

Tom Davies Square
200 Brady St

Wednesday, October 5, 2022

PUBLIC HEARINGS

A0136/2022

ANDRE F. LANGLOIS

Ward: 12

PIN 02133 0303, Part Lot 1, Plan 54S, except Part 1 on Plan 53R-20290, Part Lot 5, Concession 4, Township of McKim, 399 Caron Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing addition and uncovered deck on the duplex dwelling providing, firstly, the uncovered deck to encroach 4.17m into the required front yard, where uncovered decks 1.2m or less in height may encroach 1.2m into the required front yard, and secondly, the addition to maintain a minimum required front yard setback of 1.829m, where 6.0m is required.

A0137/2022

**JOEL DESSUREAULT
ANGELE DUBIOS**

Ward: 3

PIN 73348 0594, Part 1 on Plan 53R-19053, Part Lot 2, Concession 2, Township of Balfour, 2797 Errington Avenue, Chelmsford, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.4 b) 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 8.458m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0056/2010 (MAY 20/10)

A0138/2022

**RYAN VIS
LYNN VIS**

Ward: 6

PIN 73503 0122, Parcel 20201A SEC SES SRO, Part Lot 3, Concession 2, except LT3519, Part 1 on Plan 53R-16848 and Part 1 on Plan 53R-4833, Township of Hanmer, 770 Dominion Drive, Hanmer, [2010-100Z, RU (Rural)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lot to be severed subject to a future Consent Application providing a minimum lot frontage of 71.93m, where 90.0m is required.

A0139/2022

DENNIS HARASYMCHUK

Ward: 1

PIN 73588 0724, Parcel 11307 SEC SES, Lot 264, Plan M-128, Part Lot 8, Concession 2, Township of McKim, 70 Clemow Avenue, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and Section 4.25, subsection 4.25.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of a detached garage, firstly, providing a maximum accessory lot coverage of 10.77%, where the lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, maintaining a legal existing side yard setback of 0.6m, where the enlargement, reconstruction, repair and/or renovation does not further reduce the existing front yard, and/or side yard, and/or rear yard and/or lot coverage.

A0140/2022

**DIRK OTTO PIERSKALLA
GISLAINE GAGNON**

Ward: 3

PIN 73352 0168, Parcel 15022 SEC SWS SRO, Lot 100, Plan M-424, Part Lot 4, Concession 4, Township of Dowling, 208 Riverside Drive West, Dowling, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, a high water mark setback of 12.49m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and secondly, to permit the proposed detached garage to be 12.49m setback from the high water mark of a lake, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

A0141/2022

JOSH DEMORE

Ward: 9

PIN 73480 0269, Parcel 32361 SEC SES, Part 5 on Plan SR-295, Part Broken Lot 3, Concession 3, Township of Cleland, 60B Kauppi Road, Wanup, [2010-100Z, SLS (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 7.24m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0142/2022

**KRISTIAN SHARROCK
VANNESSA SHARROCK**

Ward: 9

PIN 73480 0195, Parcel 14689 SEC SES, Lot N, Plan M-134, except Part 1 Plan 53R-15150, Part Lot 5, Concession 6, Township of Cleland, 434 Jumbo Road, Wanup, [2010-100Z, RU (Rural)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lot to be severed subject of Consent Application B0078/2022 providing a minimum lot frontage of 21.0m, where 90.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0078/2022 (SEP 12/22)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF SEPTEMBER 7, 2022 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0129/2022

**RICHARD BARLOW
ASHLEE BARLOW**

"REVISED"

Ward: 2

PIN 73599 0659, Parcel 40843 SEC SRO, Lot 190, Plan M-1023, Part Lots 1 and 12, Concession 2, Township of Snider, 43 Finland Street, Copper Cliff, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an uncovered deck providing a 5.53m encroachment into the required front yard and maintaining a 0.47m front yard setback, where uncovered decks 1.2m or less in height above finished grade may encroach 1.2m into the required front yard.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, OCTOBER 19, 2022**



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	
2022.01.01	
A 0136/2022	
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 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): Andre F Langois Email: [REDACTED]
Mailing Address: 2737 Bancroft Home: [REDACTED]
399 Caron - Affected Residence Business Phone: [REDACTED]
City: Sudbury Postal Code: P3C 5H3 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: Karim Omri NA Email: [REDACTED]
Mailing Address: [REDACTED] Home: [REDACTED]
City: Sudbury Postal Code: P3E 1G1 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: No Mortgage
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: R2-3 Current Zoning By-law designation: Residential

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

Variance To	By-law Requirement	Proposed	Difference
Front Yard Setback	6.0m	1.83m	4.17m
Deck Encroachment	1.2m	4.17m	2.97m

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

- c) Description of Proposal: Addition of new front entrance and deck
~~Front Porch setback encroachment~~

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

The edge of the proposed new entrance exceeds the by-law requirement of minimum 6.0m.

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

PIN(s): _____ Township: Sudbury
 Lot No.: 1 Concession No.: _____ Parcel(s): 54 S
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 54 S Part(s): _____
 Municipal Address or Street(s): 399 Caron

- 7) Date of acquisition of subject land.
- 2015

- 8) Dimensions of land affected.

Frontage 12 (m) Depth 30 (m) Area 162 per unit (m²) Width of Street +/- 8 (m)

- 9) Particulars of all buildings:
- | | House | Existing | Shed | Addition | Proposed | Deck |
|--------------------|------------|----------|------------------------|----------|----------|------------------------|
| Ground Floor Area: | +/- 154.50 | | 8.93 (m ²) | 9.29 | | 9.32 (m ²) |
| Gross Floor Area: | +/- 309 | | (m ²) | 9.29 | | 9.32 (m ²) |
| No. of storeys: | 2 | | 1 | 1 | | n/a |
| Width: | +/- 12.50 | | 3.66 (m) | 3.05 | | 3.05 (m) |
| Length: | +/- 13.72 | | 2.44 (m) | 3.05 | | 3.05 (m) |
| Height: | N/A | | (m) | N/A | | 0.457 (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	Existing	Shed	Addition	Proposed	Deck
Front:	+/- 4.88		27.41 (m)	+/- 1.83		1.83 (m)
Rear:	+/- 27.13		14.319 (m)	+/- 40.84		40.84 (m)
Side:	+/- 7.01 (Right)		11.52 (m)	10.67 (Right)		7.618 (m)
Side:	+/- 0 (Self Verify)		13.26 (m)	2.13 (Left)		5.178 (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.

