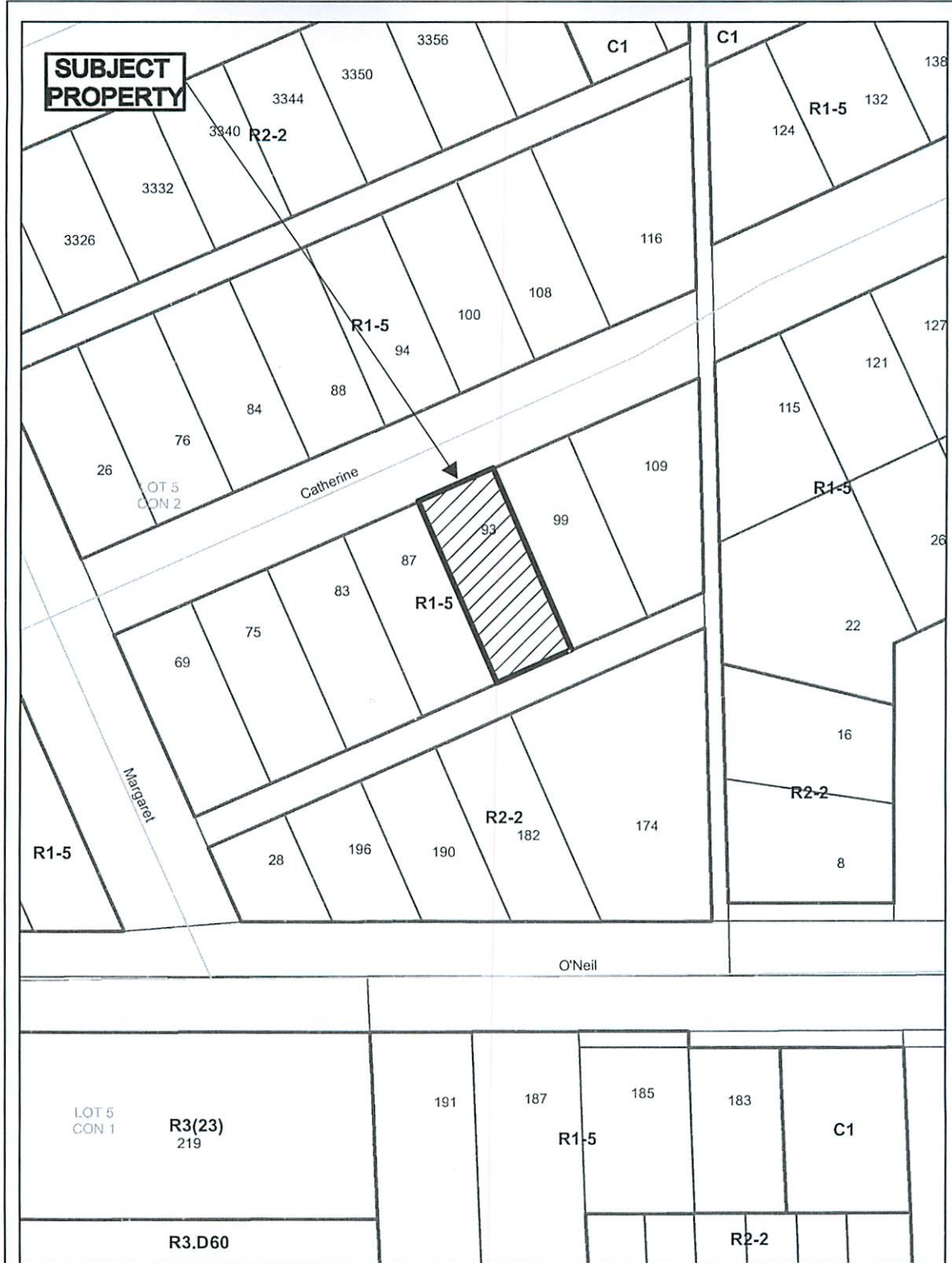
Zoning Designation: R1-5      Resubmission: ☐ Yes ☒ No

Previous File Number(s): none

Previous Hearing Date:

Notes:

A0054/2023



## Application for Minor Variance or Permission



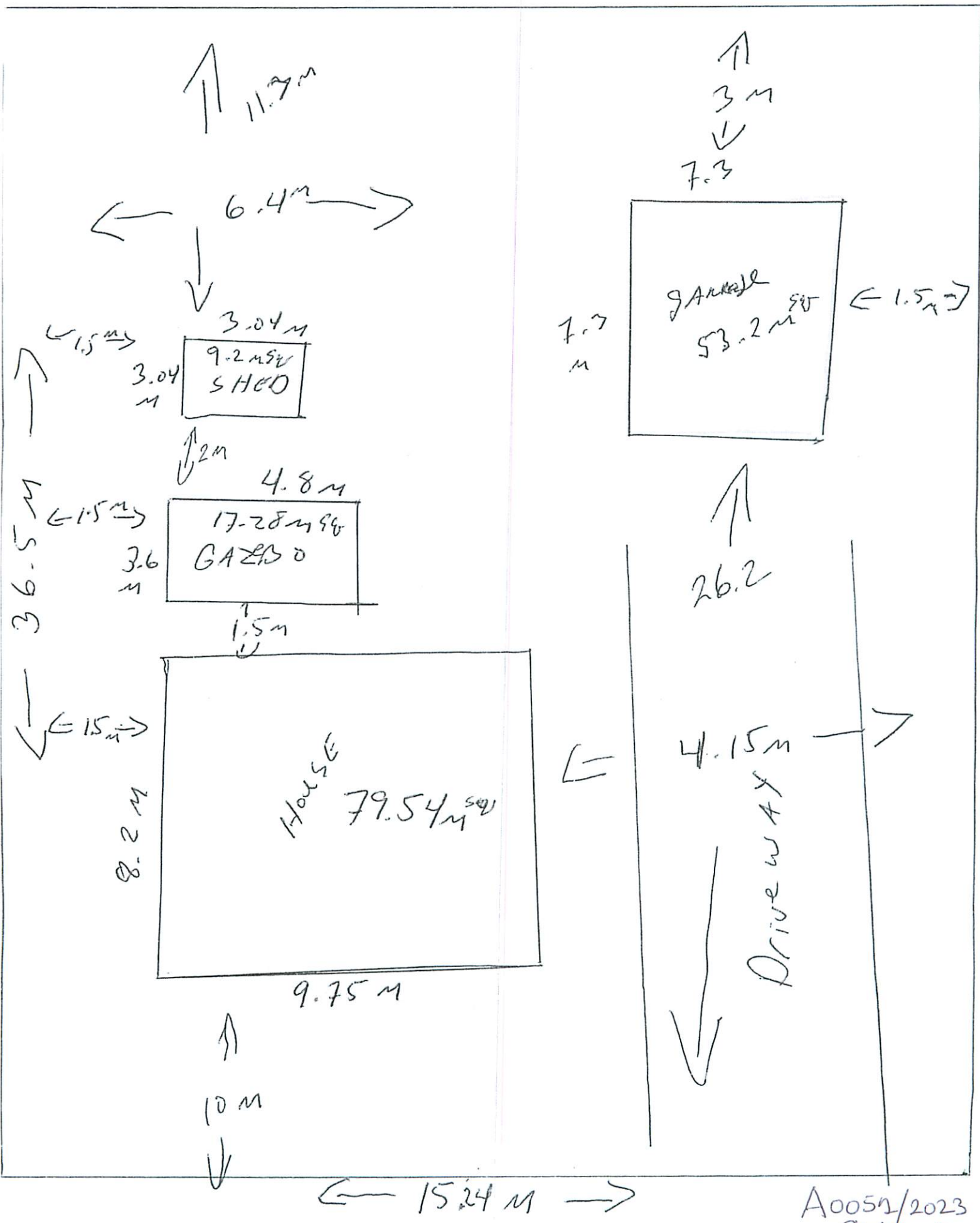
Subject Property being PIN 73495-0654,  
Parcel 17544 SEC SES,  
Lot 135, Plan M-148,  
Part Lot 5, Concession 2,  
Township of Garson,  
93 Catherine Drive, Garson,  
City of Greater Sudbury

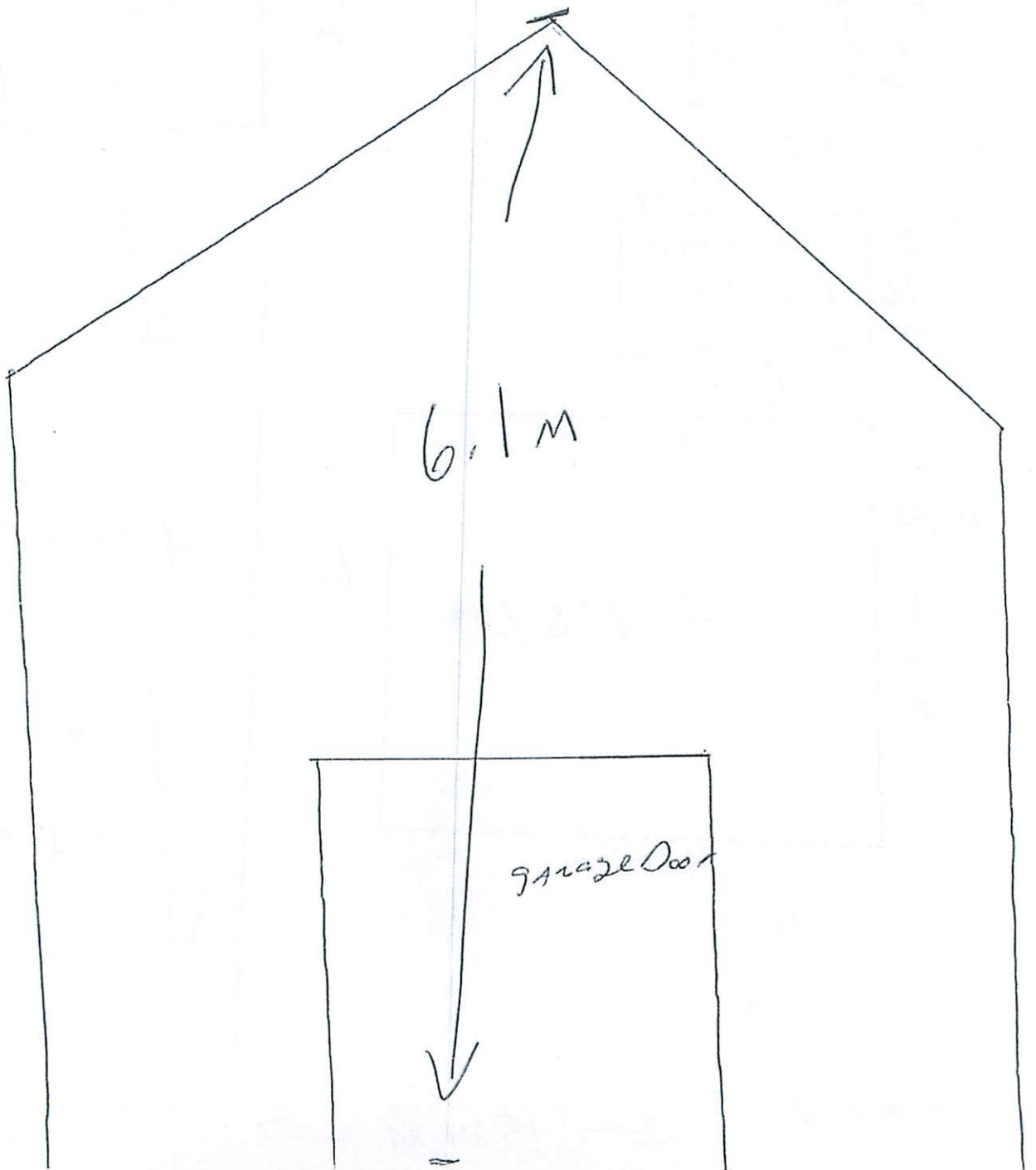
Sketch 1, NTS  
NDCA Watershed

A0051/2023  
Date: 2023 05 02



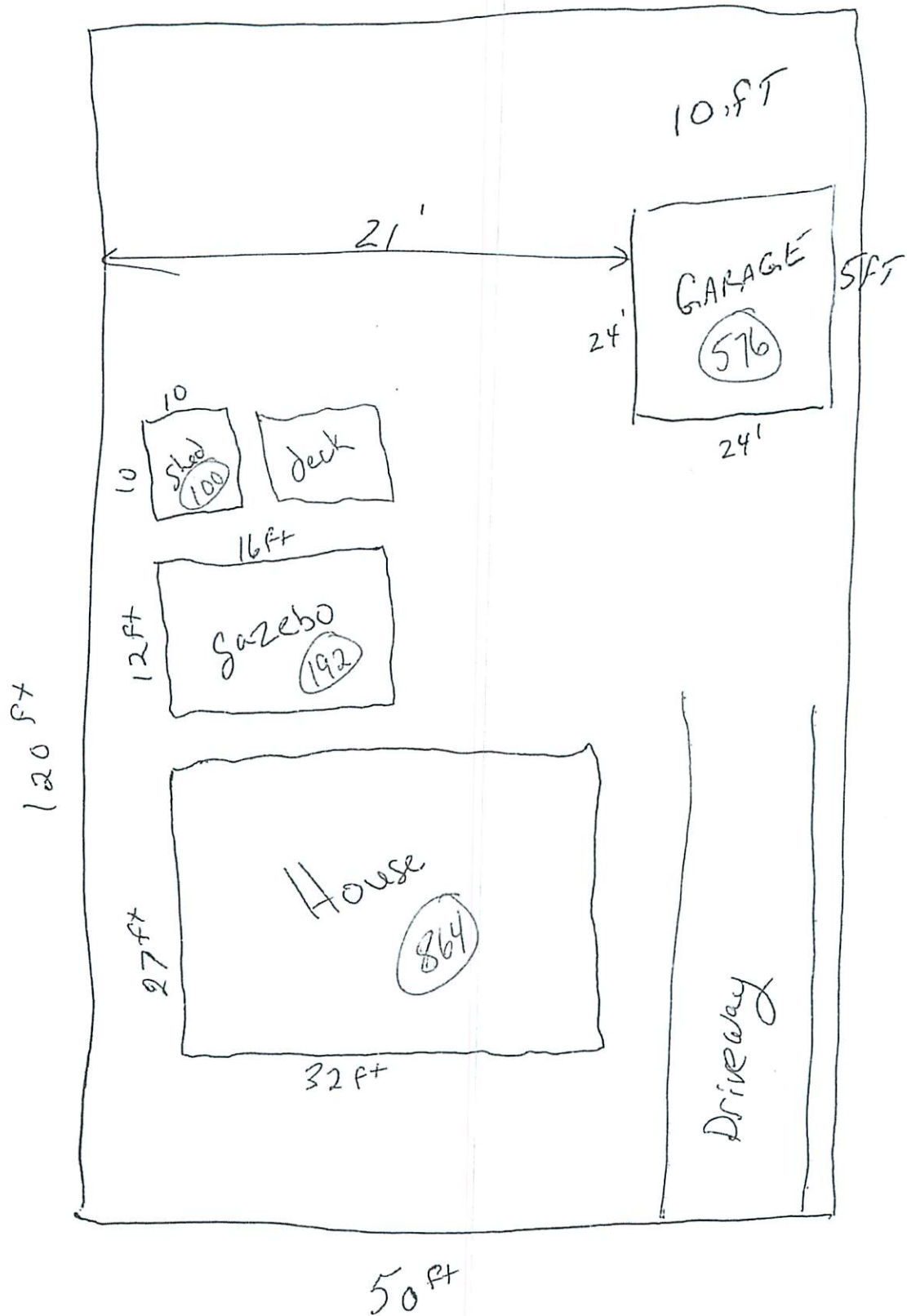
# Back Lane





A0052/2023  
Sketch-3





A0051/2023  
Sketch-4



Box 5000, Station 'A', 200 Brady Street  
Sudbury ON P3A 5P3  
Tel. (705) 671-2489, Ext. 4376/4348  
Fax (705) 673-2200

City of Greater Sudbury	
A 0052/2023	
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: \$1,025.00 (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 THAT 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): Kyle & Krista Kowaluk Email: \_\_\_\_\_  
Mailing Address: 28 Patricia St Home Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
City: Lively Postal Code: P3Y 1B1 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: Kyle Kowaluk Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
28 Patricia St Business Phone: \_\_\_\_\_  
City: Lively Postal Code: P3Y 1B1 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: RBC  
Mailing Address: 1879 Regent St  
City: Sudbury Postal Code: P3Y 1B1 P3E 3Z7

- 4) Current Official Plan designation: Livable Area Current Zoning By-law designation: R1S

- 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
Zoning By-law 2010-100Z	500.38 cm	579.12 cm	78.74 cm
Garage Height	5.0m	5.79m	0.79m

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

- c) Description of Proposal: \_\_\_\_\_

Build a 12' x 12' new on green garage with 6' shed built on 3 posts of brms and a 10'12 post

4.75m x 4.75m

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

Due to have 10' minimum

4.75m



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

PIN(s): 733750046	Township: Waters		
Lot No.: 5	Concession No.: 4	Parcel(s): 14050	
Subdivision Plan No.: M351	Lot: 24	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 28 Patricia St			

## 7) Date of acquisition of subject land: November 2007

## 8) Dimensions of land affected.

Frontage 30.48 (m) Depth 45.72 (m) Area 1394.46 (m<sup>2</sup>) Width of Street 11 (m)

Particulars of all buildings:	House	Existing	Shed	Garage	Proposed	
Ground Floor Area:	111.95		13.4 (m <sup>2</sup> )	95		(m <sup>2</sup> )
Gross Floor Area:	111.35		13.4 (m <sup>2</sup> )	95		(m <sup>2</sup> )
No. of storeys:	1		1	1		
Width:	8.5		3.66 (m)	9.75		(m)
Length:	13.1		3.66 (m)	9.75		(m)
Height:	6.4		2.16 (m)	5.8		(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:	9.15	10.23 (m)	3.15	(m)
Rear:	27.73	1.53 (m)	26.81	(m)
Side:	1.4	1.53 (m)	3.68	(m)
Side:	15.86	24.57 (m)	3.68	(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 - 1974 / Deck & Pool - 2016 / Shed - unknown

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

Use(s): Residential Length of time: Since 1974?

