

Tom Davies Square
200 Brady St

Wednesday, November 2, 2022

PUBLIC HEARINGS

A0148/2022

REVISED

Ward: 2

5026958 ONTARIO LIMITED

PINs 73375 0626 & 73375 0944, Parcel 31151 SEC SWS SRO, Part Lot 6, Concession 4, Part(s) 4, 5, 6, and 7 on Plan 53R-20578 & Part 2 on Plan 53R-16520, Township of Waters, 11 White Road and 33 White Road, Lively, [2010-100Z, RU(84) (Rural)]

For relief from Part 4, Section 4.37, subsection 4.37.2 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing crematorium providing a minimum railroad setback of 4.2m, where all buildings and structures shall be setback 30.0m from any lot line abutting a railroad right-of-way.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B30/2015 (APR 13/15) AND B64/98 (JUL 27/98)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, NOVEMBER 16, 2022**



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): 5026958 ONTARIO LIMITED Email: [REDACTED]
Mailing Address: [REDACTED] Home: [REDACTED]
320 SIXTH AVE. Business: [REDACTED]
City: LIVELY Postal Code: P3Y1M8 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: WILLIAM DOBSON Email: [REDACTED]
Mailing Address: [REDACTED] Home: [REDACTED]
291 ASH ST. Business: [REDACTED]
City: LIVELY Postal Code: P3Y1M8 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: [REDACTED]
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: RURAL Current Zoning By-law designation: R4(84)

- 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
<u>SETBACK FROM RAILROAD</u>	<u>30m</u>	<u>4.2m</u>	<u>25.8m</u>
<u>BYLAW 4.37.2</u>			

- b) Is there an eave encroachment? Yes X No [] If 'Yes', size of eaves: 0.61 (m)

- c) Description of Proposal: TO BUILD AN ADDITION TO THE EXISTING CREMATORIUM
OF 9.6X7.8m

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: THE BYLAW
HAS BEEN MADE MORE RESTRICTIVE SINCE THE EXISTING
BUILDING WAS CONSTRUCTED

REVISED

Office Use Only	
2022.01.01	
AC148/2022	
S.P.P. AREA	
YES <u>[]</u>	NO <u>X</u>
NDCA REG. AREA	
YES <u>[]</u>	NO <u>X</u>

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

PIN(s): 73375-0020/0626 Township: WATERS
 Lot No.: 6 Concession No.: 4 Parcel(s):
 Subdivision Plan No.: 53R-20578 Lot: 6 Reference Plan No.: 53R-16520 Part(s): 4,5,6,7,8
 Municipal Address or Street(s): 33 WHITE ROAD, 11 WHITE ROAD

- 7) Date of acquisition of subject land.
- 1998

- 8) Dimensions of land affected.

Frontage 156 (m) Depth 187 (m) Area 13386 (m²) Width of Street 8 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>89.28</u> (m ²)	<u>158.4</u> (m ²)
Gross Floor Area:	<u>SAME</u> (m ²)	<u>SAME</u> (m ²)
No. of storeys:	<u>ONE (1)</u>	<u>ONE (1)</u>
Width:	<u>9.4</u> (m)	<u>9.4</u> (m)
Length:	<u>9.4</u> (m)	<u>17.2</u> (m)
Height:	<u>4</u> (m)	<u>4</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>38.9</u> (m)	<u>38.9</u> (m)
Rear:	<u>11.5</u> (m)	<u>4.2</u> (m)
Side:	<u>32.3</u> (m)	<u>32.5</u> (m)
Side:	<u>124.8</u> (m)	<u>124.8</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.

2010

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

Use(s): ANIMAL CASNATORIUM Length of time: 12 YEARS

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

Same as #13 ☒ or, _____

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

NONE

- 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:

ANIMAL HOSPITAL, PET SAVE

- 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, 5026958 ONTARIO LIMITED (please print all
names), the registered owner(s) of the property described as 33 WHITE ROAD (PIN 73335-0020)
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 William Dolson (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 14 day of OCTOBER, 20 22

(witness)

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

Print Name: Rod Touppi

*I have authority to bind the Corporation

I/We, William Dorson (please print all names),
the registered owner(s) or authorized agent of the property described as 33 WHITE ROAD


the registered owner(s) or authorized agent of the property described as 33 WHITE ROAD
PIN 73375-0020

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 14 day of October, 2022

Spa Lewis
Commissioner of Oaths

Nia Sian Lewis,
a Commissioner, etc.,
Province of Ontario,
for the City of Greater Sudbury.
Expires May 20, 2023.