1940

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

Use(s): Duplex Dwelling Length of time: 1940

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

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property?
- 2

- 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:
- R2-3

- 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, André Langlois ANDRÉ Langlois (please print all names), the registered owner(s) of the property described as 399 Caron 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

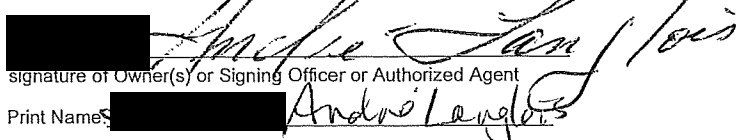
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal,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

Dated this 30 day of August, 2022




signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: André Langlois

*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, [REDACTED] Andre Langlois (please print all names),
the registered owner(s) or authorized agent of the property described as 399 Caron 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

6th

day of

SEPTEMBER

20 22

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:

*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:

Hearing Date:

Received By: N. Lewis

Zoning Designation: R2-3

Resubmission: ☐ Yes ☒ No

Previous File Number(s): None

Previous Hearing Date: n/a

Notes:

To:-

Sept 19/2022

NIA LEWIS

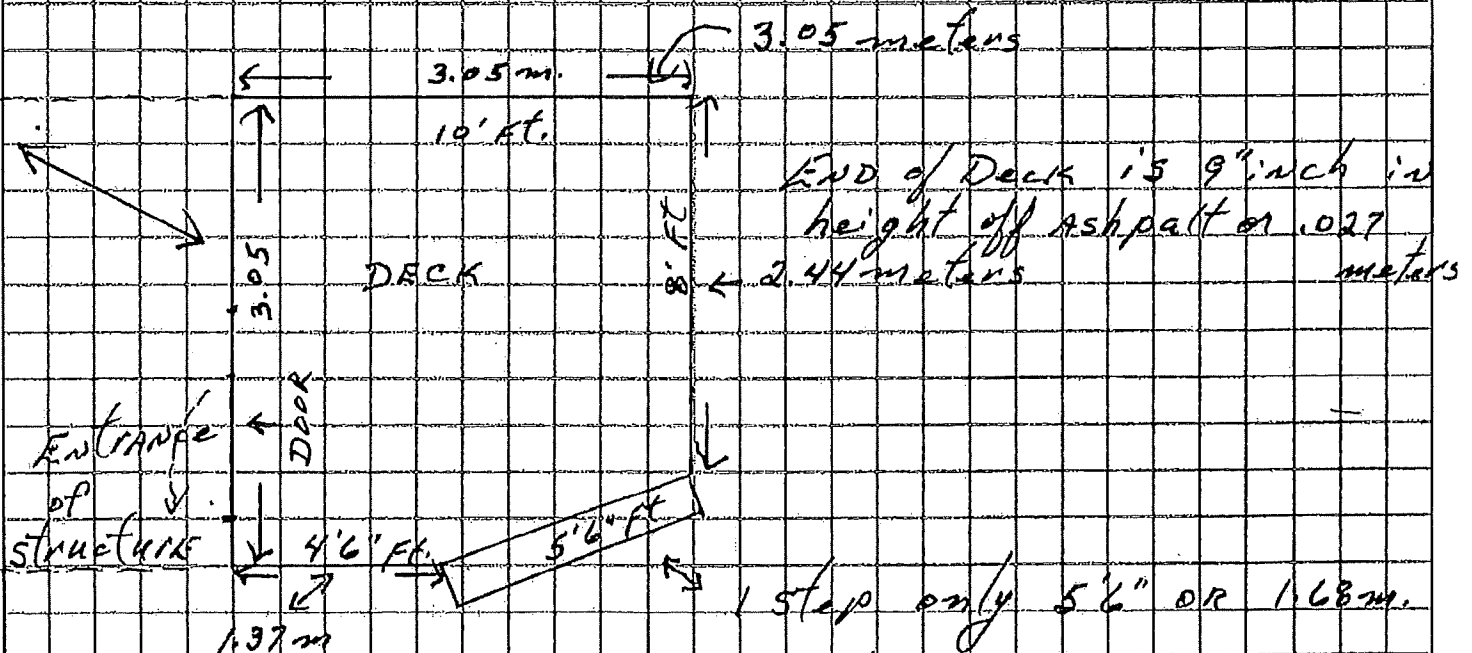
Consent Official Secretary
Treasurer of the Committee
of Adjustment.

From: ANDRE Langlois

Re: 399 Caron Street
Sudbury On

Here is a top view of the deck
Free standing.

10' FT or 3.05 meters



Deck is 1 1/2" inches or .457 meter high @ doorway
Application FOR minor variance

A0136/2022
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 2022 01 01	
A0137/2022	
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: \$1,025.00 (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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Joel Dessureault / Angele Dubois Email: [REDACTED]
Mailing Address: 2797 Errington Ave Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Chelmsford Postal Code: P0M1L0 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: [REDACTED] Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
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: Royal Bank
Mailing Address: 3420 Errington Avenue
City: Chelmsford Postal Code: P0M1L0

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: RU
- 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
Build a detached garage that is higher than the max	21.465	27.75	6.35
		8.458	1.958

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

- c) Description of Proposal:

Proposing to build a detached garage that is higher than the law

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

Design and in order to complement to height of the house - for appearance

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

PIN(s): _____ Township: Balfour
 Lot No.: 204142 Concession No.: 2 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53419053 Part(s): 1
 Municipal Address or Street(s): 2797 Errington

- 7) Date of acquisition of subject land. 2011 - 2021 for abutting property

- 8) Dimensions of land affected.

Frontage 105.15 (m) Depth 190.5 (m) Area 200310.75 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:
- | | House Existing | | Garage Proposed | |
|--------------------|----------------|-------------------|-----------------|-------------------|
| Ground Floor Area: | <u>379.15</u> | (m ²) | <u>267.58</u> | (m ²) |
| Gross Floor Area: | <u>471.293</u> | (m ²) | | (m ²) |
| No. of storeys: | <u>2</u> | | <u>1</u> | |
| Width: | <u>18.29</u> | (m) | <u>14.63</u> | (m) |
| Length: | <u>20.73</u> | (m) | <u>18.29</u> | (m) |
| Height: | <u>9.45</u> | (m) | <u>8.458</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 Existing		Garage Proposed	
Front:	<u>60</u>	(m)	<u>79.25</u>	(m)
Rear:	<u>111.96</u>	(m)	<u>92.9</u>	(m)
Side:	<u>39.6</u>	(m)	<u>12.2</u>	(m)
Side:	<u>44.8</u>	(m)	<u>78.3</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.

Home started building in 2012 - moved in 2015

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

Use(s): Living - Home

Length of time: 7 Years to date

- 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:
- Vacant

A0137/2022

- 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, Joel Dessureault / Angele Dubois (please print all names), the registered owner(s) of the property described as 53R19053 Part 1/Part6

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

Dated this 6 day of Sept, 2022.