## 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

A0052/2023

- 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, Kyle & Krista Kowaluk (please print all names), the registered owner(s) of the property described as 28 Patricia St.  
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 Kyle Kowaluk (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 19 day of April, 2023

Mike Collins  
(witness)

Krista Kowaluk  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Krista Kowaluk

\*I have authority to bind the Corporation

A0052/2023




### PART B: OWNER OR AUTHORIZED AGENT DECLARATION


I/We, Kyle & Krista Kowaluk (please print all names),  
the registered owner(s) or authorized agent of the property described as 28 Patricia St

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 19 day of April, 20 23

  
\_\_\_\_\_  
Karen Enns, Clerk, 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: Kyle Kowalik  
 \*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 2/23 Hearing Date: May 24/23 Received By: S. Pinkerton

Zoning Designation: R-5 Resubmission: ☐ Yes ☒ No

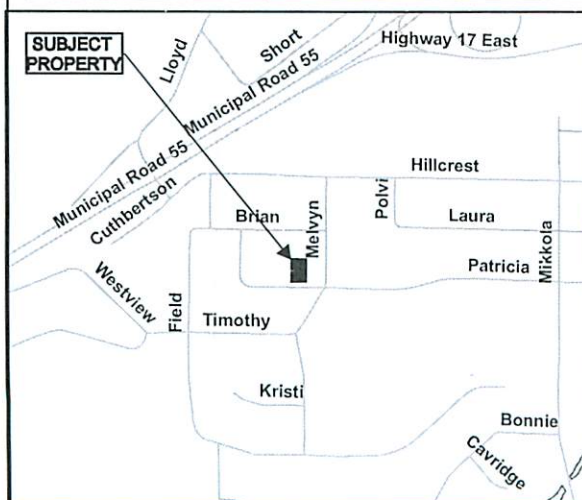
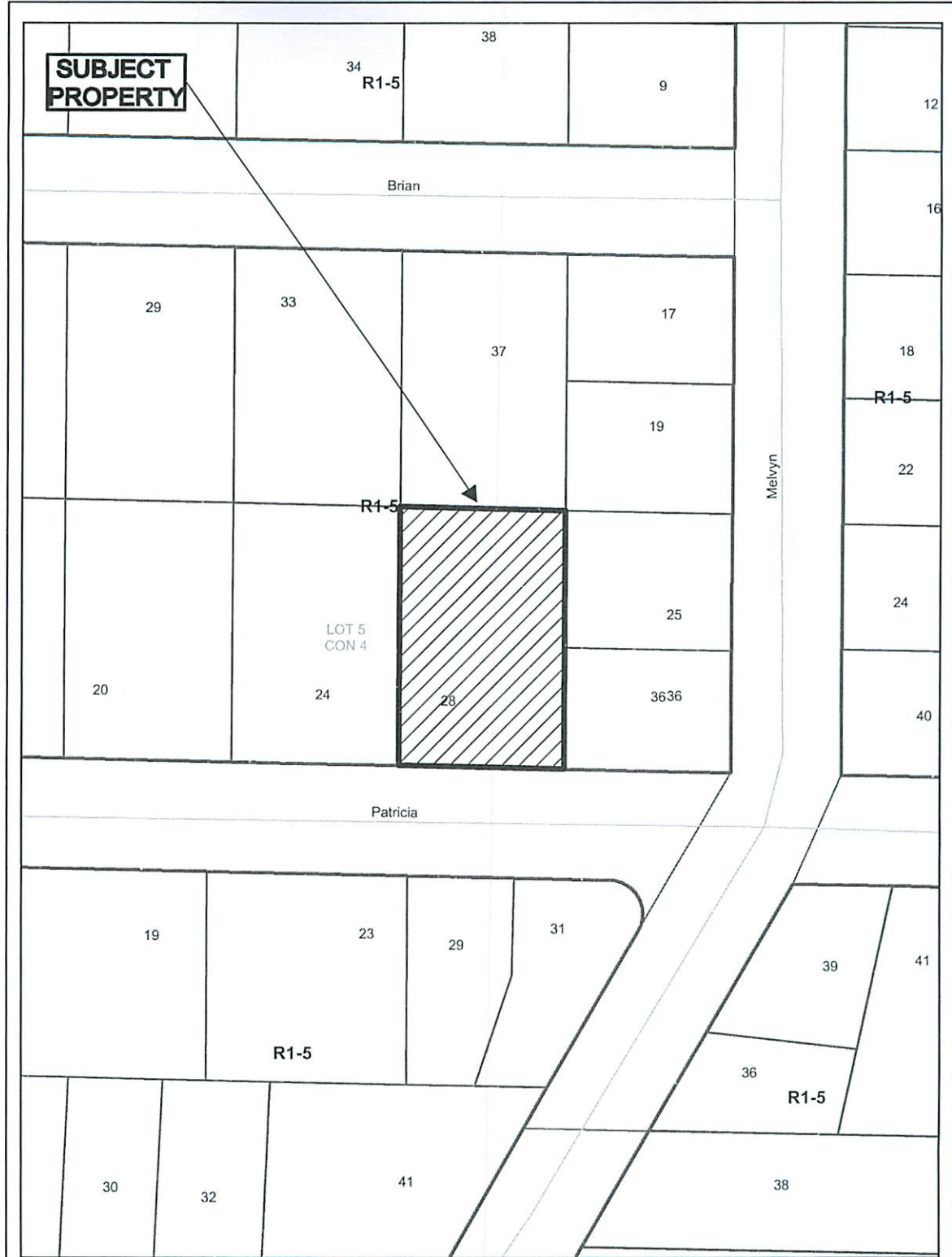
Previous File Number(s): NONE

Previous Hearing Date:

Notes:

A0052/2023





## Application for Minor Variance or Permission

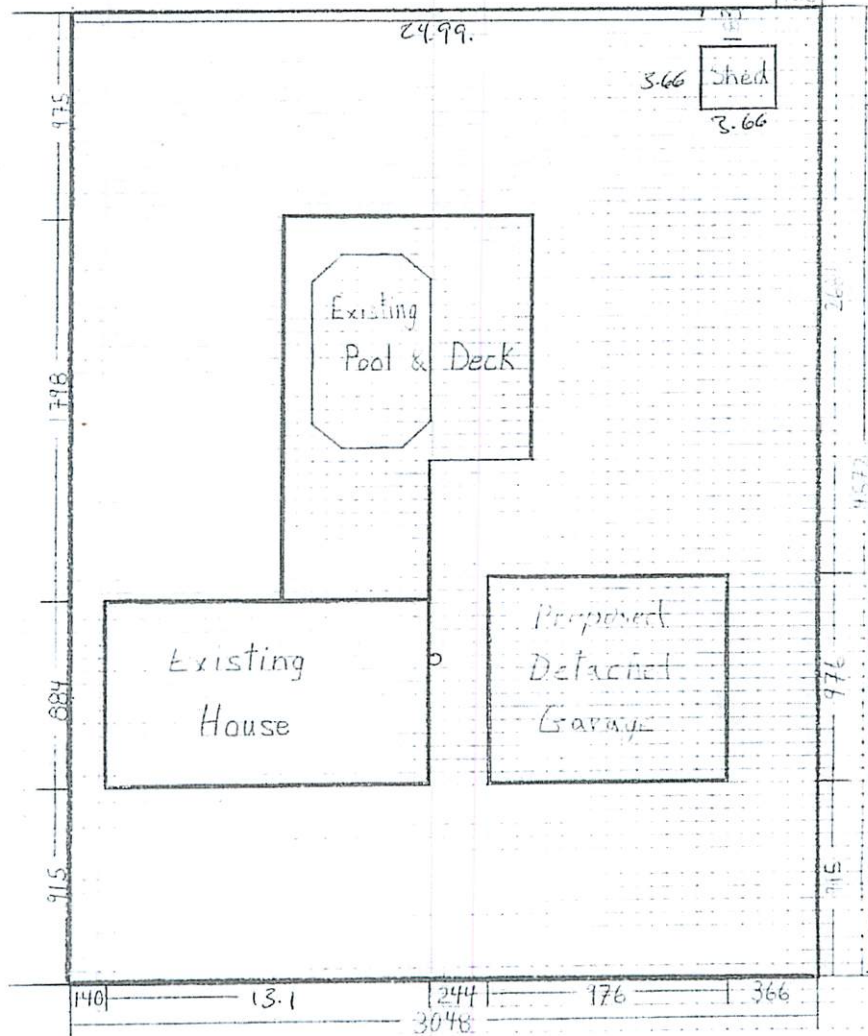


Subject Property being PIN 73375-0046,  
Parcel 14050 SEC SWS SRO,  
Lot 24, Plan M-351,  
Part Lot 5, Concession 4, Township of Waters,  
28 Patricia Street, Lively,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A0052/2023  
Date: 2023 05 03

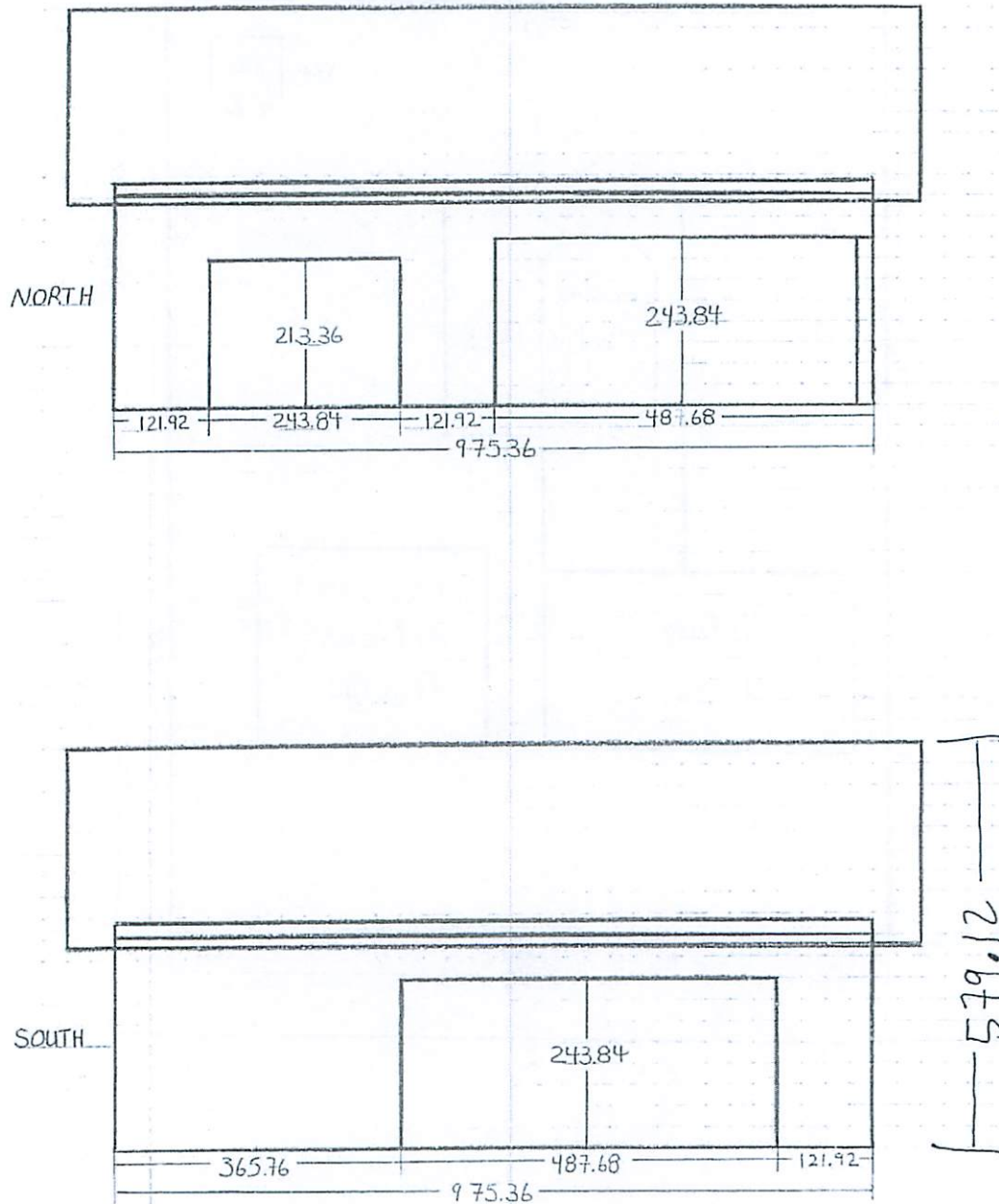
28 Patricia St.



A0052/2023  
Sketch-2



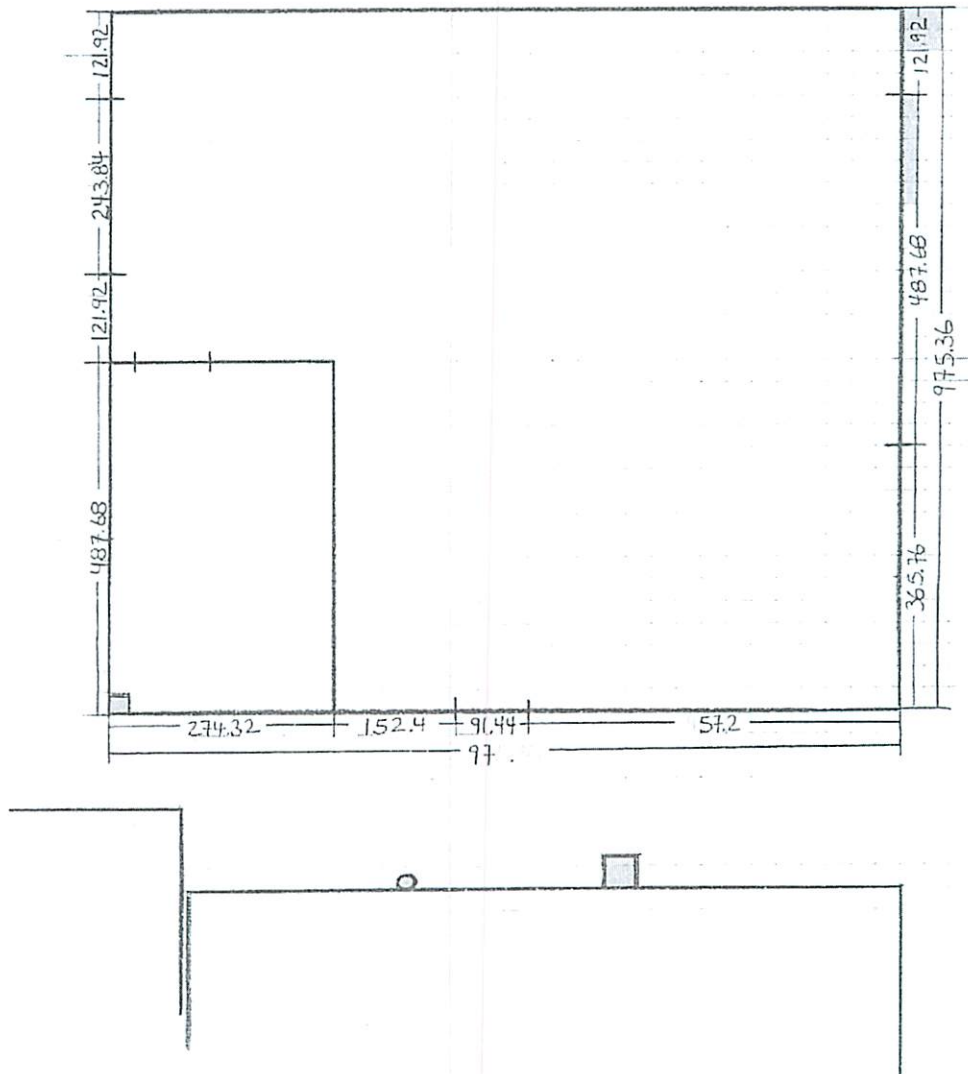
28 Patricia St.



A0052/2023  
Sketch-3

← N

28 Patricia St.

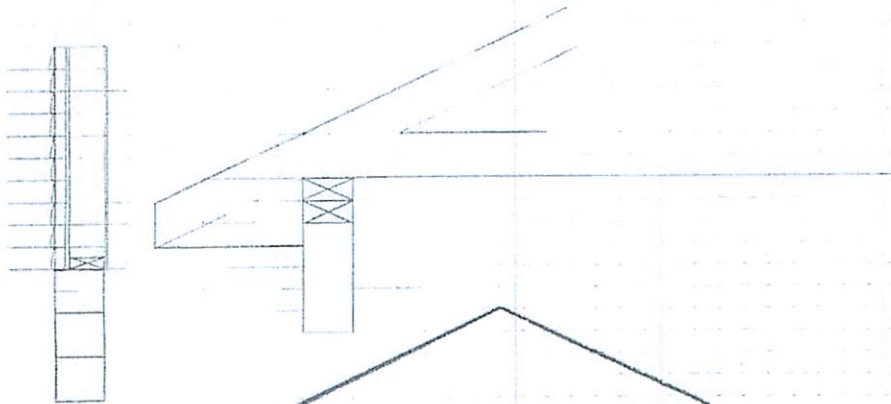
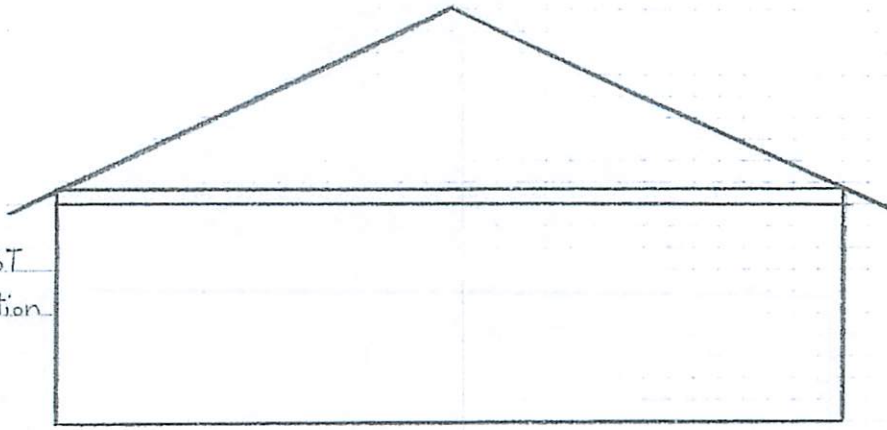


A0052/2023  
Sketch - 4

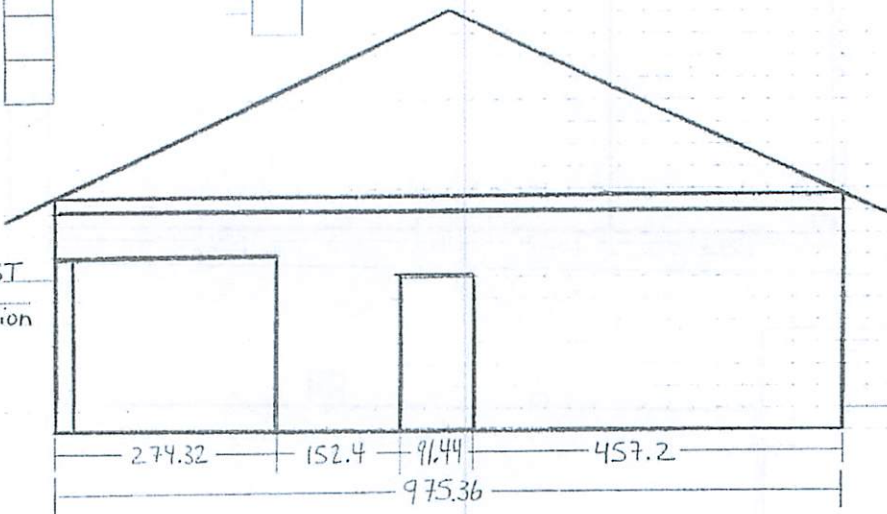


28 Patricia St.

EAST  
Elevation



WEST  
Elevation



274.32  
579.12  
243.8  
61

274.32 152.4 91.44 457.2  
975.36

A0052/2023  
Sketch-5



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 00 53 / 2023	
C.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
MICA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

## 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): Dr Megan Messenger	Email: [REDACTED]
Mailing Address: 171 Edgewater Rd	Home: [REDACTED]
	Business Phone:
City: Sudbury	Postal Code: P3G1J8
	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: Adam Whitby	Email: [REDACTED]
Mailing Address: 2040 Algonquin Rd., Unit 14	Home P: [REDACTED]
171 Edgewater Rd, Sudbury, ON	Business Phone:
City: Sudbury	Postal Code: P3G1J8
	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: ScotiaBank
Mailing Address: 2040 Algonquin Rd., Unit 14
City: Sudbury
Postal Code: P3E4Z6

- 4) Current Official Plan designation: Living Nea # 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
Shoreline Buffer Area	25%	38%	13%
Shoreline allowed length	25%	32%	7%

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

- c) Description of Proposal:

See Attached Appendix A

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

See Attached Appendix B



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

PIN(s):	Township: Broder		
Lot No.: 6	Concession No.: 4	Parcel(s): 9554	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 171 Edgewater Rd, Sudbury, ON			

- 7) Date of acquisition of subject land. July 10th 2019

- 8) Dimensions of land affected.