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

Print Name: WILLIAM DOBSON
 *I have authority to bind the Corporation

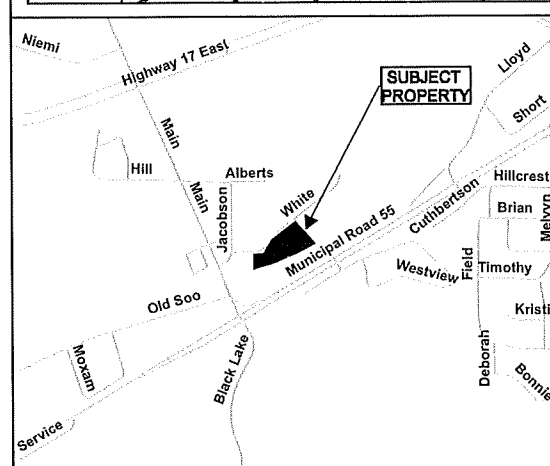
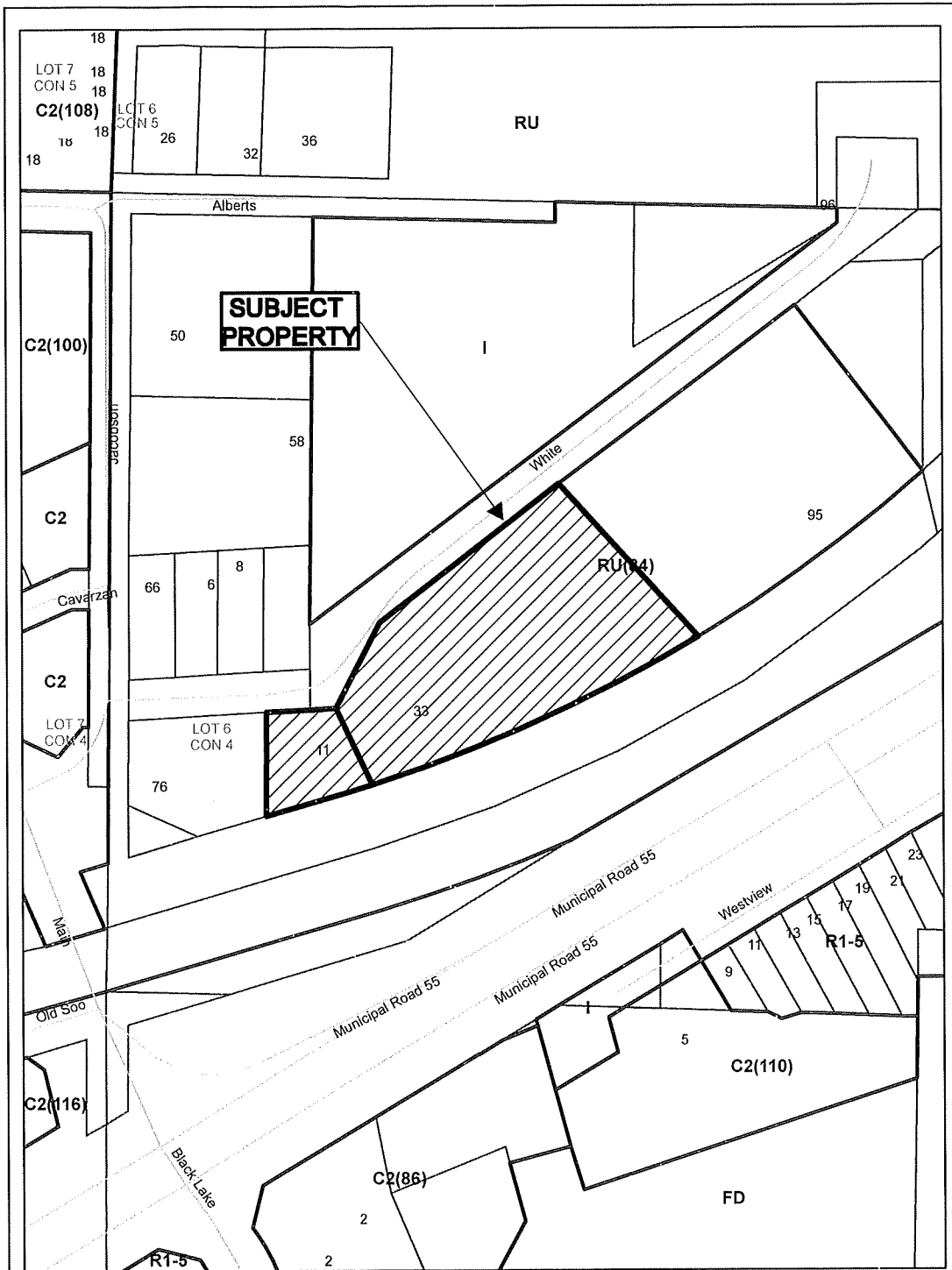
- * Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: Oct. 14/22 Hearing Date: Nov. 2/22 Received By: N. Lewis
Zoning Designation: RU(84) Resubmission: ☒ Yes ☐ No
Previous File Number(s): see below
Previous Hearing Date: see below