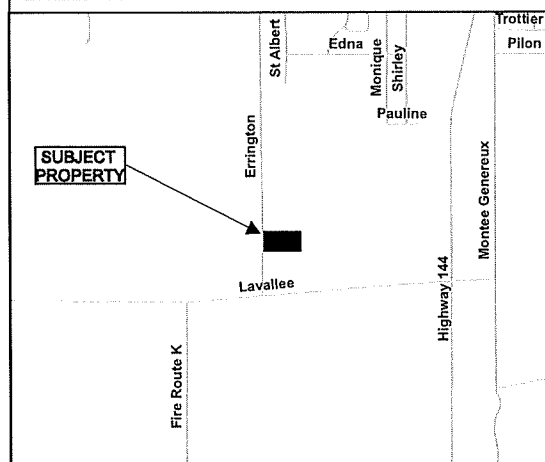
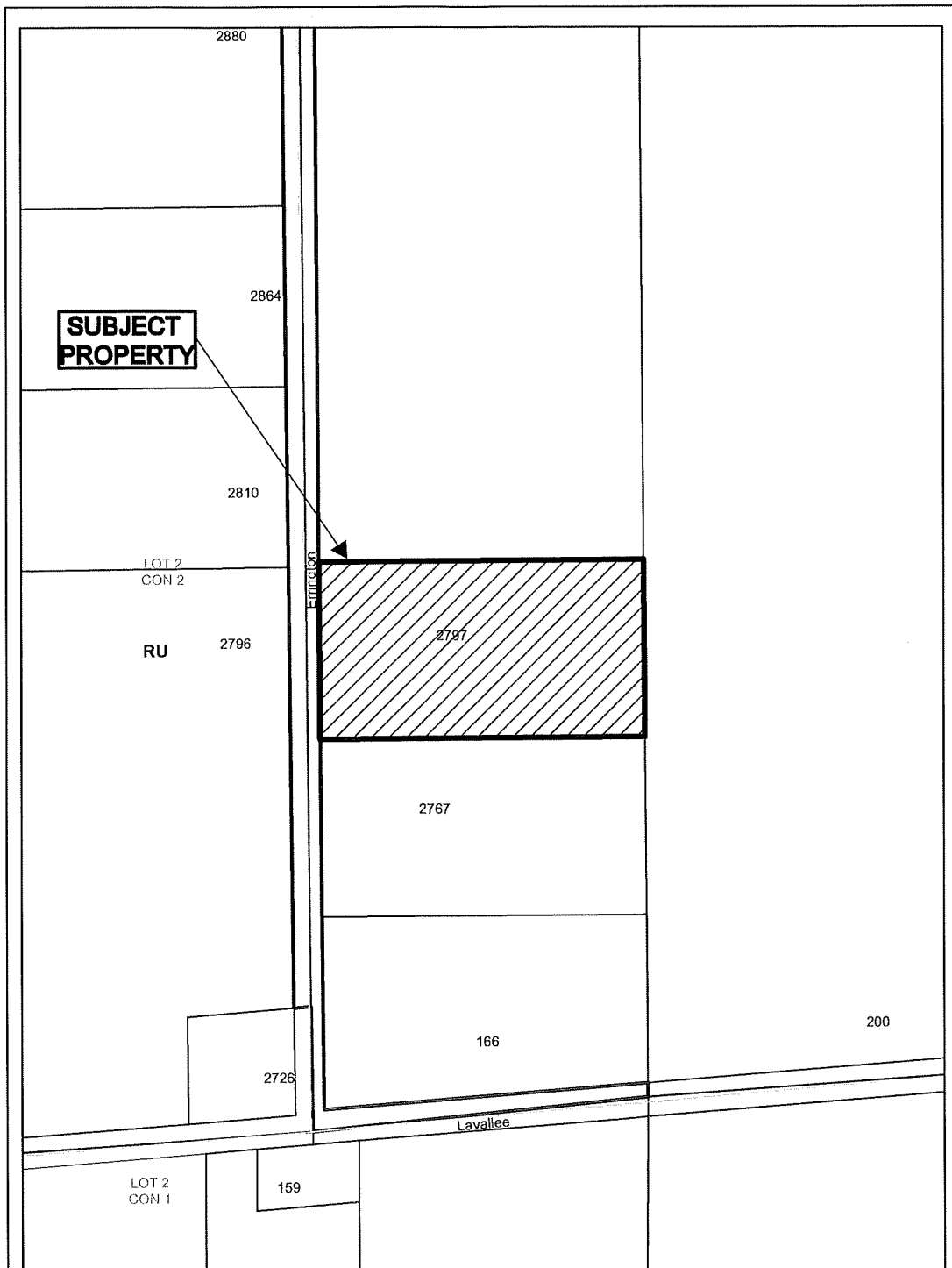
(witness)

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

Print Name: Angele Dubois JOEL Dessureault

*I have authority to bind the Corporation

A0137/2022



Application for Minor Variance or Permission



Subject Property being
PIN 73348-0594,
Part Lot 2, Concession 2,
Part 1 on Plan 53R-19053,
Township of Balfour,
2797 Errington Avenue, Chelmsford,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0137/2022
Date: 2022 09 09

FARM FIELD

REAR PROPERTY LINE

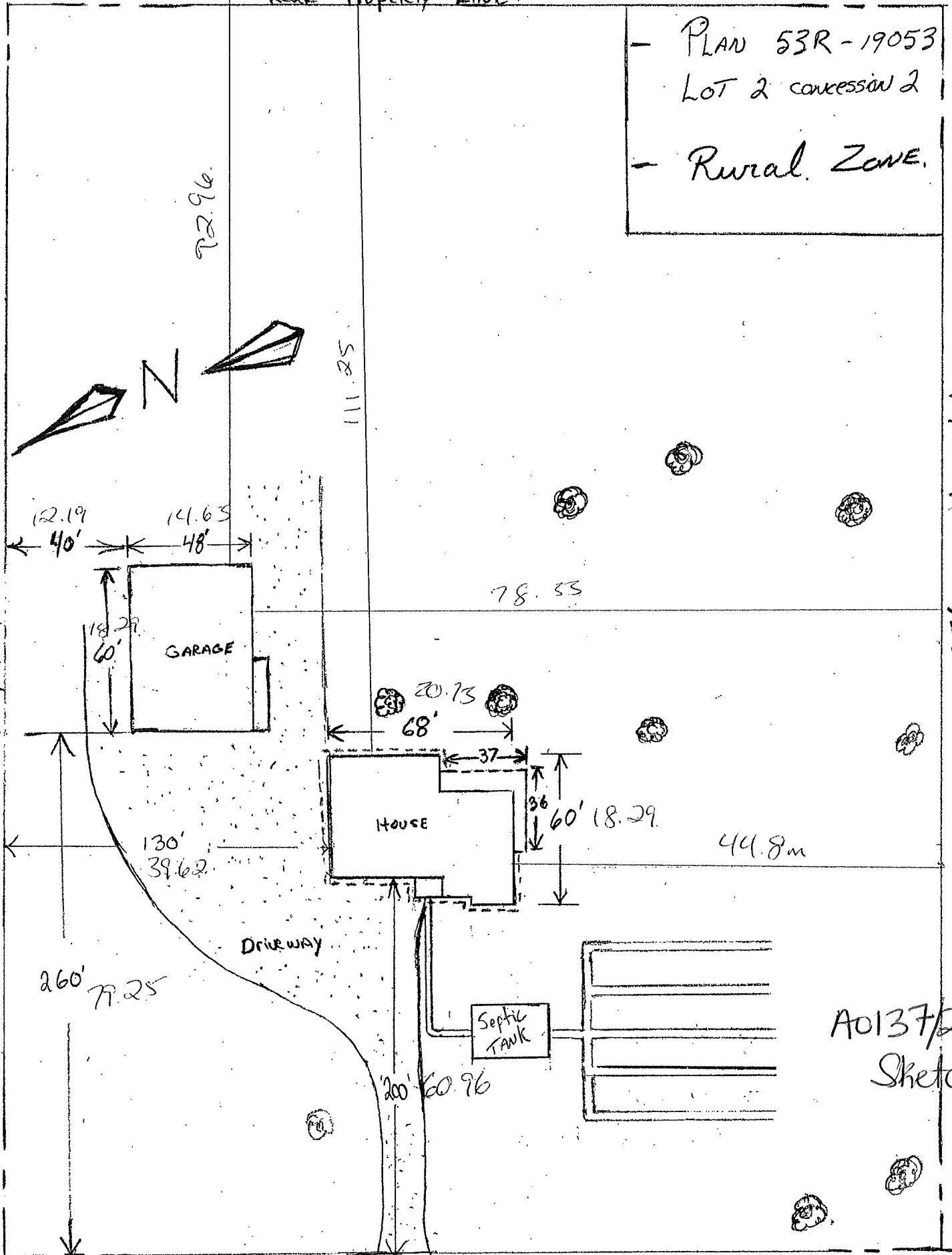
- PLAN 53R-19053
- LOT 2 CONCESSION 2
- Rural ZONE.