Frontage 30.48 (m) Depth 31.7 (m) Area 966.22(m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed	
Ground Floor Area:	house - 178	58 Deck	(m <sup>2</sup> )
Gross Floor Area:	365	58	(m <sup>2</sup> )
No. of storeys:	3	1	
Width:	11	8.53	(m)
Length:	13.4	9.75	(m)
Height:	5 from street	2.13	(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:	9.5 ft to 10 ft	4' 20'	(m)
Rear:	5.5 ft	7 ft 1'	(m)
Side:	2.4	7.6 m	(m)
Side:	15	12.5	(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.

2002-2004

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

Use(s): residential

Length of time: ~ 50 yrs

- 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

A0053/2023

- 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, Megan Messenger (please print all names), the registered owner(s) of the property described as 171 Edgewater RD 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 Adam Whitby (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 21<sup>st</sup> day of April, 2023

E. A. Thompson  
(witness)

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

Print Name: Megan Messenger

\*I have authority to bind the Corporation

A0053/2023







## Appendix A

### Question 5 c)

#### Proposal

The proposal consists of extending our usable patio area by the construction of a 28x32 elevated deck. Currently, there is a covered patio of 12x28 which was approved by the city when the residence was constructed. Therefore, of the new 28 foot depth, 12ft is already being used as a patio. We would be extending that by 16ft over the hill. The proposed area to which the deck will be extended is unusable due to the elevation change and a safety concern as we have a toddler. This deck would allow for our family to have a safe place to gather without concerns of small children falling down the hill.

This deck will have minimal impact on the natural vegetation as in this area it is mainly rock covered by a thin layer soil. Our plan is to also use Helical piles and in the event we have to use concrete piers for a few post due to ground limitations, all precautions such as sediment barriers etc., will be used as per NDCA request. It should be noted that our family takes great pride in ensuring natural vegetation along the shoreline by planting native plants each spring and having a large area of wild flowers, grasses and shrubs in the buffer area. Our property is unlike an overwhelming amount of manicured green grass lots we see on Long Lake, Ramsey and Nepahwin whom have no natural vegetation along the entire "Shoreline Buffer".

We also met with the Nickel District Conservation Authority who attended our property and had no concerns whatsoever with our proposed project.

### Question 5 d)

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

In 2022 a by-law was passed, introducing a new shoreline buffer zone, drastically impacting a large amount of waterfront properties within the City of Greater Sudbury, which for many years conformed to property regulations. Our lot, like many others is approximately 100ft deep. These lots were approved by the city. Our residence, was permitted to be construction within the new Buffer Zone. As a result, a large percentage of our property is now restricted. This could/may also have impact on our property value.

The current bylaw restricts shoreline coverage to 25% of total length and 25% within the large buffer area. With the new restrictions, this would limit us to constructing a 7ft x 7ft "structure" within the buffer zone. In reviewing the pictures I have provided, we feel we have a large amount of natural vegetation, and that our request is not unreasonable.

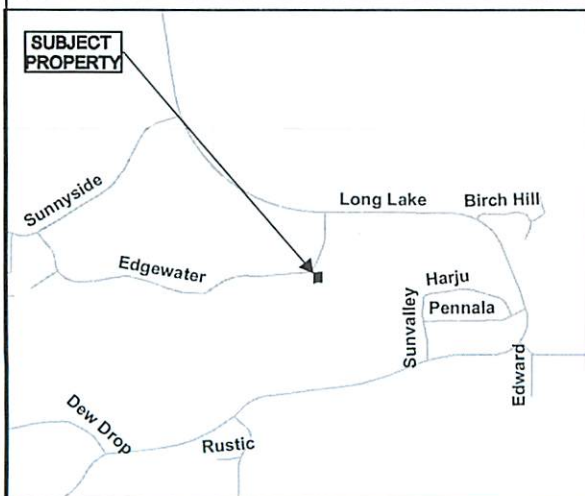
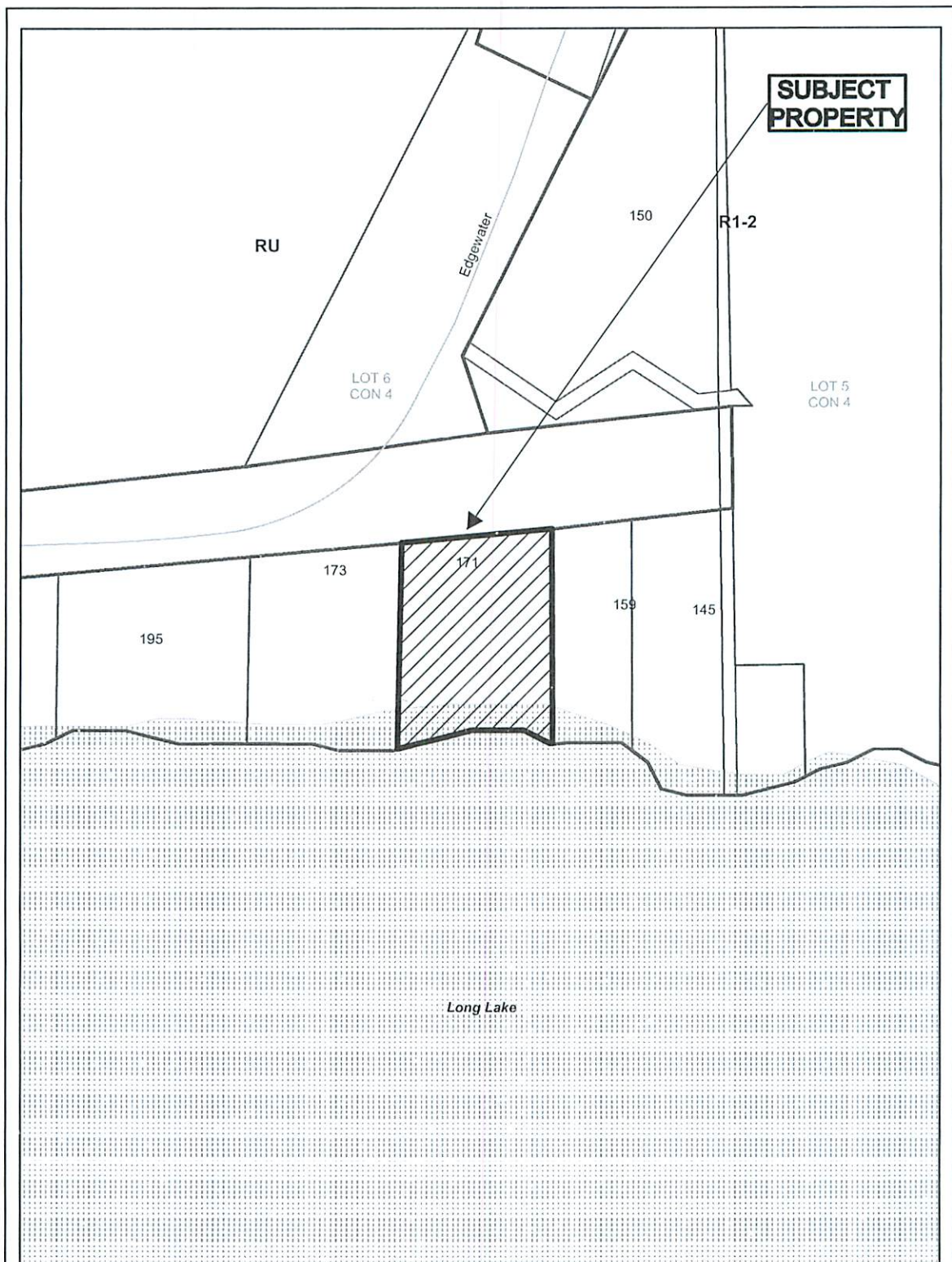
A0053/2023

Our lot is approximately 10 000 Sq Ft. Our current coverage is 1584(residence) + 336(Patio) + 96(shed) which totals 2016 Sq ft. The extension of the deck/patio would add an extra 624 Sq ft bring the total to 2640 Sq Ft. Our property is zoned as R1-2. As such as per Table 6.2 – Standards for the Low Density Residential One (R1) Zone (By-laws 2012-178Z, 2018-180Z) our maximum lot coverage is 40%. Our proposal would bring our total lot coverage to 26 %, well under the maximum lot coverage.

Further, I have spoken to my neighbours whom are all in support of our proposal.

A0053/2023





## Application for Minor Variance or Permission



Subject Property being PIN 73476-0125,  
Parcel 9554 SEC SES,  
Part Broken Lot 6, Concession 4,  
as in LT52283, Township of Broder,  
171 Edgewater Road, Sudbury,  
City of Greater Sudbury

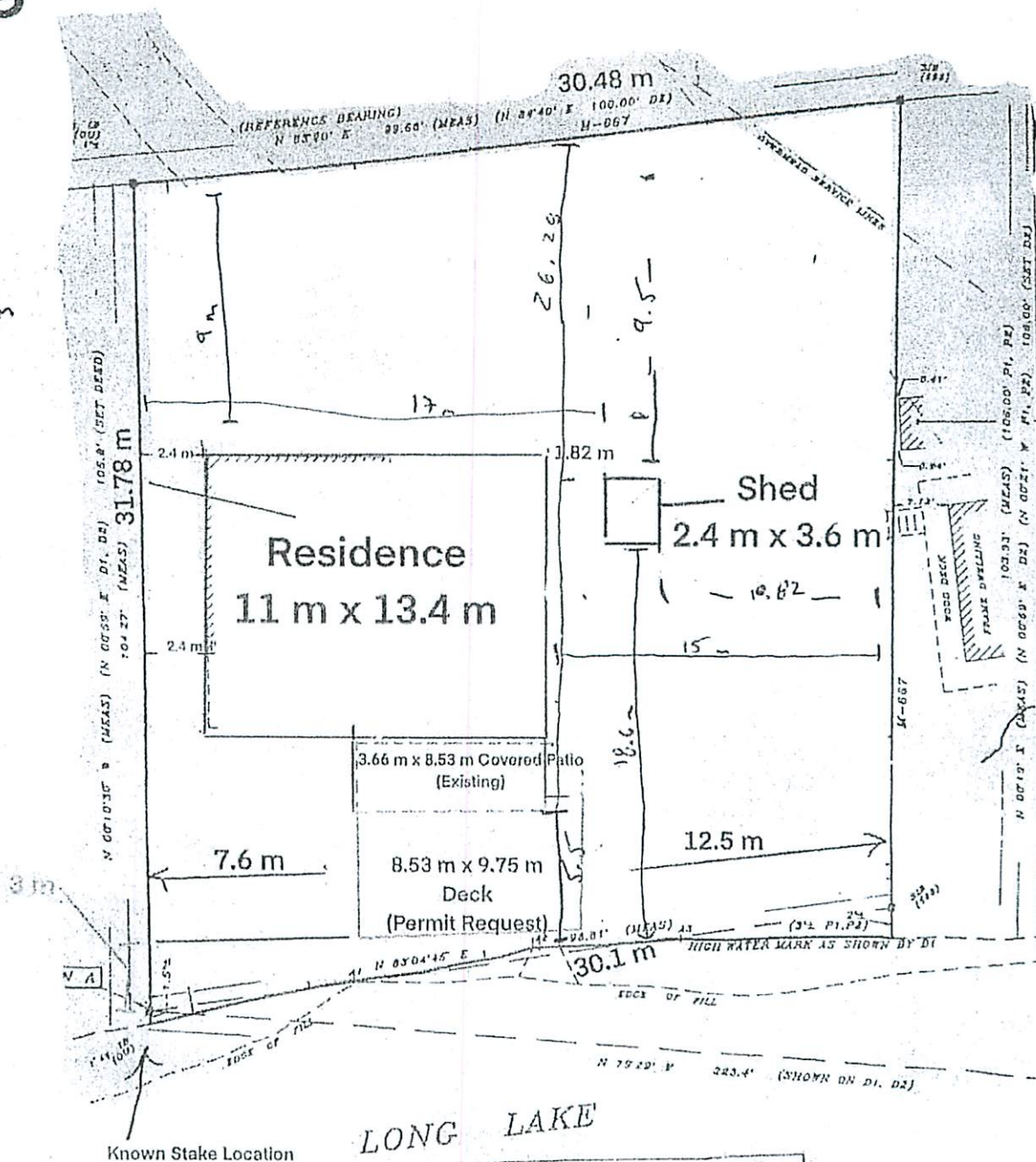
Sketch 1, NTS  
NDCA Watershed

A0053/2023  
Date: 2023 05 08



# Edgewater Road

1 cm : 2.4 m

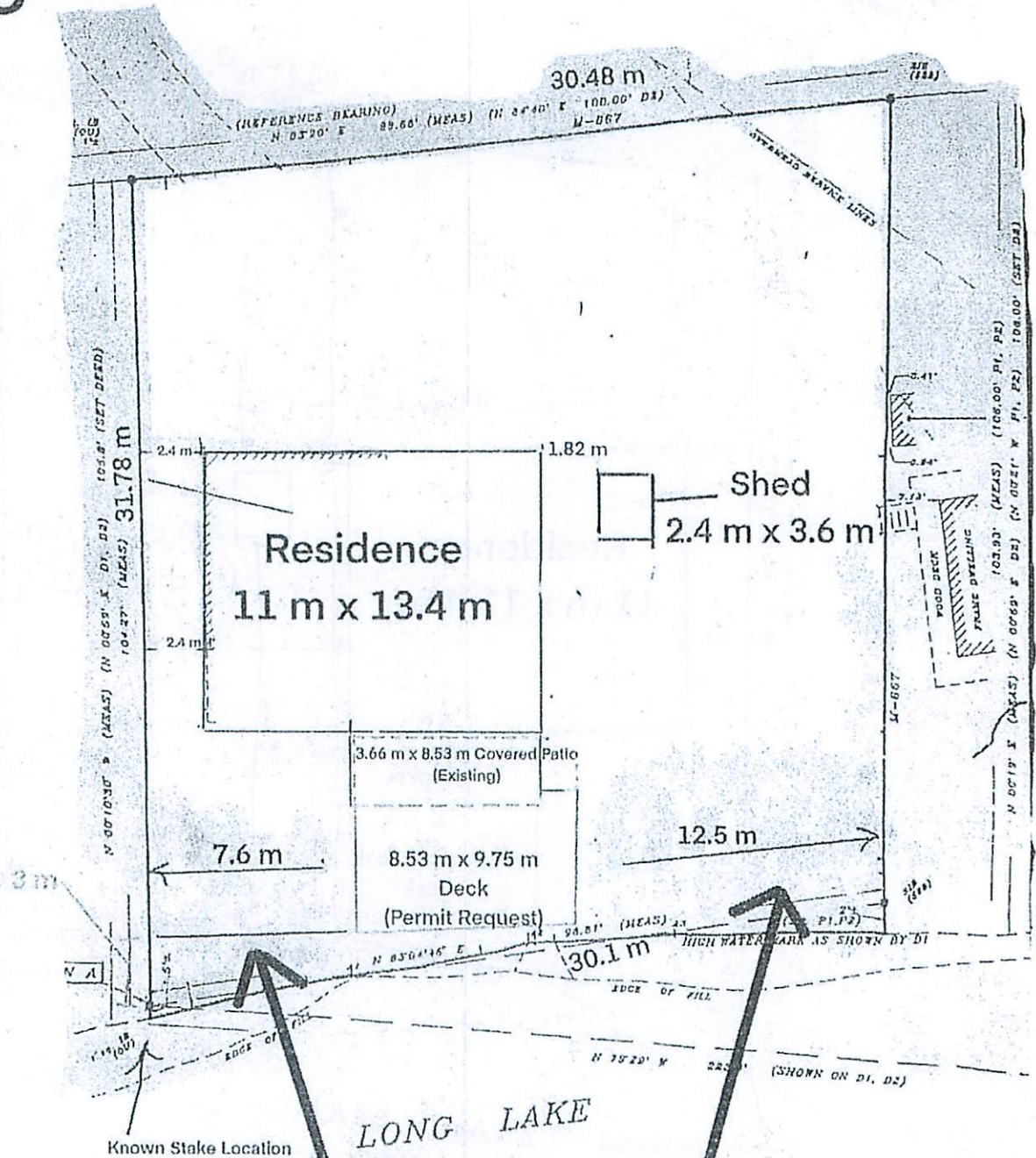


**HIGH WATER MARK NOTE**

THE LIMIT OF LONG LAKE SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF BRODER.