Notes: B0064/1998 (July 27/98) > Part 2 on Plan S3R-16520
B0030/2015 (April 13/15) > Parts 1 to 3 on Plan S3R-20570

Application was revised to address comments from staff.



Application for Minor Variance or Permission

Subject Property being
PINs 73375-0626 and 73375-0944,
Parcel 31151 SEC SWS SRO,
Part Lot 6, Concession 4,
Part 2 on Plan 53R-16520 and
Parts 4 to 7 on Plan 53R-20578,
Township of Waters,
11 White Road and 33 White Road, Lively,
City of Greater Sudbury

Sketch 1, NTS
MNR

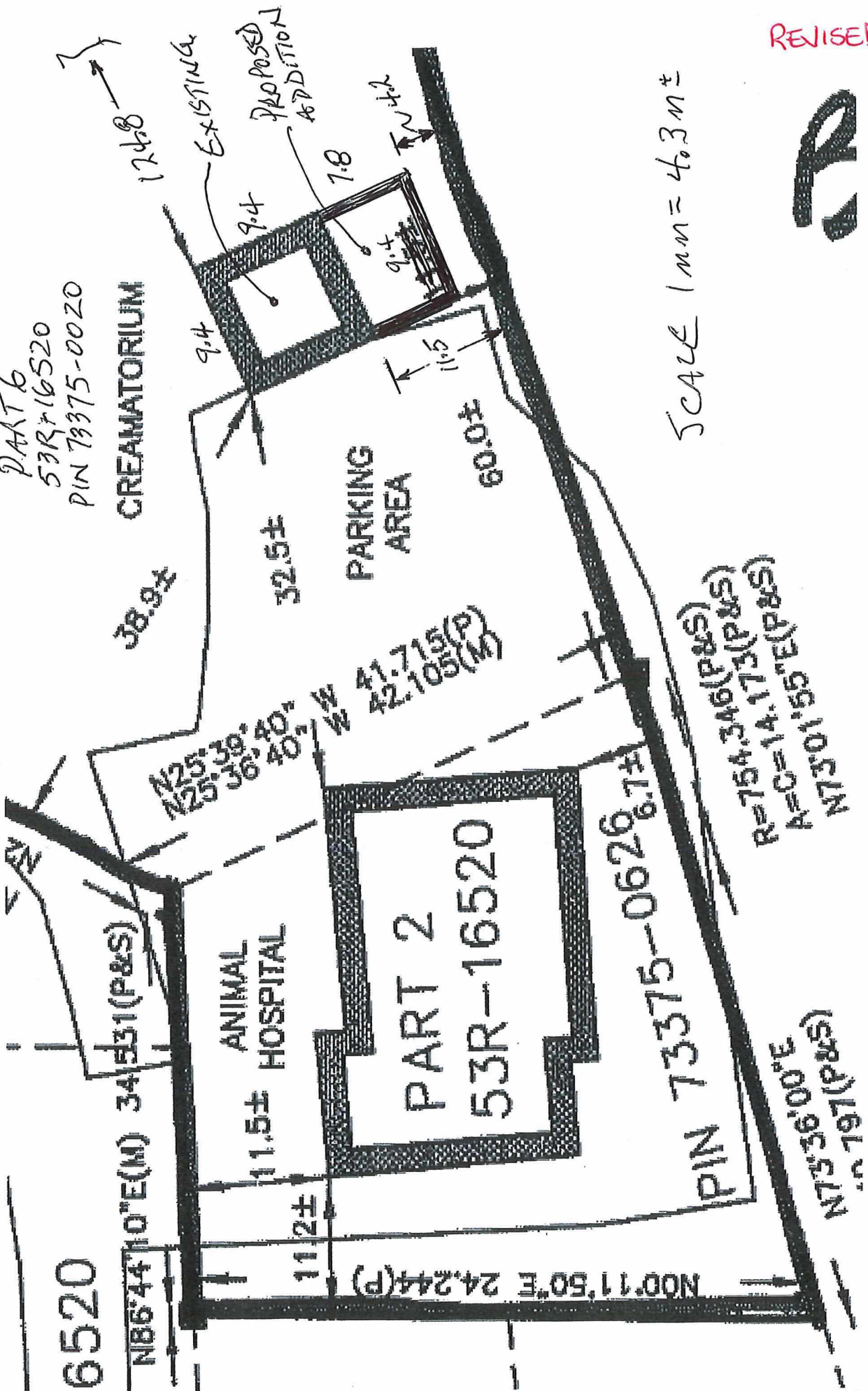
A0148/2022
Date: 2022 09 29

REVISED

CR

PART 6
53R-16520
PIN 73375-0020

CREMATORIUM



SCALE 1mm = 40.3m ±

R=754.346(P&S)
A=C=14.173(P&S)
N73°01'55"E (P&S)

N73°36'00"E
12.797(P&S)

6520

N86°44'10"E(M) 34.531(P&S)

ANIMAL
HOSPITAL

N00°11'50"E 24.244(P)

PIN 73375-0626.7±

PART 2
53R-16520

PARKING
AREA

60.0±

32.5±

38.9±

N25°39'40" W 41.715(P)
N25°36'40" W 42.105(M)

11.2±

11.5±

9.4

9.4

9.4

7.8

7.8

12.68