VACANT LAND (UNKNOWN PROPERTY)

SIDE PROPERTY LINE

SIDE PROPERTY LINE

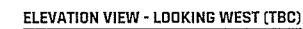
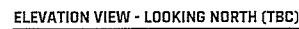
625'



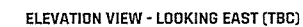
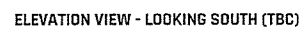
345' N & ERRINGTON AVE -> S


A0137/2022
Sketch 2

THIS DRAWING WAS ENGINEERED AND PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT SO NAMED. THIS DESIGN IS THE PROPERTY OF THE ENGINEER. ANY USE OF THIS DRAWING BY THE NAMED CLIENT OR OTHER PARTIES FOR THE PURPOSES OF ANY OTHER PROJECT IS STRICTLY PROHIBITED. ANY USE WHICH A THIRD PARTY MAKES OF THE INFORMATION ON THIS DRAWING OR ON THE ENGINEER'S WORK COMING HEREIN IS THE RESPONSIBILITY OF SUCH THIRD PARTIES. THE ENGINEER ACCEPTS NO RESPONSIBILITIES FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF THEIR ILLEGAL USE OF THIS INFORMATION.



REFER TO 1267-G1 FOR
FOR GENERAL NOTES



REFERENCE DRAWING NO	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE	<div></div>	CLIENT NAME		ANGELE DUBOIS & JOEL DESSUREAULT					
			0	ISSUED FOR CONSTRUCTION	MLJ	KM	2022-05-07		SITE	2797 ERRINGTON SOUTH, CHELMSFORD						
									PROJECT DESCRIPTION		DETACHED GARAGE					
									DRAWING DESCRIPTION		ELEVATION VIEWS					
									DRAWN BY	DATE DRAWN	CHECKED BY	DATE CHECKED	APPROVED BY	DATE APPROVED	SCALE	DRAWING NUMBER
								M. JOYAL	2021-11-25	K. MAY	2022-05-07	K. MAY	2022-06-07	3/16" = 1'-0"	1257-E1	0



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	
2022 01 01	
A 0138/2022	
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: \$1,025.00 (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): Ryan and Lynn Vis Email: [REDACTED]
Mailing Address: 770 Dominion Drive Home Phone: [REDACTED]
City: Hanmer Postal Code: P3P 0A7 Fax Phone: n/a

- 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: Ryan Vis Email: [REDACTED]
Mailing Address: 3077 Hwy 69N, 770 Dominion Drive Home Phone: [REDACTED]
City: Hanmer Postal Code: P3P 0A7 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: Caisses populaires de la région de Sudbury
Mailing Address: 3077 Hwy 69N
City: Val Caron Postal Code: P3N 1R8

- 4) Current Official Plan designation: Urban Expansion Res Current Zoning By-law designation: Rural

- 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
9.3 Zone Standards (By-law 2021-152Z)	90m	71.93m	18.07m

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

- c) Description of Proposal:

A minor variance is being requested as the proposed severed parcel will not meet the minimum lot frontage of 90m.
Please note that a Official Plan Amendment for the lot severance was approved on May 31, 2022 (file number 701-7/21-02)

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

The proposal can not comply with the provisions of the zoning by-laws due to an existing split frontage of the parcel.

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

PIN(s): Part of PIN 73503-0122		Township: Hanmer	
Lot No.: 3	Concession No.: 2	Parcel(s): Part of Parcel 20201A S.E.S.	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): Part of 770 Dominion Drive, Hanmer			

- 7) Date of acquisition of subject land. December 2016

- 8) Dimensions of land affected.

Frontage 71.93 (m) Depth 333.99 (m) Area 24,023.90 (m²) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	n/a (m ²)	n/a (m ²)
Gross Floor Area:	n/a (m ²)	n/a (m ²)
No. of storeys:	n/a	n/a
Width:	n/a (m)	n/a (m)
Length:	n/a (m)	n/a (m)
Height:	n/a (m)	n/a (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:	n/a (m)	n/a (m)
Rear:	n/a (m)	n/a (m)
Side:	n/a (m)	n/a (m)
Side:	n/a (m)	n/a (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.

n/a

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

Use(s): Rural (Vacant Land) Length of time: 5 years +

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

Same as #13 ☐ or,

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

- 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: Rural / Residential

A0138/2022

- 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, Ryan and Lynn Vis (please print all names), the registered owner(s) of the property described as 770 Dominion 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

- appoint and authorize Ryan Vis (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 16 day of September, 2022

Rae Vis
(witness)

Ryan Vis * Ryan Vis
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: * LYNN VIS * RYAN VIS

*I have authority to bind the Corporation

A0138/2022

I/We, Ryan and Lynn Vis (please print all names),
the registered owner(s) or authorized agent of the property described as 770 Dominion Drive

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 7 day of September, 20 22

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: Ryan Vics
 *I have authority to bind the Corporation