A0053/2023  
Sketch-2

# Edgewater Road

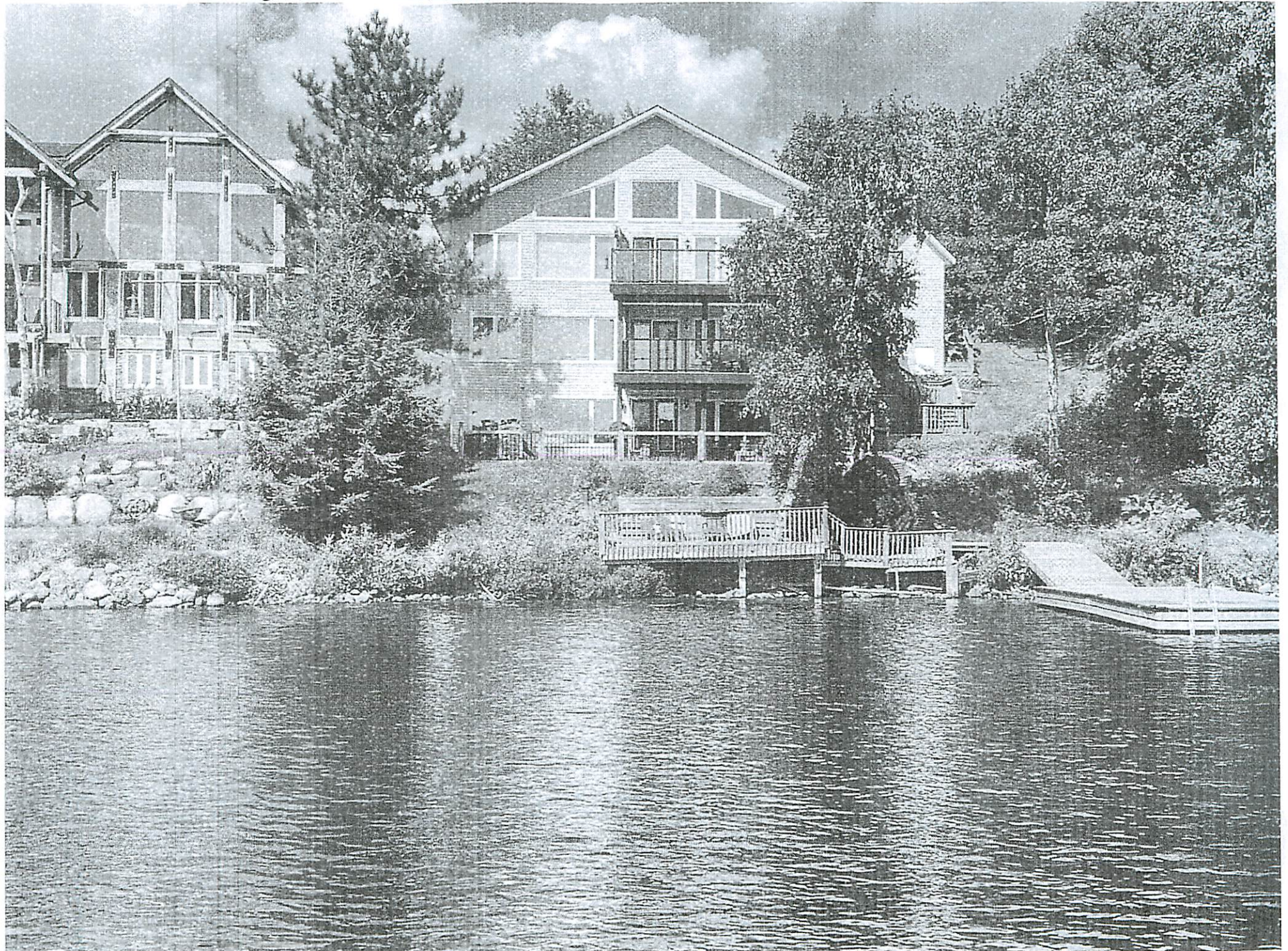


Naturalized wild flowers, shrubs and native plants  
See photos

A0053/2023  
Sketch-3



To show naturalized



Aug 53 / 2023  
Sketch - 4





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

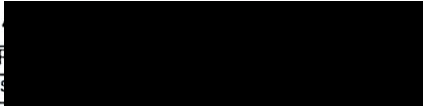
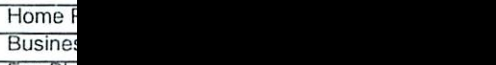


Office Use Only 2023.01.01
A 0054/2023
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO ___

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


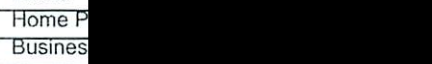


Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material 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): OLLI & CYNTHIA MATIKAINEN Email:   
Mailing Address: 800 MASON ROAD Home Phone:   
City: WORTHINGTON ON Postal Code: P6M 3H0 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: OLLI MATIKAINEN Email:   
Mailing Address: 800 MASON ROAD Home Phone:   
City: WORTHINGTON ON Postal Code: P6M 3H0 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: NONE

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: RURAL Current Zoning By-law designation: SLS(4)

- 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
HEIGHT 4.2.4(a)	5 m	6.46 m	1.46 m

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

c) Description of Proposal: DETACHED GARAGE

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

NEED HEIGHT TO LIFT VEHICLE ON HOIST



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

PIN(s): \_\_\_\_\_ Township: TRILL  
 Lot No.: 12 Concession No.: 3 Parcel(s): 18274  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: 53R1353 Part(s): 1 & 2  
 Municipal Address or Street(s): 800 MASON ROAD

- 7) Date of acquisition of subject land.
- AUG 2010

- 8) Dimensions of land affected.

Frontage 113.2 (m) Depth 90.24 (m) Area 3480 (m<sup>2</sup>) Width of Street ✓ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<del>TABLE SET</del> (m <sup>2</sup> )	<del>(GARAGE)</del> 125.3 (m <sup>2</sup> )
Gross Floor Area:	<del>DOC</del> (m <sup>2</sup> )	125.3 (m <sup>2</sup> )
No. of storeys:	(SEE ATTACHED DOCUMENT)	1
Width:	(m)	9.8 (m)
Length:	(m)	12.8 (m)
Height:	(m)	6.5 (m)

MAIN + BSMT

- 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:	(SEE ATTACHED DOCUMENT & DRAWING) (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.

HOUSE & EXISTING GARAGE: 2001 GAZEBO: 2020  
SAUNA: EARLY 1960'S

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

Use(s): SEASONAL DWELLING Length of time: 60+ 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:
- SEASONAL RESIDENTIAL

A0054/2023



- 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, OLLI MATIKAINEN & CYNTHIA MATIKAINEN (please print all names), the registered owner(s) of the property described as 800 MASON ROAD, WORTHINGTON 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 OLLI MATIKAINEN (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 1<sup>st</sup> day of MAY, 20 23

[Signature]  
(witness)

[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: CYNTHIA MATIKAINEN

\*I have authority to bind the Corporation

A0054/2023



## PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, OLI MATIKANGU (please print all names),


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

800 MASON ROAD, WORTHINGTON

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 2<sup>nd</sup> day of MAY, 20 23

  
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 O  
(\*where a Corporation)

Print Name: OLLY MATIKAINEN  
 \*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 2/23 Hearing Date: May 24/23 Received By: S. Pinkerton  
Zoning Designation: SLS(4) Resubmission: ☐ Yes ☒ No  
Previous File Number(s): A0085/2000  
Previous Hearing Date: (14 Aug 00)  
Notes:

A0054/2023

Minor Variance Application

800 Mason Road

42x32 Garage Permit Application

Variance calculations

For building permit application, 800 Mason Road, Worthington  
New 32x42 Garage construction

As per bank appraisal report

Site dimensions 370.26 ft by irregular  
sq.ft. acre

Site area 37461 0.9

Frontage on water FT M  
133.5  
65

64.8

54.37

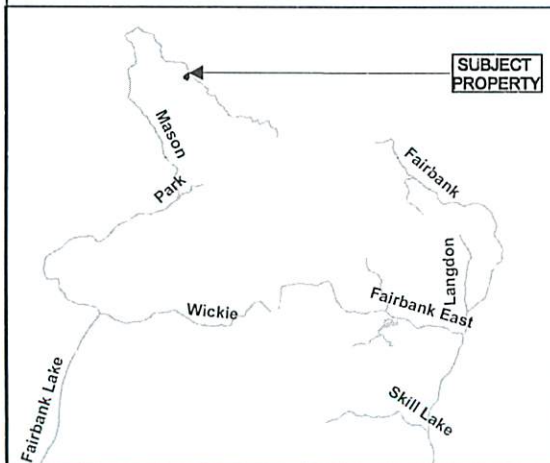
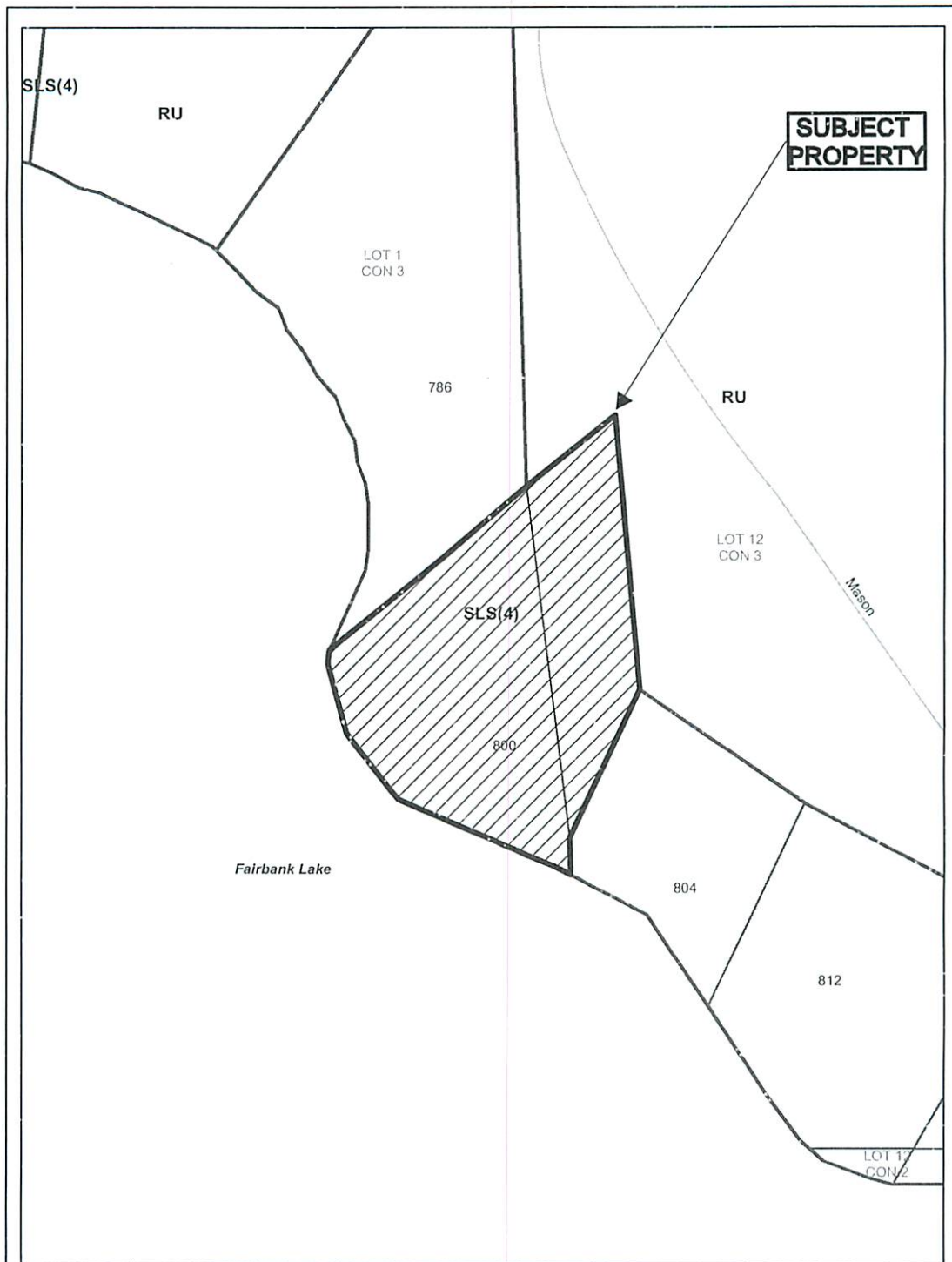
28.73

13.4

11.48

Total frontage on lake 371.28 113.2





### Application for Minor Variance or Permission



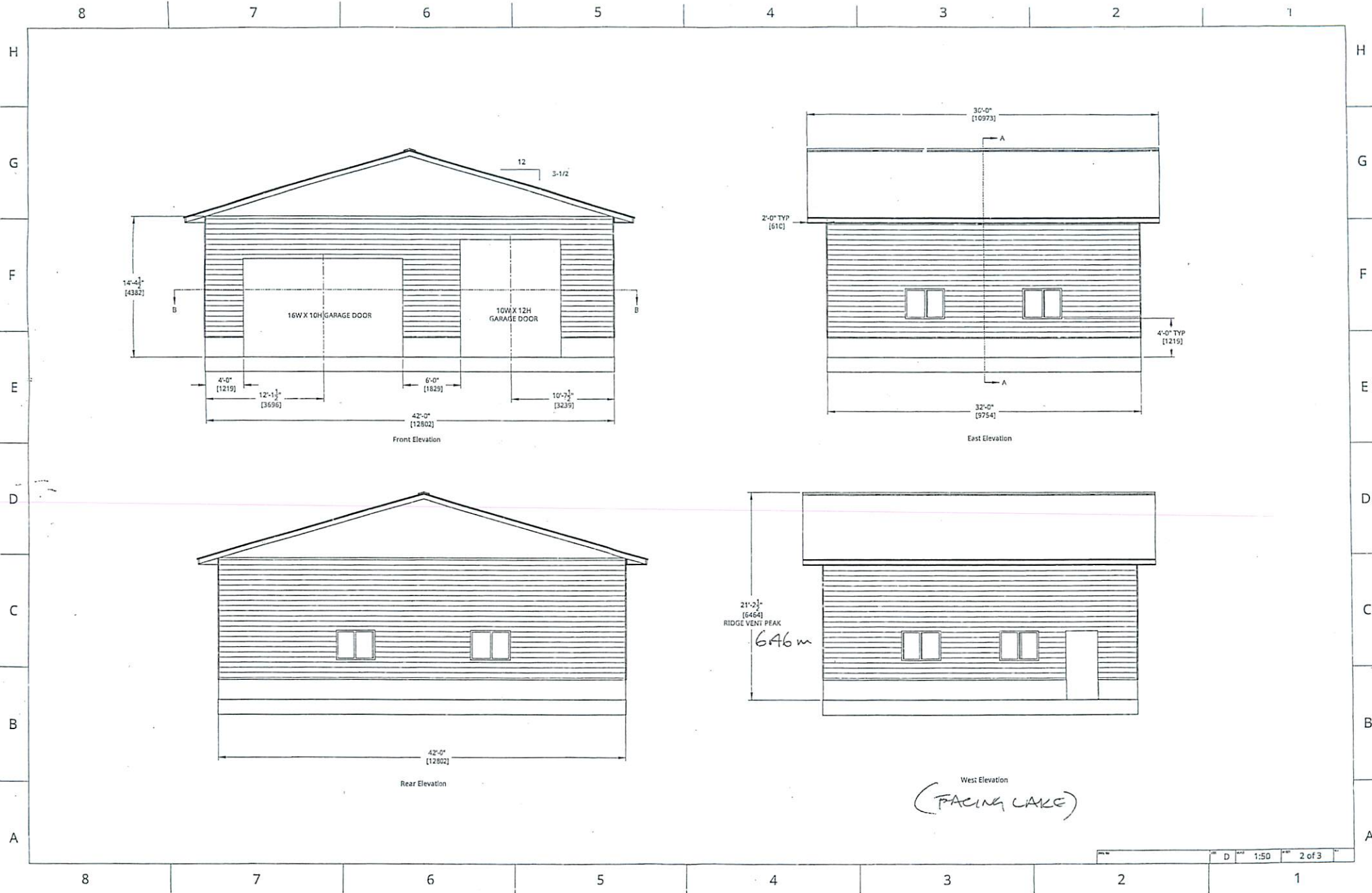
Subject Property being PIN 73365-0083,  
Parcel 18274 SEC SWS,  
Part Lots 1 and 12, Concession 3,  
being Summer Resort Location AE-637 as in WP8460,  
Parts 1 and 2 on Plan 53R-13537,  
Townships of Trill and Fairbank,  
800 Mason Road, Worthington,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A0054/2023  
Date: 2023 05 08







A0054/2023  
Sketch - 3

PLAN 53R-13537

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT.

RECEIVED AND DEPOSITED

DATE July 29, 1991

DATE 91 08 13

*D. Hutchison*  
P.L. FINOS, SURVEYOR GENERAL MINISTRY  
OF NATURAL RESOURCES

*B. Phillips*  
LAND REGISTRAR FOR THE LAND  
TITLES DIVISION OF SUDBURY, (No. 53)

PARTS I & 2 - CROWN

PLAN AND FIELD NOTES OF  
**LOCATION CL 6480**  
BEING  
**PART OF LOT I, CON. III**  
**TOWNSHIP OF TRILL**  
AND  
**PART OF LOT 12, CON. III**  
**TOWNSHIP OF FAIRBANK**  
NOW IN THE  
**TOWN OF WALDEN**  
REGIONAL MUNICIPALITY OF SUDBURY  
DISTRICT OF SUDBURY  
SCALE: 1 INCH = 40 FEET  
D.S. DORLAND, O.L.S., 1990

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN AND FIELD NOTES ARE  
CORRECT AND ARE PREPARED FROM AN ACTUAL SURVEY  
PERFORMED UNDER MY PERSONAL SUPERVISION AND THAT I  
WAS IN MY OWN PROPER PERSON PRESENT ON THE GROUND  
DURING THE PROGRESS OF SUCH SURVEY.

JULY 27, 1990  
SUDBURY, ONTARIO

*D.S. Dorland*  
D.S. DORLAND  
ONTARIO LAND SURVEYOR

THE SURVEY REPRESENTED BY THIS PLAN AND FIELD NOTES  
WAS COMPLETED ON THE 17th DAY OF AUGUST, 1990.

NOTE

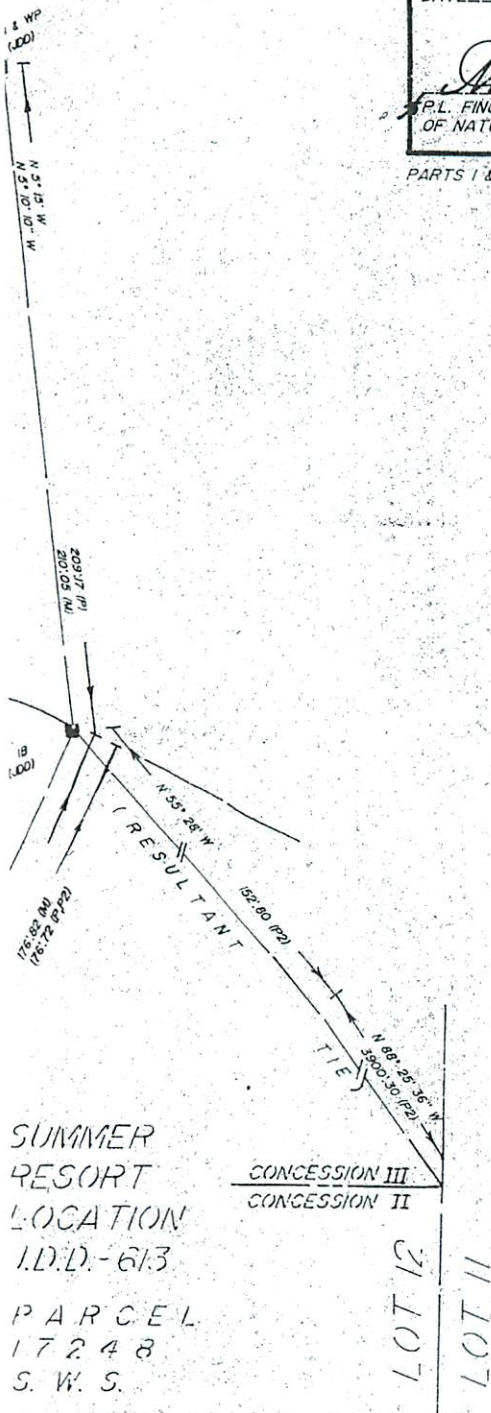
ALL BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE  
REFERRED TO THE SOUTHEASTERLY LIMIT OF SUMMER RESORT  
LOCATION AE 637, SHOWN ON PLAN AND FIELD NOTES OF  
SUMMER RESORT LOCATION AE 637 TO HAVE A BEARING  
OF N 25° 27' E.