EXISTING

PROPOSED
ADDITION

RY
LAND SURVEYOR

60 80 METRES

CONTROL MONUMENT
027960009 D

PART 1
PLAN SR-3406

LOT 6
PIN 73375-0020
PART 2
PLAN 53R-16520

CONCESSION 4

TO BE
RETAINED
(15520±SQ.M.)

TO BE
SEVERED
(14792±SQ.M.)

PART 2 PART 1

DATE

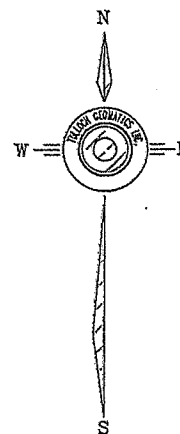
LEG

SURVEY

1. THIS :
WITH
TITLES
2. THE :

DATED

NOTE



SPECIFIED CONTROL POINTS (SCP): UTM ZONE 17, NAD 27-78 COORDINATED TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
027960009 D	5141840.308	488387.194
027010232 B	5140856.098	490088.726

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS
027960009 D & 027010232 B, UTM 17, NAD 27-78

UNDERLYING BEARINGS ARE ASTRONOMIC BEARINGS

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.999956.

Boo/2015
SK 2

(From consent application B0030/2015) A0148/2022
Sketch 3

H

ONTARIO
1-2295

ED BY TDB

Untitled Map

Walden Animal Hospital/Crematorium

Legend

- Feature 1
- Waters Cemete



A0148/2022 sketch 4