FOR OFFICE USE ONLY

Date of Receipt: Hearing Date: Received By: N. Lewis

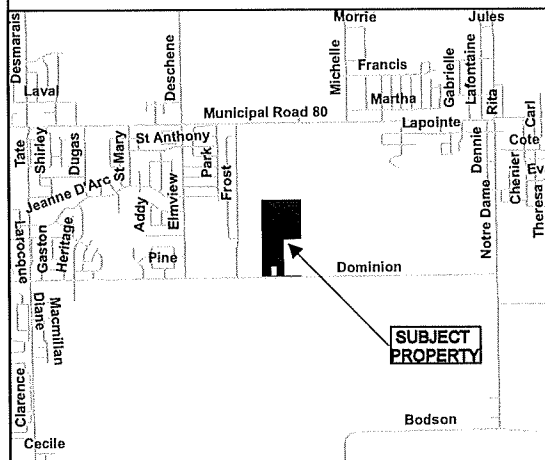
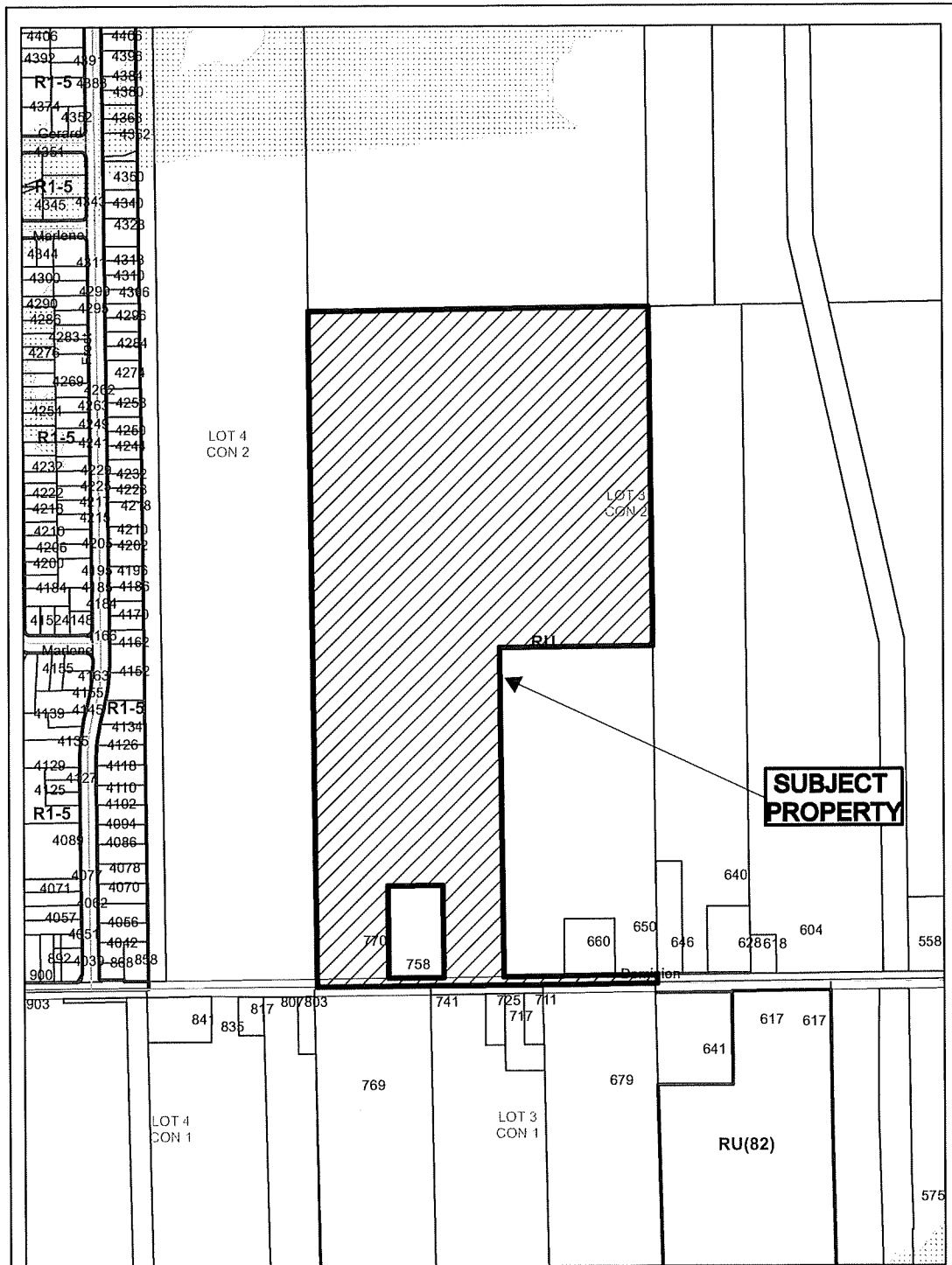
Zoning Designation: RV Resubmission: ☐ Yes ☒ No

Previous File Number(s): See below

Previous Hearing Date: See below

Notes: A0030/1981 (Nov. 2/81) - Relates to B0044/1981 and lot area relief
B0044/1981 (Nov. 2/81) - Consent lapsed
A0099/2000 (Sept. 25/00) - Relates to B0066/2000, multiple relief sought
B0066/2000 (Sept. 25/00) - Part I, Plan 53R-16848

A0138/2022



Application for Minor Variance or Permission



Subject Property being
PIN 73503-0122,
Parcel 20201A SEC SES SRO,
Part Lot 3, Concession 2, except LT3519,
Part 1 on Plan 53R-16848 and Part 1,
on Plan 53R-4833, Township of Hanmer,
770 Dominion Drive, Hanmer,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0138/2022
Date: 2022 09 16

Office Use Only	
2022.01.01	
A0139/2022	
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

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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):	Dennis Haresymchuk	Email:	
Mailing Address:	223-1147 Ramsey Villa Ct	Home	
		Business Phone:	
City:	Sudbury	Postal Code:	ON
		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:	N/A	Email:	
Mailing Address:		Home Phone:	
		Business Phone:	
City:		Postal Code:	
		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:	TD Canada Trust		
Mailing Address:	4720 Tabor Boulevard 5th floor		
City:	Mississauga	Postal Code:	L4W 5P2

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R2-3

- 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
Bylaw Section 4.2.3	10 %	10.77 %	0.77 %
		10.77 %	0.77 %
Section 4.25.2	No increase in lot coverage	Increase lot coverage, maintain 0.6m side yard	

- 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:

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

PIN(s): 73588-0724 LT

Lot No.: 8

Subdivision Plan No.: M128

Municipal Address or Street(s): 70 Clemon Ave Sudbury ON P3C 3H3

Township: McKim

Concession No.: 2

Lot: 269

Reference Plan No.:

Parcel(s): 11307

Part(s):

7) Date of acquisition of subject land. December 13 2021

8) Dimensions of land affected.

Frontage 10.6 (m)

Depth 37.2 (m)

Area 394.32 (m²)

Width of Street (m)

9) Particulars of all buildings:

	House	Existing	Garage		Proposed	New	
Ground Floor Area:	101 m sq	33.58	(m ²)		42.486	40.55	(m ²)
Gross Floor Area:	191 m sq	33.58	(m ²)		42.486	70.58	(m ²)
No. of storeys:	One	One			ONE		
Width:	6.1 m	4.6	(m)		5.82	5.5	(m)
Length:	13.4 m	7.3	(m)			7.3	(m)
Height:	4.8 m	3.25	(m)			3.76	(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	Existing	Garage		Proposed	
Front:	8	28.7	(m)		28.7	(m)
Rear:	15.8	1.2	(m)		1.2	(m)
Side:	0.6	0.6	(m)		0.6	(m)
Side:	3.9	5.4	(m)		4.5	(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

☒

☒

☐

☐

☐

☐

☐

☐

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. 1935

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

Use(s): Single Family Dwelling

Length of time: 87 Years

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

Same as #13 ☒ or,

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

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

- 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, Dennis Harasymchuk (please print all names), the registered owner(s) of the property described as 20 Clemow Ave.
Sudbury Ontario P3C 3H3
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 _____ (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.