LEGEND

- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- M DENOTES MEASURED
- S.W.S. DENOTES SUDBURY WEST SECTION
- WP DENOTES WOOD POST
- P DENOTES PLAN AND FIELD NOTES OF SUMMER RESORT  
LOCATION AE 637
- P2 DENOTES PLAN AND FIELD NOTES OF SUMMER RESORT  
LOCATION, J.D.D.-613
- P3 DENOTES PLAN AND FIELD NOTES OF SUMMER RESORT  
LOCATION, J.D.D. - 42
- JDD DENOTES J.D. DEARDON, O.L.S.
- 1400 DENOTES D.S. DORLAND, O.L.S.
- WIT DENOTES WITNESS
- WIT DENOTES MONUMENT FOUND
- WIT DENOTES MONUMENT PLANTED
- HWM DENOTES HIGH WATER MARK

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION  
WITHIN THE MEANING OF THE PLANNING ACT.

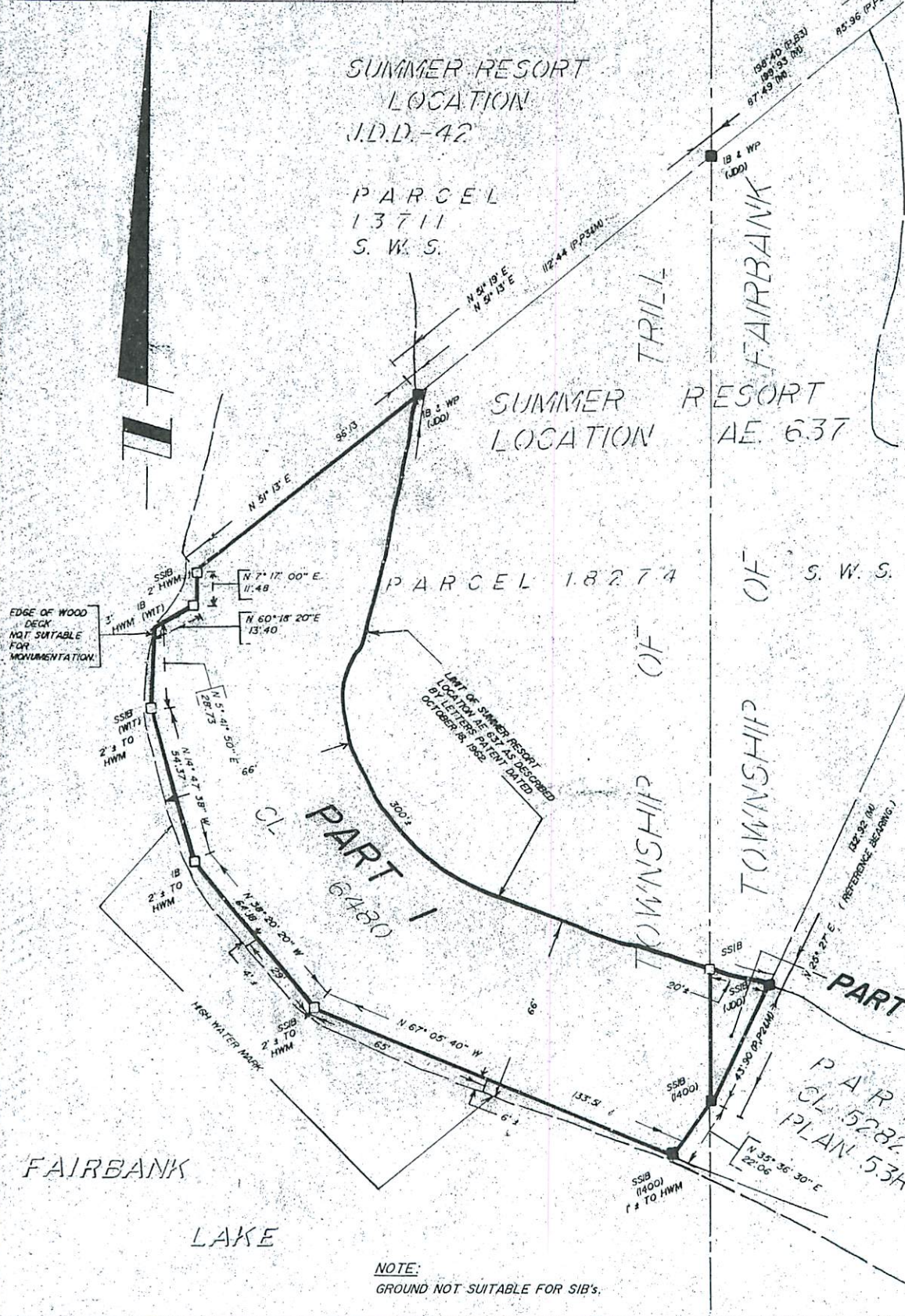
APPLICANT: D. HUTCHISON



A0054/2023  
Sketch-4



SCHEDULE							
PART	LOT BLOCK	CON. PLAN	TOWNSHIP	R/W	AREA	INST./PARCEL	REMARKS
1	1	III	TRILL		0.41 AC./0.146 HA.		
2	12	III	FAIRBANKS		0.01 AC./0.004 HA.		
TOTAL AREA					0.42 AC./0.150 HA.		
SUDBURY					AREA	MNR LANDS FILE No. 63478	







Box 5000, Station 'A', 200 Brady Street  
Sudbury, ON N3A 6P8  
Tel: (705) 671-2489, Ext. 43704346  
Fax: (705) 675-2200

## 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 COMMISSIONER OF LANDS AND FORESTS OF THE CITY OF GREATER SUDBURY under Section 40 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): Kevin and Lisa Ellis Email: [REDACTED]  
Mailing Address: 54 Mennill Dr. Mississauga, On L9X0J2 Home Phone: [REDACTED]  
Subject property: 75 Stoney Bay Rd. Business Phone: [REDACTED]  
City: Whitefish Postal Code: P0M3E0 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: Lisa Ellis Email: [REDACTED]  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
75 Stoney Bay Rd. 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: BMO  
Mailing Address: 2075 Long Lake Rd  
City: Sudbury Postal Code: P3E 4M0

- 4) Current Official Plan designation: Residential 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
Height 4.2.4 (a)	5.0m	*5.6m	0.6m
*Per architect's drawing building height is 5.54m. Requesting 5.6m to accommodate room for minor variances during construction (materials difference such as roof vent manufacturers' design variances) - design on paper vs. construction realities shaping materials including minor dimensional errors).			

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

- c) Description of Proposal:

To remove and replace existing sauna

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

Architectural plans have been completed - asking for variance to avoid rework of plans and preserve aesthetics of design. Preference for slightly higher roof line is more desirable.

Office Use Only  
2023.01.01  
A0055/2023  
S.P.P. AREA  
YES \_\_\_\_\_ NO ☒  
NDCA REG. AREA  
YES \_\_\_\_\_ NO ☒



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

PIN(s):		Township: LOUISE
Lot No.: 5	Concession No.: 1	Parcel(s): 17222SW
Subdivision Plan No.:	Lot:	Reference Plan No.:
Municipal Address or Street(s): 75 Stoney Bay Rd		

7) Date of acquisition of subject land: 1996

8) Dimensions of land affected:

Frontage 10 (m) Depth 630 (m) Area 30595 (m<sup>2</sup>) Width of Street N/A (m)

9) Particulars of all buildings:	House	Shed	Sawm	House	Shed	Sawm
	Existing	(Demo)		Proposed		
Ground Floor Area:	80	7	20	N/C	N/C	70
	(m <sup>2</sup> )		(m <sup>2</sup> )			(m <sup>2</sup> )
Gross Floor Area:						
	(m <sup>2</sup> )					
No. of storeys:	1	1	1			
Width:	7	2	3			**11.89
	(m)		(m)			(m)
Length:	11	3	7			~12.5
	(m)		(m)			(m)
Height:	5	3	3			6
	(m)		(m)			(m)

\*\*Includes width of main cavity of building plus extension of lakeside porch roof line

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:	573	565	617	612	
	(m)		(m)	(m)	
Rear:	61	63	14	11	
	(m)		(m)	(m)	
Side:	13	32	4	2.0	
	(m)		(m)	(m)	
Side:	17	7	20	18	
	(m)		(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:  
Circa 1960

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

Use(s): Residential Length of time: Pre-1960

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

A0055/2023

- 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, Kevin & Lisa Ellis

(please print all

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

75 Stoney Bay Rd. Whitefish, ON

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 Lisa Ellis (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 26<sup>th</sup>

day of

April

, 2023

ON Sudbury

(witness)

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

Print Name: KEVIN ELLIS Lisa Ellis

\*I have authority to bind the Corporation

A0055/2023



## PART B: OWNER OR AUTHORIZED AGENT DECLARATION


I/We, LISA ELLIS (please print all names),

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


75 Storey Bay Rd Sudb Whitefish On Porm 3E<sup>0</sup>  
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 27<sup>th</sup> day of April, 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: Lisa Ellis  
 \*I have authority to bind the Corporation

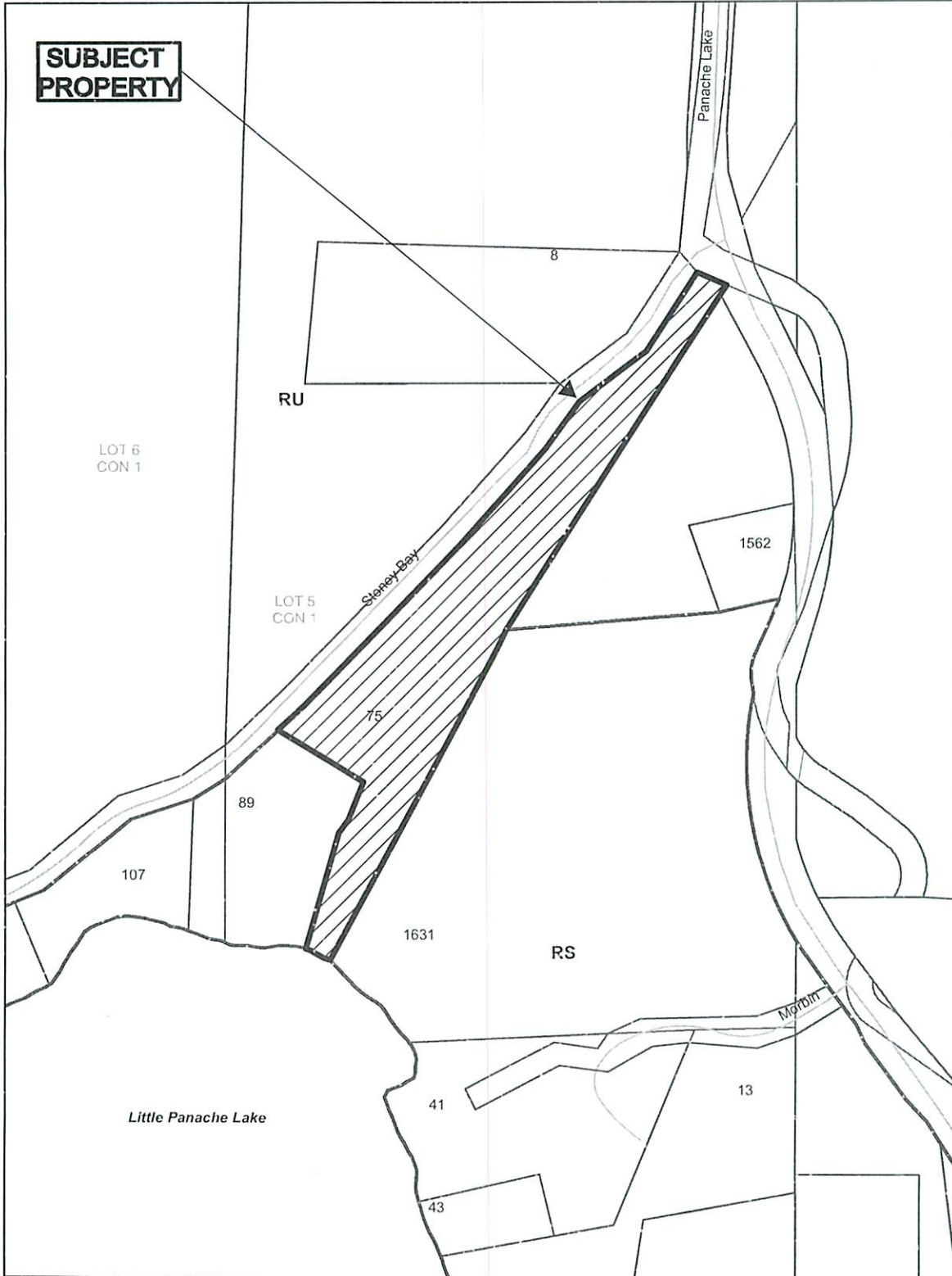
\* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**FOR OFFICE USE ONLY**

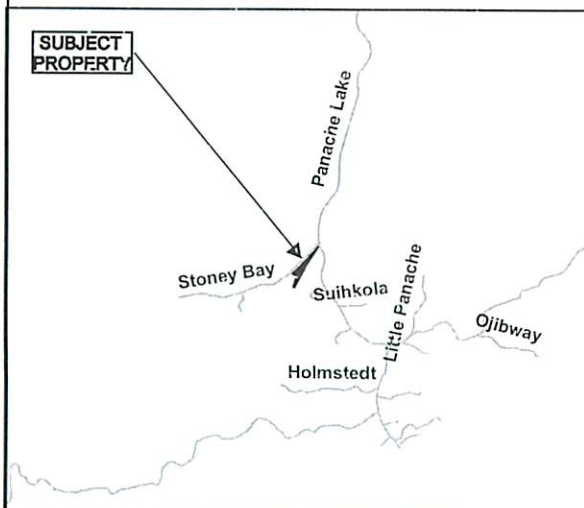
Date of Receipt: May 2/23 Hearing Date: May 24/23 Received By: S. Pinkerton  
Zoning Designation: RS Resubmission: ☐ Yes ☒ No  
Previous File Number(s): None  
Previous Hearing Date:  
Notes:

A0055/2023

**SUBJECT  
PROPERTY**



**SUBJECT  
PROPERTY**



### Application for Minor Variance or Permission



Subject Property being PIN 73397-0071,  
Parcel 17222 SEC SWS,  
Part Broken Lot 5, Concession 1 as in LT169927,  
except Part 15 on Plan 53R-8234,  
Township of Louise,  
75 Stoney Bay Road, Whitefish,  
City of Greater Sudbury

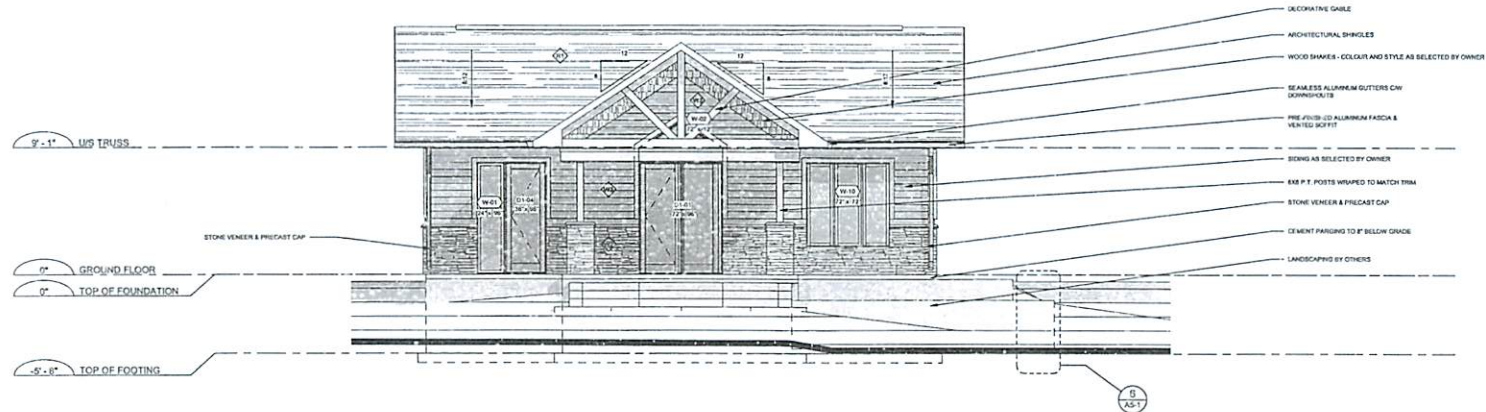
Sketch 1, NTS  
MNR Watershed

A0055/2023  
Date: 2023 05 08



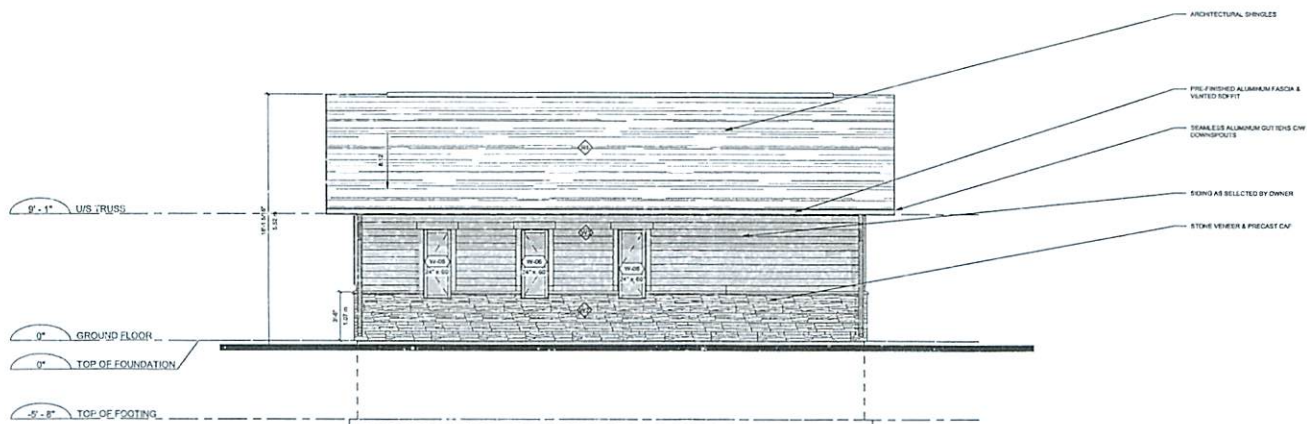


NOTE:  
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING  
MATERIALS & COMMENCEMENT OF CONSTRUCTION



FRONT ELEVATION  
1/4" = 1'-0"