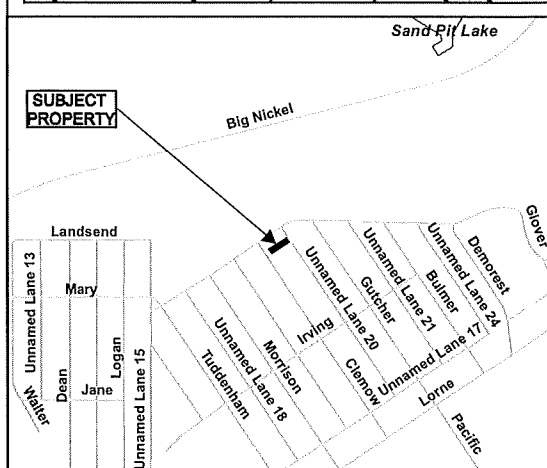
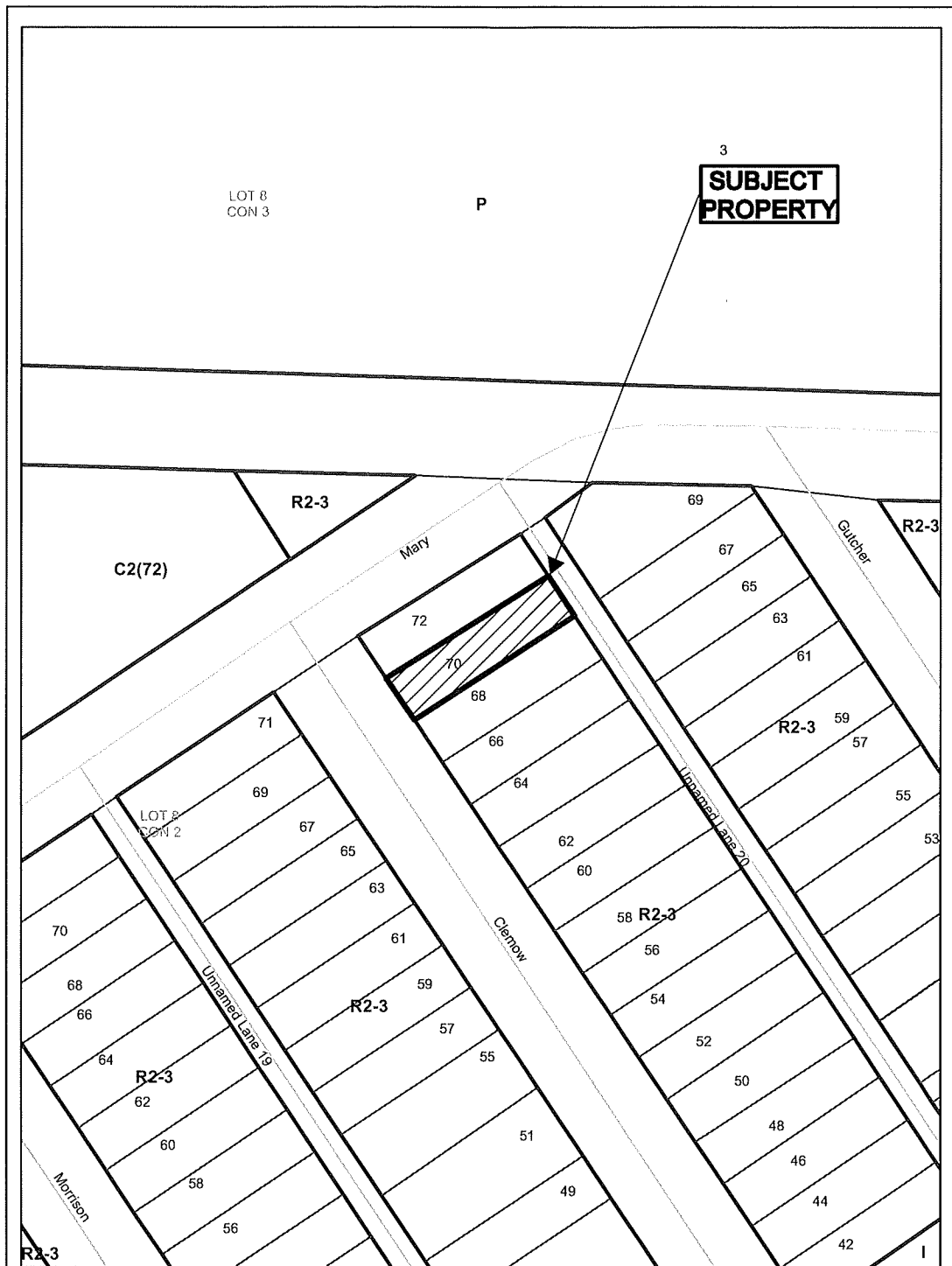
Dated this Seven day of September, 20 22

[Signature]
(witness)