NOTE:  
GRADE LINES ARE REPRESENTATION ONLY.  
ACTUAL GRADE LINES TO BE DETERMINED ON  
SITE BY CONTRACTOR



REAR ELEVATION  
1/4" = 1'-0"



GENERAL NOTES	
1. The drawings are a representation of the work to be done and are not to be used for any other purpose without the written consent of the architect.	
2. The drawings are to be used for the purpose of obtaining a building permit and for the construction of the building.	
3. The drawings are to be used for the purpose of obtaining a building permit and for the construction of the building.	
4. The drawings are to be used for the purpose of obtaining a building permit and for the construction of the building.	
5. The drawings are to be used for the purpose of obtaining a building permit and for the construction of the building.	
PROJECT STATUS	
ISSUED FOR PERMIT	
ISSUED DATE	April 6, 2013
REVISIONS	
PROJECT	
ELLIS SALINA	
PROJECT MANAGER	
Project No. 2013-014	
DRAWN BY / CHECKED BY	
DR / JDS	
SCALE	
1/4" = 1'-0"	
CONTENTS	
FRONT & REAR ELEVATIONS	
SHEET NUMBER	
A3-1	

A0055/2013  
Sketch-3



\* Existing Building

SURVEYOR'S REAL PROPERTY REPORT

**PART OF LOT 5  
CONCESSION 1  
TOWNSHIP OF LOUISE  
DISTRICT OF SUDBURY**

REGIONAL MUNICIPALITY OF SUDBURY  
SCALE : 1 INCH = 200 FEET  
BORTOLUSSI-RUTTAN SURVEYOR'S  
1996

**LEGEND:**

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SD	DENOTES STANDARD IRON BAR
SDM	DENOTES SHORT STANDARD IRON BAR
SB	DENOTES IRON BAR
P1	DENOTES PLAN ATTACHED TO REG. # 17222
P2	DENOTES PLAN 539-8234
RTL	DENOTES R T LAKE, CUS
RD	DENOTES ROAD IRON BAR
CALC	DENOTES CALCULATED FROM P1
MTD	DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO

**NOTE:**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE EASTERLY LIMIT OF STONEY BAY ROAD SHOWN ON A PLAN ATTACHED TO INST # 17222 HAVING A BEARING OF N44°05'E

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:  
THE FIELD SURVEY ON THIS PLAN WAS COMPLETED ON THE  
6TH DAY OF MAY, 1996

MAY 15, 1996

STEVEN C. RUTTAN, OLS

**DESCRIPTION:**

PARCEL 17222 SWS, BEING PART OF LOT 5, CONCESSION 1, TOWNSHIP OF LOUISE

**REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:**

THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY

**NOTES:**

THERE IS A PARTIAL OLD POST AND WIRE FENCE LOCATED AS SHOWN ON SAID PLAN

NOTE THE LOCATION OF THE OVERHEAD SERVICE WIRES

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:**

NOT CERTIFIED BY THIS REPORT

THIS PLAN AND REPORT IS PREPARED FOR:  
MR. K. ELLIS

FILE: 06-06

A0055/2023  
Sketch-4

LOT 5  
CONCESSION 1  
TWP OF LOUISE

REGIONAL ROAD 12  
N 65° 26' W  
44.36 (CALC)  
PART 15  
SDB (MTD)  
PART 16  
539-8234  
N 27° 10' 40" W  
44.90 (P2)  
N 52° 58' 10" E  
210.97 (P1)  
N 32° 17' 55" E  
270.92 (P1)  
SD (MTD)  
OVERHEAD  
SERVICE WIRES

PARCEL  
17588  
SWS

PARCEL 17222 SWS  
N 42° 05' 20" E  
322.26 (P1)  
N 44° 05' 00" E  
(REFERENCE BEARING)  
566.11 566.51 (P1)  
N 32° 53' 00" E  
148.05 (P1)  
N 56° 35' 20" E  
1033.01 (CALC)  
N 25° 44' 00" E  
84.02 (P1)  
N 62° 54' 40" E  
72.62 (P1)

PARCEL 17586 SWS

PARCEL 21681 SWS  
N 50° 18' 45" W  
126.40 (P1)  
N 21° 42' E  
172.06 (P1)  
N 38° 38' 45" E  
55.33  
55.70 (P1)  
N 15° 33' 15" E (P1&M)  
316.12 (M)  
N 85° 39' 35" E 103.58 (M)  
N 85° 34' 15" E 103.33 (P1)  
N 25° 44' 00" E 84.02 (P1)  
N 50° 18' 45" W 126.40 (P1)  
N 21° 42' E 172.06 (P1)  
N 38° 38' 45" E 55.33  
55.70 (P1)  
N 15° 33' 15" E (P1&M)  
316.12 (M)  
N 85° 39' 35" E 103.58 (M)  
N 85° 34' 15" E 103.33 (P1)

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1045088

THIS PLAN IS NOT VALID  
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NOT TO SCALE

PARCEL 21681 SWS  
N 17° 33' 15" E (P1&M)  
316.12 (M)  
316.01 (P1)  
OPENHEAD  
POWER LINES  
DRAINAGE  
12" (MCD)  
FR SHED  
NO FND  
FR SHED  
NO FND  
1 STOREY  
FR BUILDING  
CONC FND  
FR BUILDING  
NO FND  
CONC  
STEPS  
CONC  
STEPS  
DOCK  
15' (P1&M)  
N 60° 30' 35" E 103.58 (M)  
N 85° 34' 15" E 103.33 (P1)  
2" (P1&M)  
N 25° 44' 00" E  
84.02 (P1)  
N 50° 18' 45" W  
126.40 (P1)  
N 21° 42' E  
172.06 (P1)  
N 38° 38' 45" E  
55.33  
55.70 (P1)  
N 15° 33' 15" E (P1&M)  
316.12 (M)  
N 85° 39' 35" E 103.58 (M)  
N 85° 34' 15" E 103.33 (P1)

LITTLE PANACHE LAKE

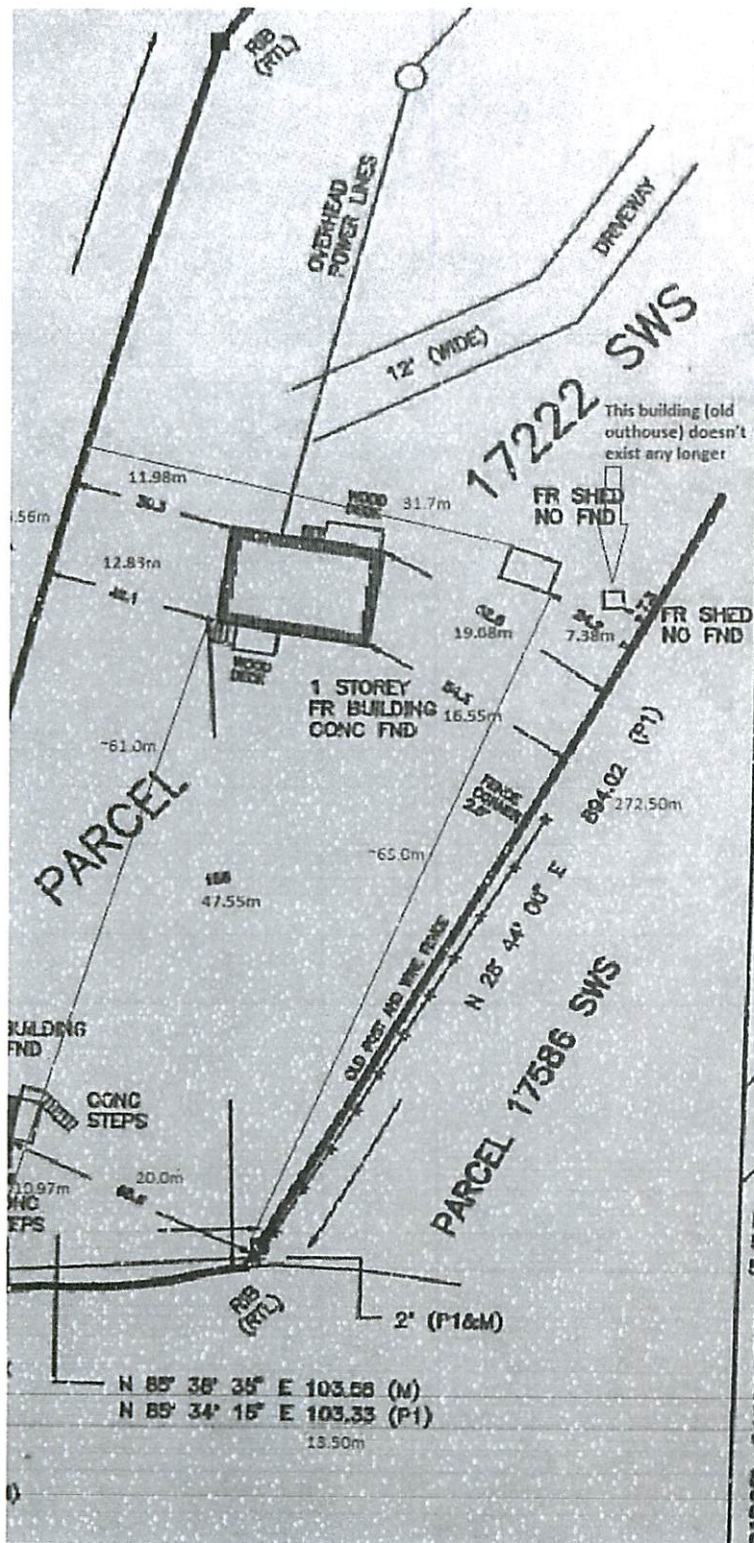
LITTLE PANACHE LAKE



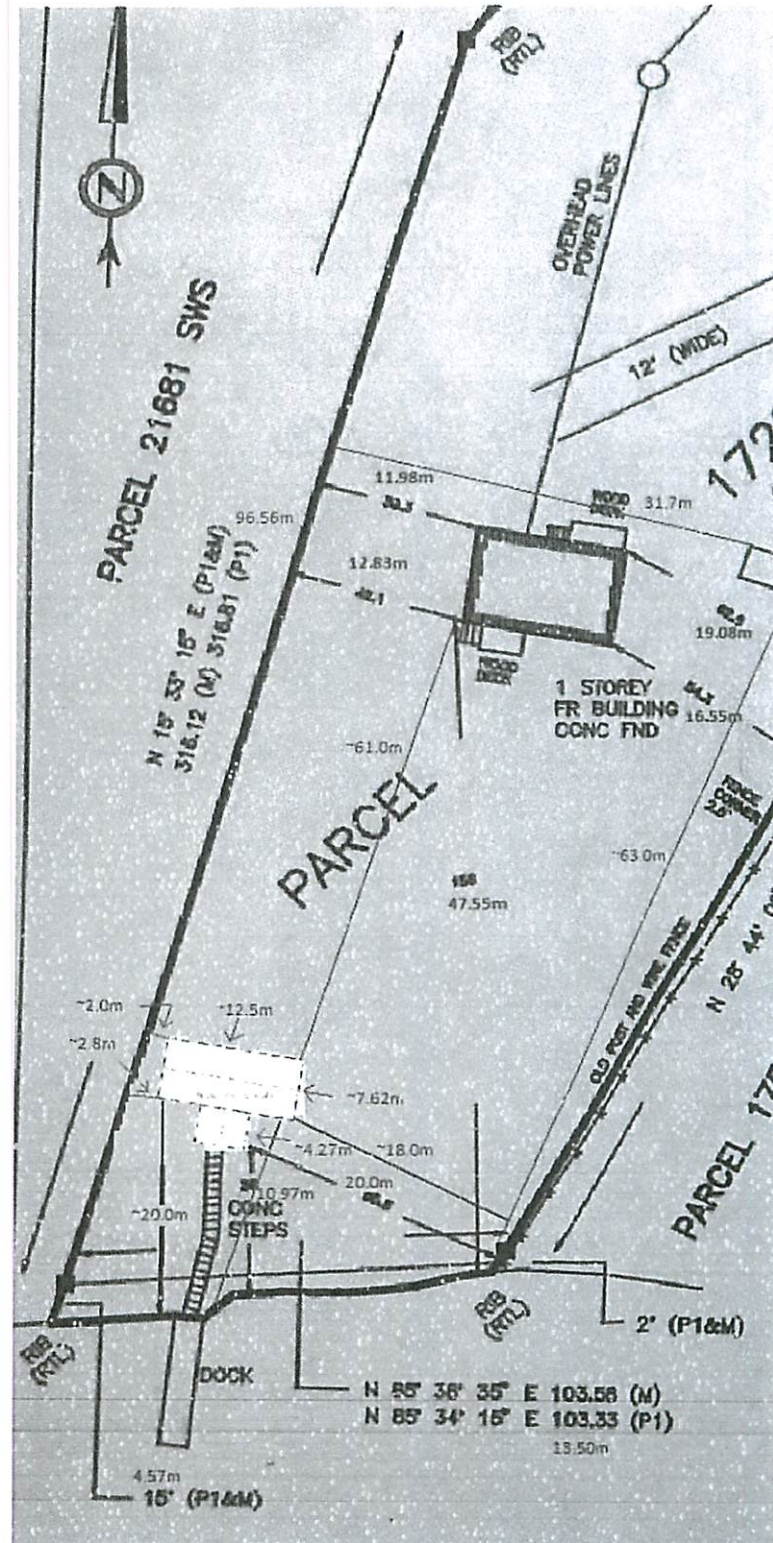




## Existing Site Configuration



## Proposed Site Configuration



### NOTES: Measurements in blue

- 1) These are best guess measurements. Once excavation is undertaken building may be moved from property line and upwards towards primary building to address bed rock profile.
- 2) The numbers indicated include the dimensions of the wall footprint PLUS the 2 foot (0.61m) distance from new building to right side of property line is best guess per comment in #1 ab

A0055/2023  
Sketch-6





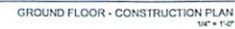


TYPICAL NOTES:

2. MAINTAIN THERMAL RESISTANCE RATIO OF NOT LESS THAN R-20 DIRECTLY ABOVE ACCESS PATCHES AND NEAR EAVES AT INNER SURFACES OF EXTERNAL WALLS
3. 2.2.3. PROTECTION FROM GAMMERS
- WOOD FRAMING MEMBERS THAT ARE NOT PRESURE-TREATED WITH A WOOD PRESERVATIVE AND THE GULF ARE SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND AND ARE SUBJECT TO REPERATED RISK OF THE CONTACT WITH THE GROUND ARE TO BE PROTECTED BY 15 CM OF TYPE II R-1000, DRUMMING DAMPROOFING MATERIALS REFERRED TO ABOVE, IS NOT REQUIRED WHERE THE WOOD MEMBER IS AT LEAST 15 CM ABOVE THE GROUND.
4. BLOCKING REQUIRED FOR FUTURE GROUND BARS IN MAIN FRAME
- SURFACE DRAINAGE MUST BE DIRECTED AWAY FROM THE BUILDING
5. RESISTANCE TO FORCED ENTRY REQUIREMENTS OF DOORS AND WINDOWS MUST BE PROVIDED AND IN ACCORDANCE WITH DIV. 8 SECTIONS 8.6.8 TO 8.7.8



NOTE:  
WHEN HEIGHT OF DECK EXCEEDS 23 7/8" A 36" HIGH GUARD IS TO BE PROVIDED.



A0055/2023  
Sketch-8



## GENERAL NOTES

- [illegible]

PROJECT STATUS

STUDIED FOR PERMIT

© 2000 Blackwell Science Ltd

ISSUED DATE  
April 8, 2011

April 15, 2023

REVISIONS

1000

1000

100

100

100

100

1000

1000

1000

1000

\_\_\_\_\_

PROJECT

ELLIS SALINA

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

\_\_\_\_\_

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

PC Sunday Day Week - 1000

PROJECT NUMBER: 2000-0000-0000

Page 3 of 3

DRAWN BY / CHECKED BY

68 / 686

SCALE

 $10^4 = 1.0^4$ 

CONTENTS

FOUNDATION

GROUND FLOOR F

\_\_\_\_\_

SHEET NUMBER

A1 1

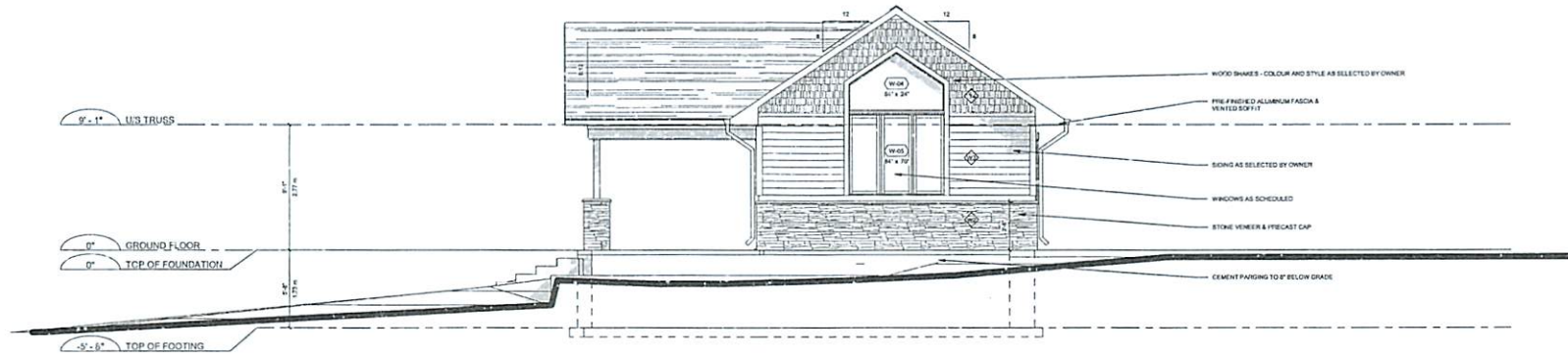
A1-1

100

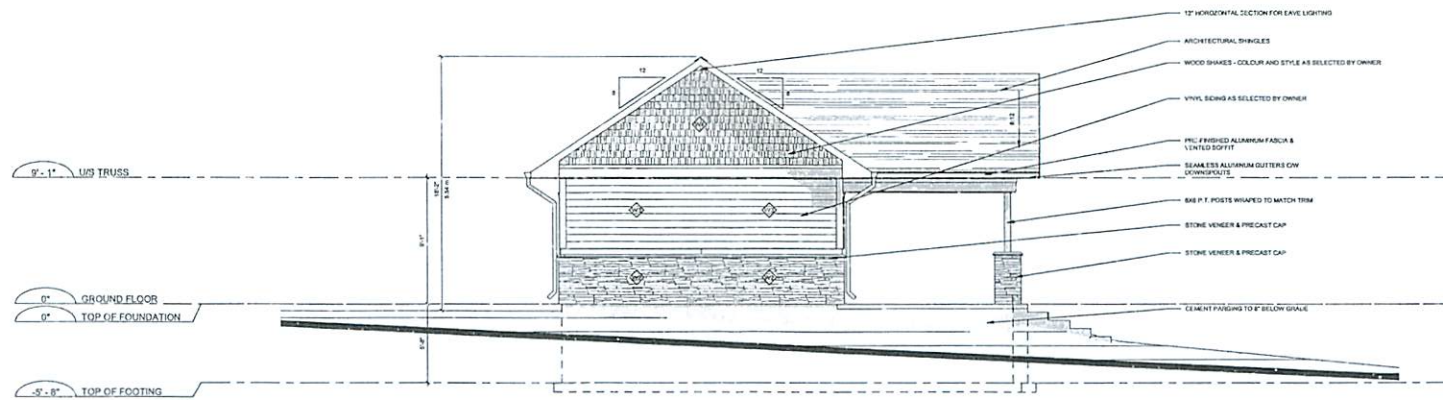




NOTE:  
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING  
MATERIALS & COMMENCEMENT OF CONSTRUCTION



RIGHT ELEVATION  
1/4\"/>



LEFT ELEVATION  
1/4\"/>



# GENERAL NOTES

1. The drawings are for the purpose of securing a building permit and are not to be used for construction without the approval of the building department.
2. Any changes to the design during construction must be approved by the architect.
3. The contractor is to verify dimensions and locations of existing structures and utilities prior to construction.
4. The owner is responsible for obtaining all necessary permits and approvals.
5. The drawings are to be used for construction only.

## PROJECT STATUS

ISSUED FOR PERMIT

ISSUED DATE

April 8, 2023

## REVISIONS

A0055/2023  
Sketch-10

SHEET NUMBER  
A3-2

Architectural floor plan of the first floor of a building. The plan shows a 'CHANGE ROOM' on the left and an 'ENTERTAINMENT ROOM' on the right. The 'CHANGE ROOM' contains a 'DRESSING' area and a 'TOILET'. The 'ENTERTAINMENT ROOM' contains a 'TV' and a 'SPEAKER'. The plan also shows a 'STAIR' and a 'HALL'. Dimensions are provided for various areas: 'CHANGE ROOM' (10' 0" x 10' 0"), 'ENTERTAINMENT ROOM' (10' 0" x 10' 0"), 'TOILET' (5' 0" x 5' 0"), 'DRESSING' (5' 0" x 5' 0"), 'STAIR' (5' 0" x 5' 0"), and 'HALL' (5' 0" x 5' 0"). The plan is labeled 'FIRST FLOOR' and 'TOP OF FOUNDATION'.

Architectural cross-section drawing of a building. The drawing shows a gabled roof structure with a central vertical support. The interior is divided into two main rooms: a 'STEAM ROOM' on the left and a 'CHANGE ROOM' on the right. The 'CHANGE ROOM' is labeled with dimensions '11' 02" x 30' x 8'7"'. The drawing includes various dimension lines and labels for structural elements: '9' - 1" DISTANCE', '17' (roof height), '12' (wall height), '11' 02" (room height), '30' x 8'7" (room width), '1' and '2' (section cut markers), 'GROUND FLOOR', 'TOP OF FOUNDATION', and 'TOP OF FOOTING'. The drawing is a technical architectural representation.

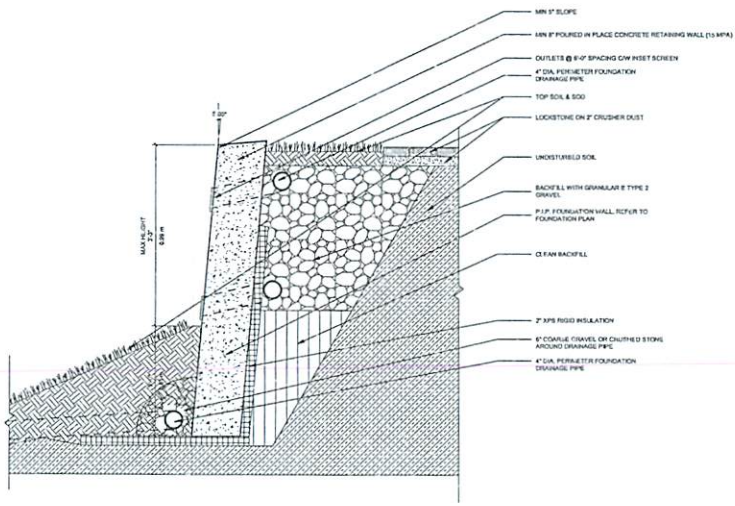
Architectural cross-section drawing of a building. The drawing shows the structural frame including the roof truss system, ground floor, and foundation. Key labels and dimensions include:

- US TRUSS**: Located at the top of the roof structure.
- GROUND FLOOR**: The main level of the building.
- TOP OF FOUNDATION**: The level where the building's walls and columns meet the ground.
- TOP OF FOOTING**: The base of the foundation.
- Dimensions**: Various vertical and horizontal dimensions are provided, such as 9'-1" for the total height, 12' for the roof span, and 6'-0" for the footing depth.
- Structural Details**: The drawing shows the connection between the roof truss and the ground floor, the foundation, and the footing. It also includes details for the exterior wall and the interior floor structure.

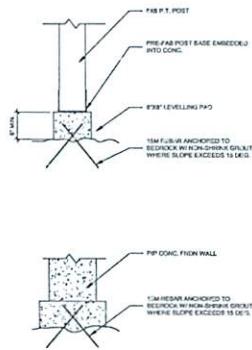
A0055/2023  
Sketch-11

<p>GENERAL NOTES</p> <ol style="list-style-type: none"> <li>This drawing is an instrument of service, a document of professional responsibility, and the property of the Engineer. It is to be used only for the project and for the purpose intended. It is not to be reproduced, copied, or used for any other purpose without the written consent of the Engineer.</li> <li>All drawings shall be made in accordance with the latest edition of the American Institute of Architects' (AIA) and the American Society of Mechanical Engineers' (ASME) standards.</li> <li>This drawing is to be used for the purpose of construction. It is not to be used for any other purpose without the written consent of the Engineer.</li> <li>This drawing is to be used for the purpose of construction. It is not to be used for any other purpose without the written consent of the Engineer.</li> </ol>	
<p>PROJECT STATUS</p> <p>ISSUED FOR PERMIT</p>	
<p>ISSUED DATE</p> <p>April 8, 2024</p>	
<p>REVISIONS</p>	
<p>PROJECT</p> <p>ELLIS SALINA</p>	
<p>73 University Place, 2nd Floor, New York, NY 10003</p>	
<p>PROJECT NUMBER</p> <p>Project No. 2023-024</p>	
<p>DRAWN BY / CHECKED BY</p> <p>AS / EDS</p>	
<p>SCALE</p> <p>1/4" = 1'-0"</p>	
<p>CONTENTS</p> <p>BUILDING SECTIONS</p>	
<p>SHEET NUMBER</p> <p>A4-1</p>	

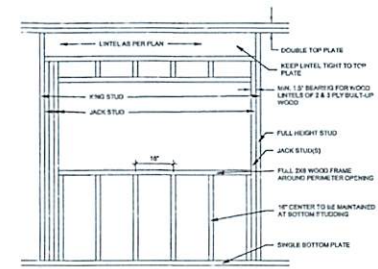




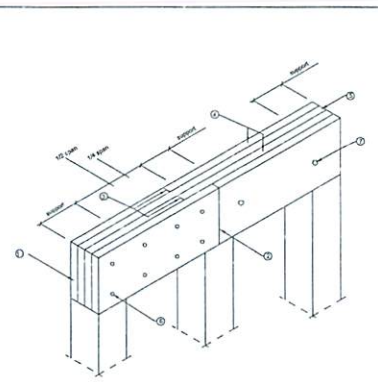
RETAINING WALL 1" x 1'-0" A3-1



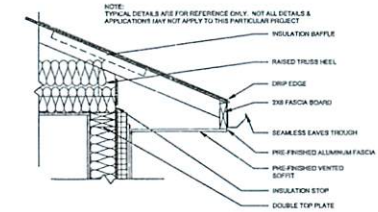
TYPICAL - BEDROCK ANCHOR 1" x 1'-0" A3-1



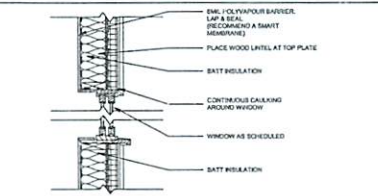
FRAMING - WALL OPENING 1/4" x 1'-0"



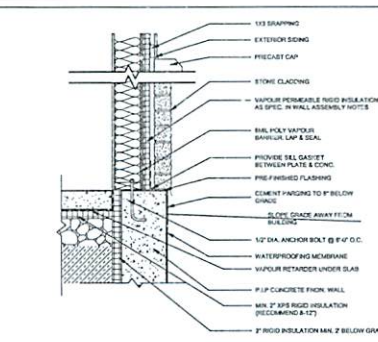
FRAMING - BUILT-UP BEAM 1" x 1'-0"



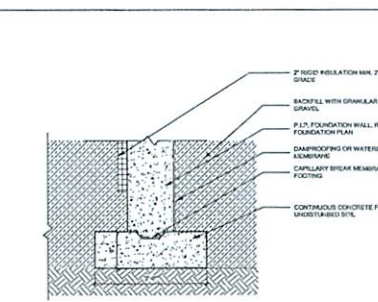
TYPICAL - TRUSS 1" x 1'-0" A4-5



TYPICAL - WINDOW 1" x 1'-0" A4-1



SILL PLATE - P.I.P. CONC. 1" x 1'-0" A3-1



FOOTING - P.I.P. CONC. 1" x 1'-0" A3-1

**GENERAL NOTES**

- The drawings are for reference only. Not all details & applications may apply to this particular project.
- Any detail shown in the drawings shall be subject to change without notice and without liability to the architect.
- The contractor is to verify the location of all existing utilities and structures before construction.
- Any detail shown in the drawings shall be subject to change without notice and without liability to the architect.

**PROJECT STATUS**

ISSUED FOR PERMIT

ISSUED DATE: April 6, 2023

REVISIONS:

**PROJECT**

ELLIS SALINA

**73 Steady Bay Road - Kelowna**

**PROJECT NUMBER**

Project No. 2222-024

**DRAWN BY / CHECKED BY**

DS / DS

**SCALE**

As Indicated

**CONTENTS**

TYPICAL DETAILS

**SHEET NUMBER**

A5-1

A0055/2023  
Sketch-12

Revised.

 **Greater Sudbury**  
www.greatersudbury.ca  
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 0057/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

**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): Tara and Mark Alexander Email: [REDACTED]  
Mailing Address: 390 Main Ave. 198 Birch Hill Road Home P: [REDACTED]  
538 1K1 Business Phone: [REDACTED]  
City: Sudbury, Ontario Postal Code: R5E 0P5 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. *alyk*

Name of Agent: Greg Bruce for Timber Block Email: [REDACTED]  
Mailing Address: 1936 Commerce Park Drive Home P: [REDACTED]  
Business: [REDACTED] Fax Phone: [REDACTED]  
City: Innisfil, Ontario Postal Code: L9S 4A3  
Note: Unless otherwise requested, all communication will be sent to the agent, if any. *men*

- 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). *will not be present at hearing.*

Name: ScoliaBank  
Mailing Address: 44 King St West  
City: Toronto, Ontario Postal Code: M5H 1H1

- 4) Current Official Plan designation: Rural 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
4.41.2 minimum setback to waterbody	30m	10.76m	19.24m
4.41.3 20 m shoreline buffer requirement	20m	10.76m	9.24m
4.41.4 limitation of types of structures within 20m	20m	10.76m	9.24m
4.41.2 c) minimum leaching bed setback	30m	bed 24.94m	5.06m
		tank 21.37m	8.63m

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: .46 (m)

- c) Description of Proposal:

To have existing front yard setback for legal non-complying home recognized as appropriate to reconstruct a new single family residential dwelling of more or less on this lot but legally non-complying lot

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

This setback request is necessary to allow sufficient backyard buffering to use for the integrated septic system that ensures minimum distances are maintained for separation from a dP/d and adjacent structures, and property lines



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

PIN(s): 73477-0096 Township: Broder  
 Lot No.: PT LT4 Concession No.: 4 Parcel(s): 30029 SES  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 198 Birch Hill Road

- 7) Date of acquisition of subject land: December 15th, 2022

- 8) Dimensions of land affected.

Frontage	51.1	(m)	Depth	41.6 +/-	(m)	Area	1124 +/-	(m <sup>2</sup> )	Width of Street	13.6	(m)
Particulars of all buildings:	House	Existing	Shed	House	Proposed						
Ground Floor Area:	140.6	6.25m	(m <sup>2</sup> )	174.19	(m <sup>2</sup> )						
Gross Floor Area:	140.6	6.25m	(m <sup>2</sup> )	238.85	(m <sup>2</sup> )						
No. of storeys:	1			1.5							
Width:	18.9	2.25m	(m)	27.1 irregular	(m)						
Length:	7.8	2.25m	(m)	11.2 irregular	(m)						
Height:	4.75 +/-	2.25m	(m)	7.2m	(m)						

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

	Existing	(m)	Proposed	(m)
Front:	10.76	(m)	10.76	(m)
Rear:	14.78	(m)	14.09	(m)
Side:	3.54	(m)	1.25	(m)
Side:	6.86	(m)	4.7	(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.

1999

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

Use(s): single family residential Length of time: 53 yrs

- 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: single family residential / open space

A0034/2023

## 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. coverage) 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, Tara Alexander (please print all names), the registered owner(s) of the property described as 148 Birch Hill Road

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 Tara Alexander (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 9th day of March, 2023

[Signature]  
(Witness)

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

Print Name: Tara Alexander

\*I have authority to bind the Corporation

A0034/2023









**Public Health  
Santé publique**  
SUDBURY & DISTRICTS

# Sewage System Permit

## POST THIS NOTICE ON SITE

Public Health Sudbury & Districts  
1300 Paris Street, Sudbury, ON P3E 3A3  
Telephone: 705.522.9200, ext. 398 / Fax: 705.677.9607

Permit Number: 104-22-SP005

Date Issued: May 30, 2022

Owners' Name:  
Rosa Barone

Agents' Name:  
Bruce Tait, Bruce Tait Construction

### Legal Description:

District:  
Sudbury

Municipality:  
City of Greater Sudbury

Township:  
Broder

Lot:  
4

Concession:  
4

Parcel:

Plan:

Sublot:

Street Address: 198 Birch Hill Road

Other:

### Work Authorized By Permit:

# of bedrooms: 2  
# of bathrooms: 2

Approval for a:

Class 4 Filter Bed

Consisting of:

Septic Tank Capacity: 3600 L

Filter Bed Area: 28 m<sup>2</sup>

Holding Tank Capacity: L

Contact Area: 28 m<sup>2</sup>

Leaching Bed Distribution Pipe: m

Soil Mantle Area: m<sup>2</sup>

Soil Mantle Area: m<sup>2</sup>

Stone Layer Area: m<sup>2</sup>

Shallow Buried Trench: m

Sand Layer Area: m<sup>2</sup>

Soil Mantle Area: m<sup>2</sup>

Comments: Section 11 approval where setback distance from surface water is 15 meters rather than the required 30 meters.

Substantial Inspection Notification: At least 5 days notice must be given to the Sewage System Inspector prior to backfilling.

Note: At least one set of approved drawings, specifications and plans must be maintained at the construction site. No changes or additions to this project may be undertaken without prior written approval of the Inspector.

The owner/agent and contractor share responsibility for ensuring that all work is carried out in accordance with this Permit, the Building Code Act, and Public Health Sudbury & Districts' By-laws.

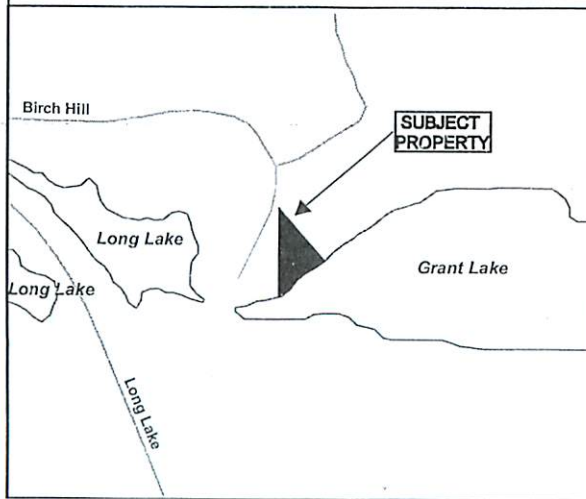
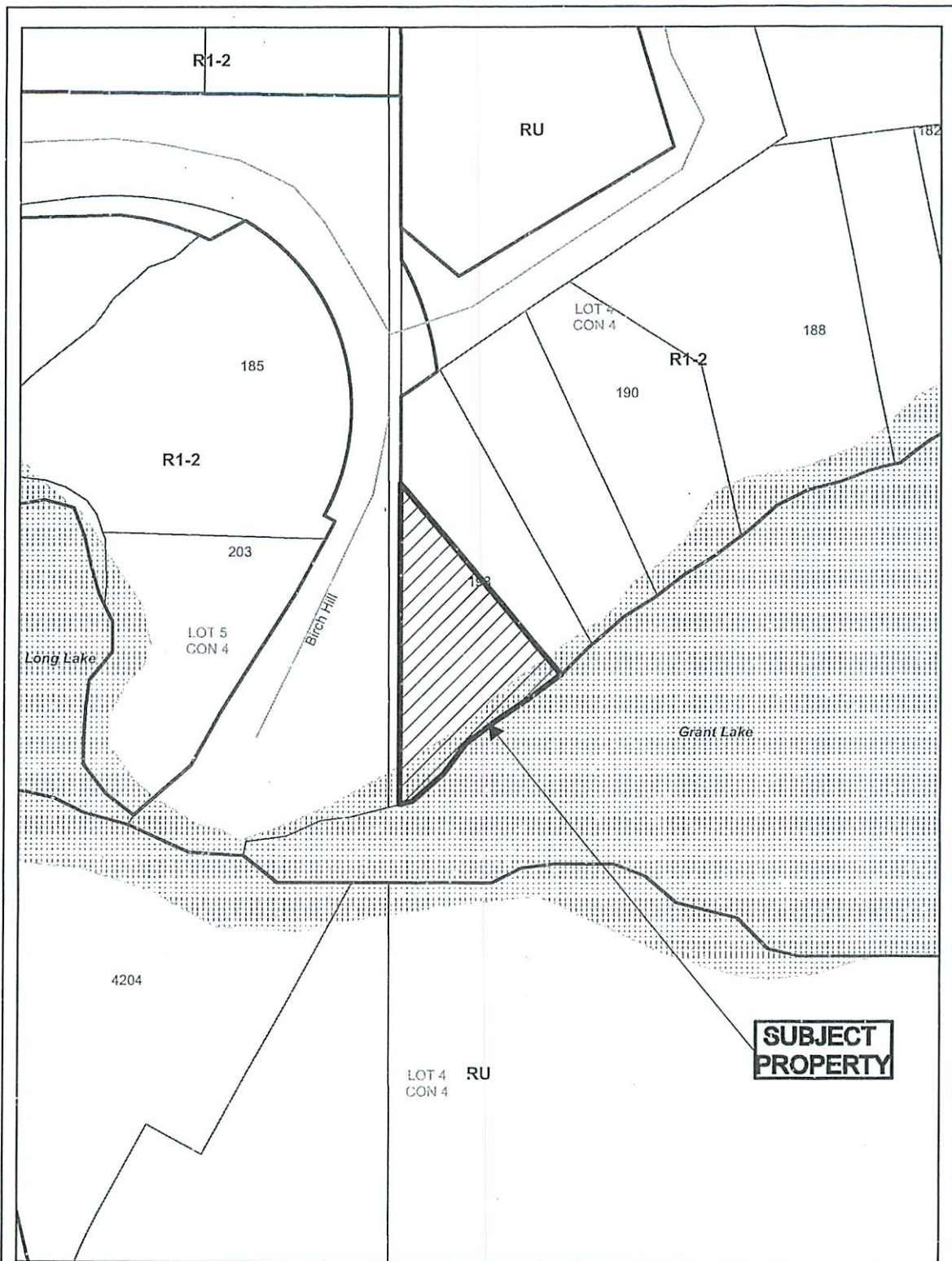
Permit Recommended By:

Signature:

Alan Ferguson, BSc, BHS (Public Health), CPHI(C.)