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

Print Name: Dennis Harasymchuk

*I have authority to bind the Corporation



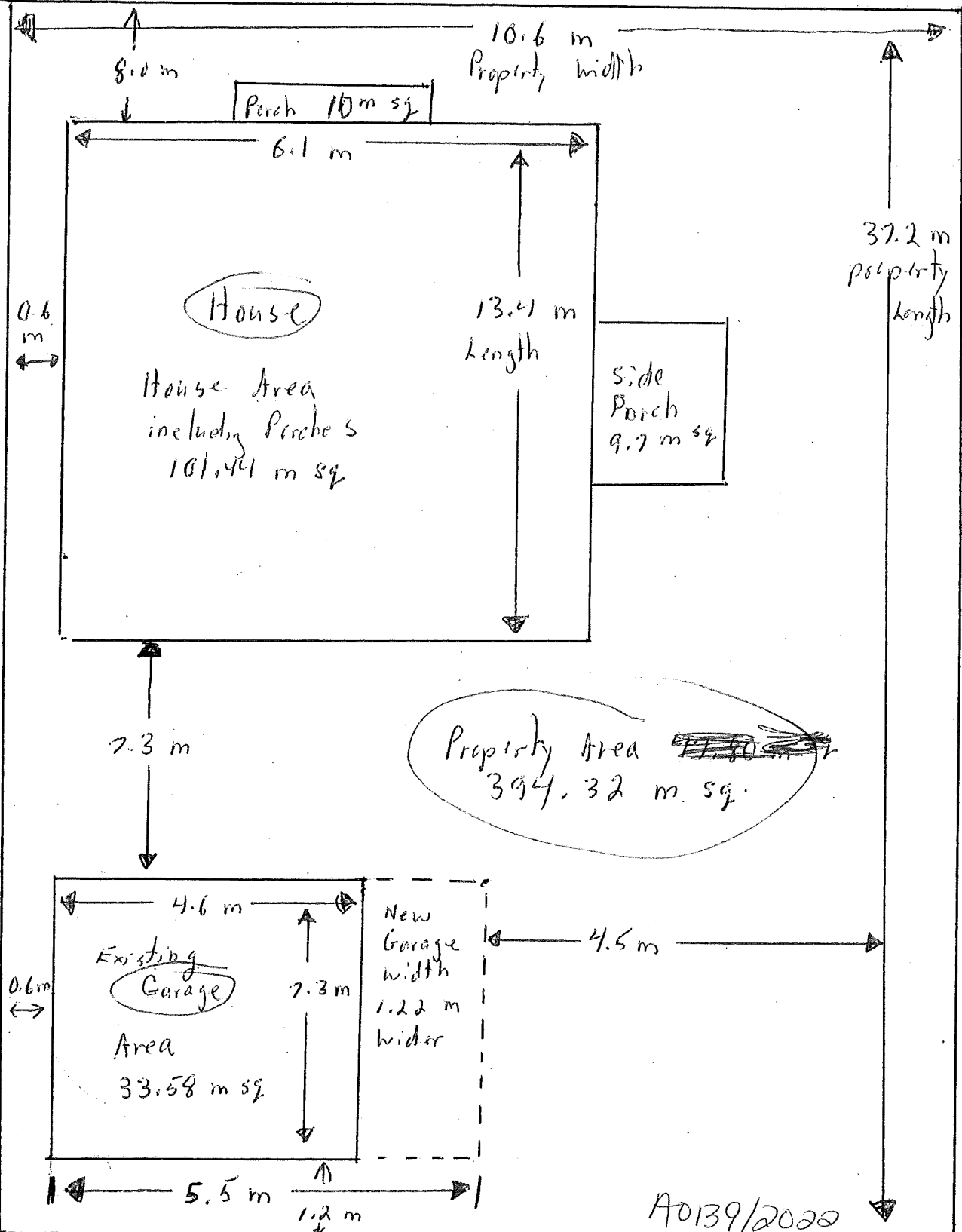
Application for Minor Variance or Permission

Subject Property being
 PIN 73588-0724,
 Parcel 11307 SEC SES,
 Lot 264, Plan M-128,
 Part Lot 8, Concession 2,
 Township of McKim,
 70 Clemow Avenue, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0139/2022
 Date: 2022 09 16

Clemson Ave



Property Area ~~77.80 m sq~~
394.32 m sq.

A0139/2020

Sketch 2

Lane Way



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 2022.01.01	
A0140/2022	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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

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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): Dirk Otto Pierskalla & Gislaine Gagnon Email: [REDACTED]
Mailing Address: 208 Riverside Drive Home Phone: [REDACTED]
City: Dowling, ON Postal Code: P0M 1R0 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: Ian Lavigne Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
208 Riverside Drive, Dowling Business Phone: [REDACTED]
City: Sudbury, ON Postal Code: P3A 1Z8 Fax Phone: [REDACTED]

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

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

Name: n/a
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

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

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

Variance To	By-law Requirement	Proposed	Difference
Section 4.41.2	30 m from	12.49 m from	17.51 m
	high water mark	high water mark	

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.3 (m)

- c) Description of Proposal:
construct 7.3 m by 7.3 m (24 x 24 foot) detached garage. GFA: 53.5 m²

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Lot has insufficient depth to meet required 30 metre setback. Existing developed lot.

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

PIN(s): 73352-0169		Township: Dowling	
Lot No.: 4	Concession No.: 4	Parcel(s): 15022 SWS	
Subdivision Plan No.: M-424	Lot: 100	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 208 Riverside Drive, Dowling			

- 7) Date of acquisition of subject land. May 1994

- 8) Dimensions of land affected.

Frontage 41 (m) Depth + - 50 (m) Area 2,290 (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	197 (m ²)		53.5 (m ²)	
Gross Floor Area:	197 (m ²)		53.5 (m ²)	
No. of storeys:	1		1	
Width:	16.15 (m)		7.3 (m)	
Length:	12.19 (m)		7.3 (m)	
Height:	< 11 (m)		5 (m)	

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

	Existing		Proposed	
Front:	12.3 (m)		28 (m)	
Rear:	24.4 (m)		12.49 (m)	
Side:	12.4 (westerly) (m)		22 (westerly) (m)	
Side:	9.1 (easterly) (m)		1.2 (easterly) (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.

Prior to 1960 (?)

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

Use(s): single detached 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: low density residential

A0140/2022

- 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. Lionel (WHPA A.)
Well

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, DIRK PIERSKALLA / GISLAINE GAGNON (please print all names), the registered owner(s) of the property described as 208 riverside Dr. onaping Falls
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 Ian Lavigne (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 2nd day of September, 2022

[Signature]
(witness)