A0034/2023





### Application for Minor Variance or Permission

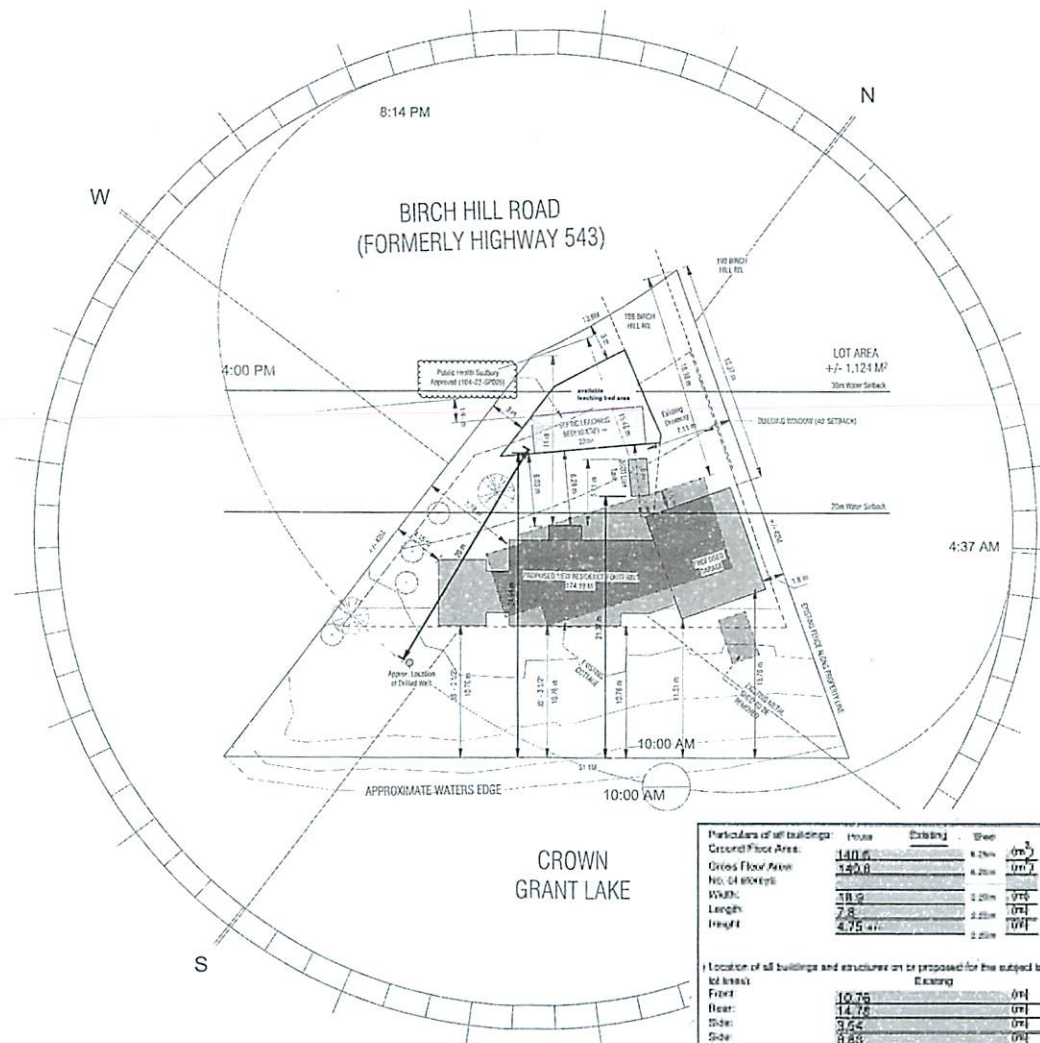


PIN 73477-0096,  
Parcel 30029 SEC SES,  
Part Lot 4, Concession 4,  
as in LT201331 except LT251846,  
Township of Broder,  
198 Birch Hill Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0034/2023  
Date: 2023 03 24

NET FOR CONSTRUCTION  
230424



Particulars of all buildings:	House	Existing	Proposed	House	Proposed
Gross Floor Area:	140.6	174.10	174.10	174.10	174.10
Gross Floor Area:	140.6	238.85	238.85	238.85	238.85
No. of stories:	1.0	2.0	2.0	2.0	2.0
Width:	7.8	27.1 irregular	27.1 irregular	27.1 irregular	27.1 irregular
Length:	7.8	11.2 irregular	11.2 irregular	11.2 irregular	11.2 irregular
Height:	4.75 m	7.5 m	7.5 m	7.5 m	7.5 m

Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines):	Existing	Proposed	Required
Front:	10.75	10.75	30 m
Rear:	14.75	14.05	7.5 m
Side:	9.54	1.25	1.2 m
Side:	8.85	4.7	1.2 m

A0034/2023  
Sketch-2





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 0035/2023
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"/>

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): Margaret Ralph Email: [REDACTED]  
Mailing Address: 166A Wickie Rd Home: [REDACTED]  
City: Worthington Postal Code: P0M 3H0 Business Phone: [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: Larry Ralph Email: [REDACTED]  
Mailing Address: 166A Wickie Rd Home: [REDACTED]  
City: Worthington Postal Code: P0M 3H0 Business Phone: [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: Mineral Resource Current Zoning By-law designation: SLS(4)

- 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 Height	5	6.04	1.04

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

- c) Description of Proposal: Garage 6.04m in height

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: allows for extra storage.

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

PIN(s): \_\_\_\_\_ Township: TELL  
 Lot No.: 1 Concession No.: 1 Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: S3M-1166 Lot: 14 Reference Plan No.: S3M-1166 Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 106 A Wickie

- 7) Date of acquisition of subject land.
- about 12 yrs

- 8) Dimensions of land affected.

Frontage 83.63 (m) Depth 87.2 (m) Area 7292.5 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

Particulars of all buildings:	House	Sauna Existing	Shed	Garage Proposed	
Ground Floor Area:	<u>202.6</u>	<u>26.95</u>	<u>11.47</u> (m <sup>2</sup> )	<u>89.06</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>202.6</u>	<u>26.95</u>	<u>11.47</u> (m <sup>2</sup> )	<u>111.36</u>	(m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>	(Loft)
Width:	<u>10.3</u>	<u>4.9</u>	<u>3.1</u> (m)	<u>7.3</u>	(m)
Length:	<u>19.67</u>	<u>5.5</u>	<u>3.7</u> (m)	<u>12.2</u>	(m)
Height:	<u>4.6</u>	<u>3.7</u>	<u>3.7</u> (m)	<u>6.1</u>	(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	Sauna Existing	Shed	Proposed	
Front:	<u>6.4</u>	<u>5.1±</u>	<u>5.1</u> (m)	<u>31</u>	(m)
Rear:	<u>50±</u>	<u>76±</u>	<u>70</u> (m)	<u>30</u>	(m)
Side:	<u>6.4±</u>	<u>30±</u>	<u>5.1</u> (m)	<u>19</u>	(m)
Side:	<u>60±</u>	<u>35±</u>	<u>40</u> (m)	<u>40</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.

House Sauna and Shed Aug 2016.

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

Use(s): Seasonal Length of time: Aug 2016.

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

Same as #13 ☒ or, \_\_\_\_\_

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

1 dwelling

- 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:

Seasonal

A0035/2023



- 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): High water mark A008/2016  
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, Margaret Ralph (please print all names), the registered owner(s) of the property described as 166A Wickie Rd  
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;
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#### 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 Larry Ralph (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 17 day of March, 20 23

A. Opatowski  
(witness)

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

Print Name: Margaret Ralph

\*I have authority to bind the Corporation

A0035/2023

## PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

166A Wickie Rd

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 17 day of March, 20 23

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.

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

Print Name:

Larry Ralph  
\*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: March 17/23 Hearing Date: April 26/23

Received By: S. Pinkerton

Zoning Designation: SLS(4) Resubmission: ☐ Yes ☒ No

Previous File Number(s): A0087/2016

A0134/2020

A0280/1992

Previous Hearing Date: Jun 29/16

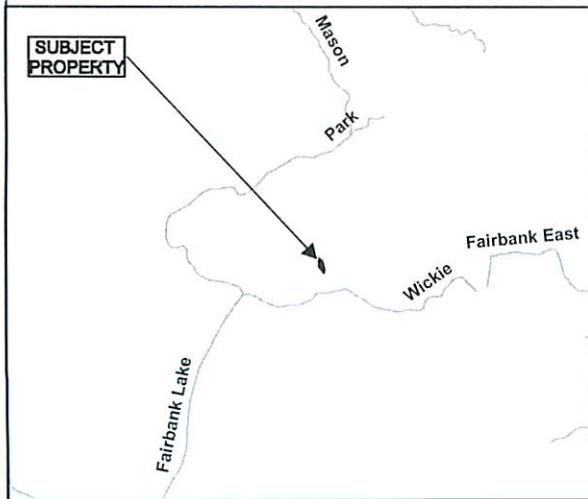
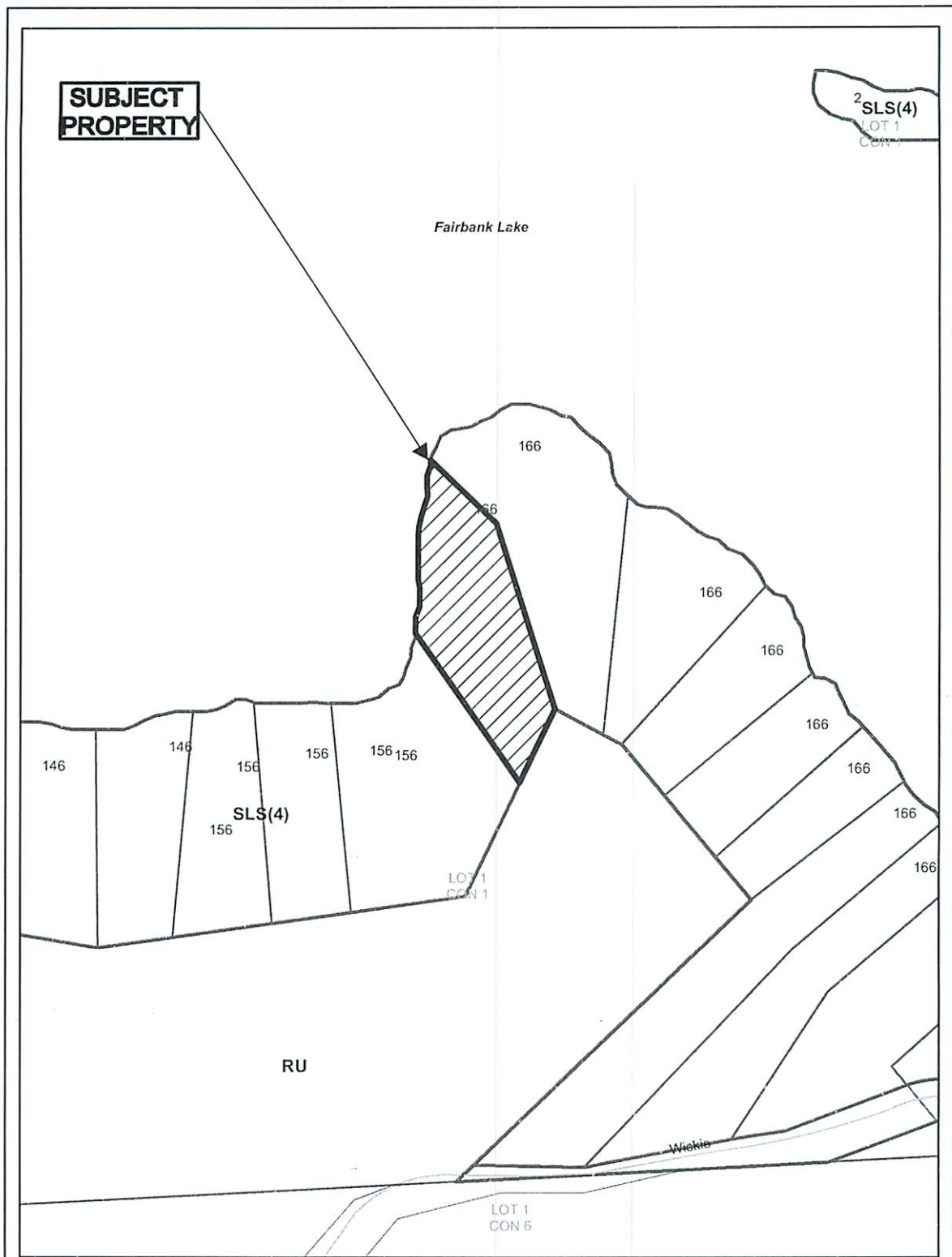
(Dec 10/20)

(Oct 5/92)

Notes:

A0035/2023





### Application for Minor Variance or Permission



Subject Property being PIN 73365-0006,  
Parcel 53M-1166-14 SEC SWS SRO,  
Lot 14, Plan 53M-1166,  
Part Lot 1, Concession 1,  
subject to LT605471, Township of Trill,  
166 A Wickie Road, Worthington,  
City of Greater Sudbury

Sketch 1, NTS

A0035/2023

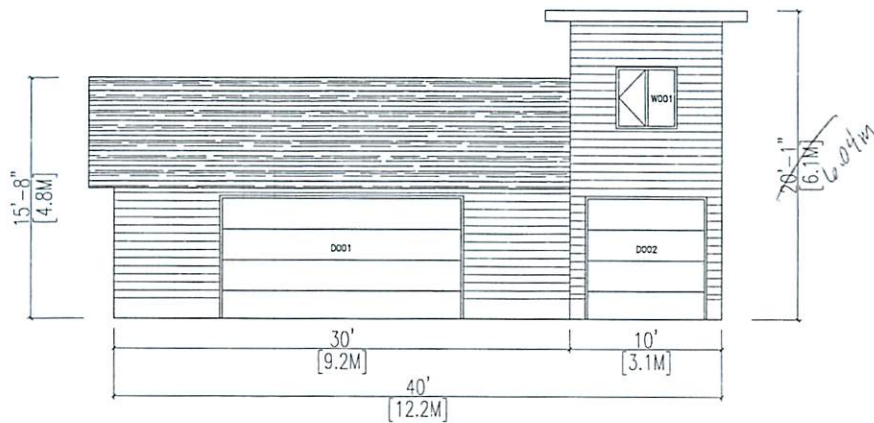
NDCA Watershed

Date: 2023 03 30

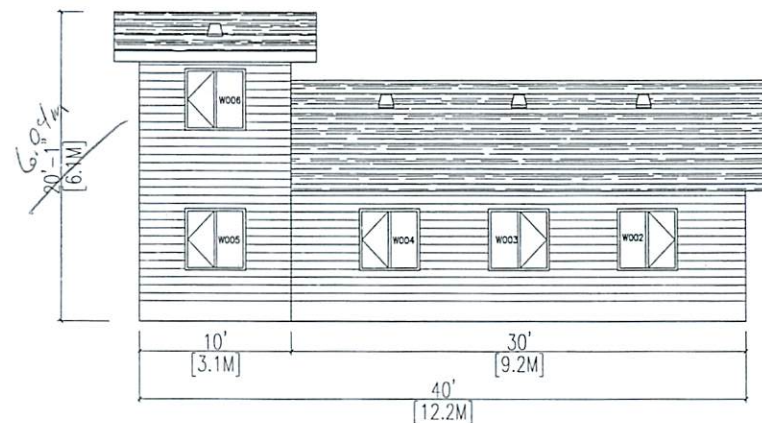
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A0035/2023  
Sketch - 2

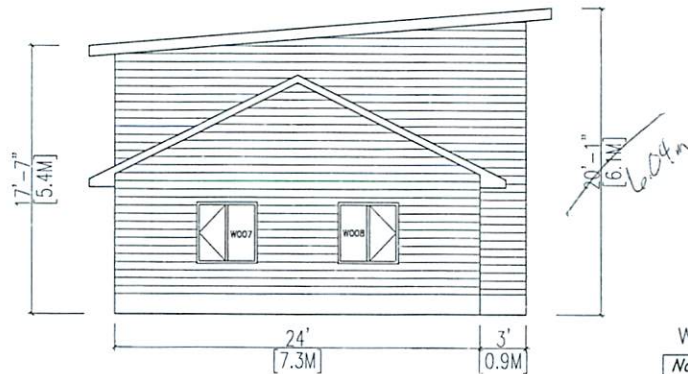




FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

# WINDOW SCHEDULE

No.	LOCATION	OPENING SIZE
FRONT-ELEVATION		
DOO1	GARAGE-DOOR-1	16'x8'
DOO2	GARAGE-DOOR-2	8'x8'
W001	LOFT	48"x48"
REAR-ELEVATION		
W002	GARAGE-AREA	48"x48"
W003	GARAGE-AREA	48"x48"
W004	GARAGE-AREA	48"x48"
W005	GARAGE-AREA	48"x48"
W006	LOFT	48"x48"
LEFT-ELEVATION		
W007	GARAGE-AREA	48"x48"
W008	GARAGE-AREA	48"x48"
RIGHT-ELEVATION		
DOO3	GARAGE-MAN-DOOR	36"x80"
W009	LOFT	48"x48"
W010	LOFT	48"x48"
W011	LOFT	48"x48"



PROJECT		DATE	SHEET
DETACHED GARAGE		RW	
ADDRESS		DATE	PROJECT
166A WICKIE ROAD			
TITLE		DATE	PROJECT
ELEVATIONS		2023-05-02	
		SCALE	
		1/8"=1'-0"	

A1

A0035/2023  
Sketch-3