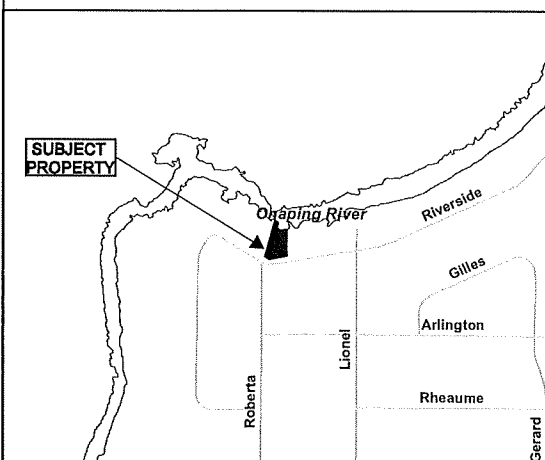
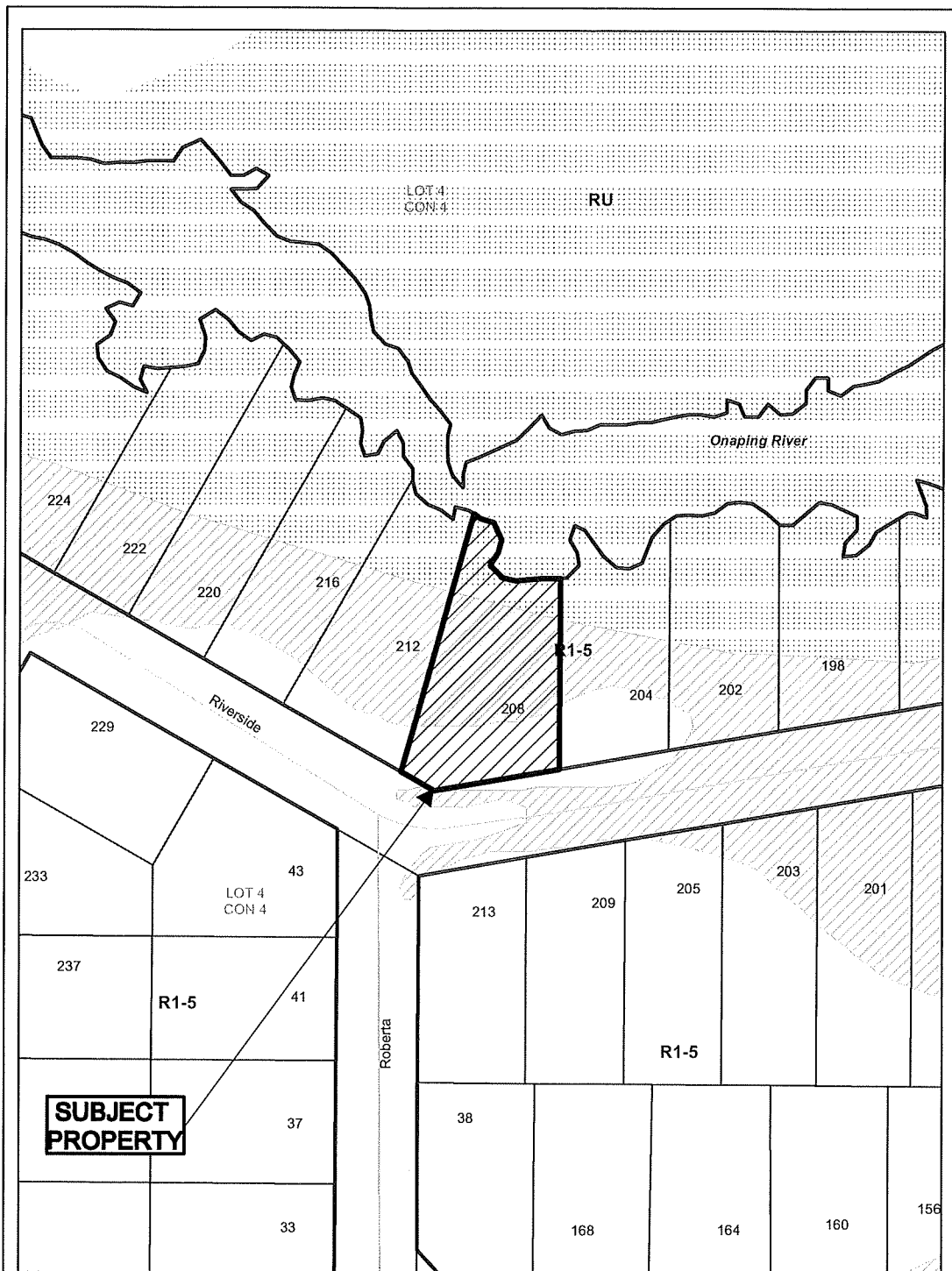
[Signature] Gislaine Gagnon
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: DIRK PIERSKALLA

*I have authority to bind the Corporation

GISLAINE GAGNON

A0140/2022



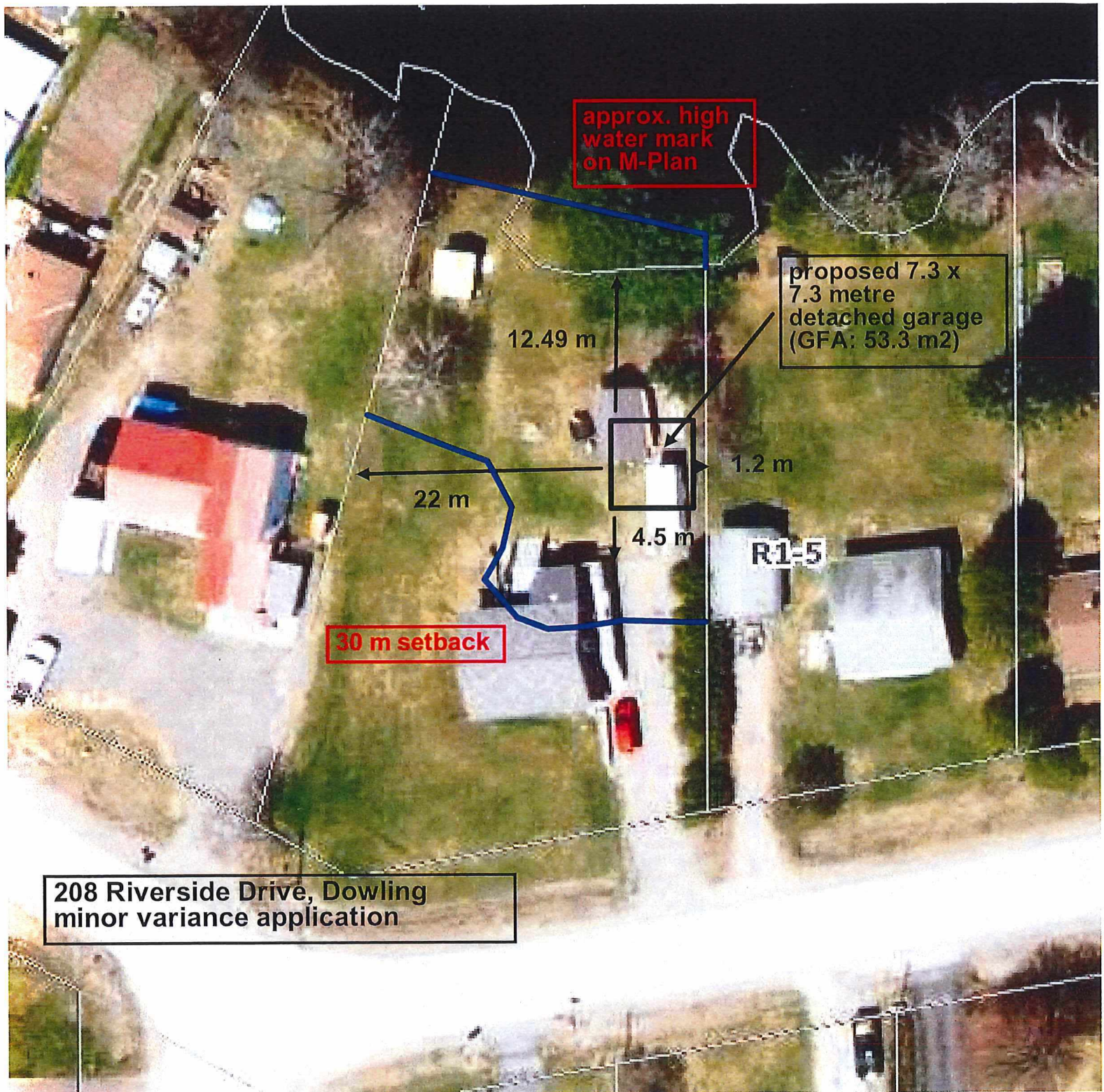
Application for Minor Variance or Permission



Subject Property being
PIN 73352-0168,
Parcel 15022 SEC SWS SRO,
Lot 100, Plan M-424,
Part Lot 4, Concession 4,
Township of Dowling,
208 Riverside Drive, Dowling,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0140/2022
Date: 2022 09 16



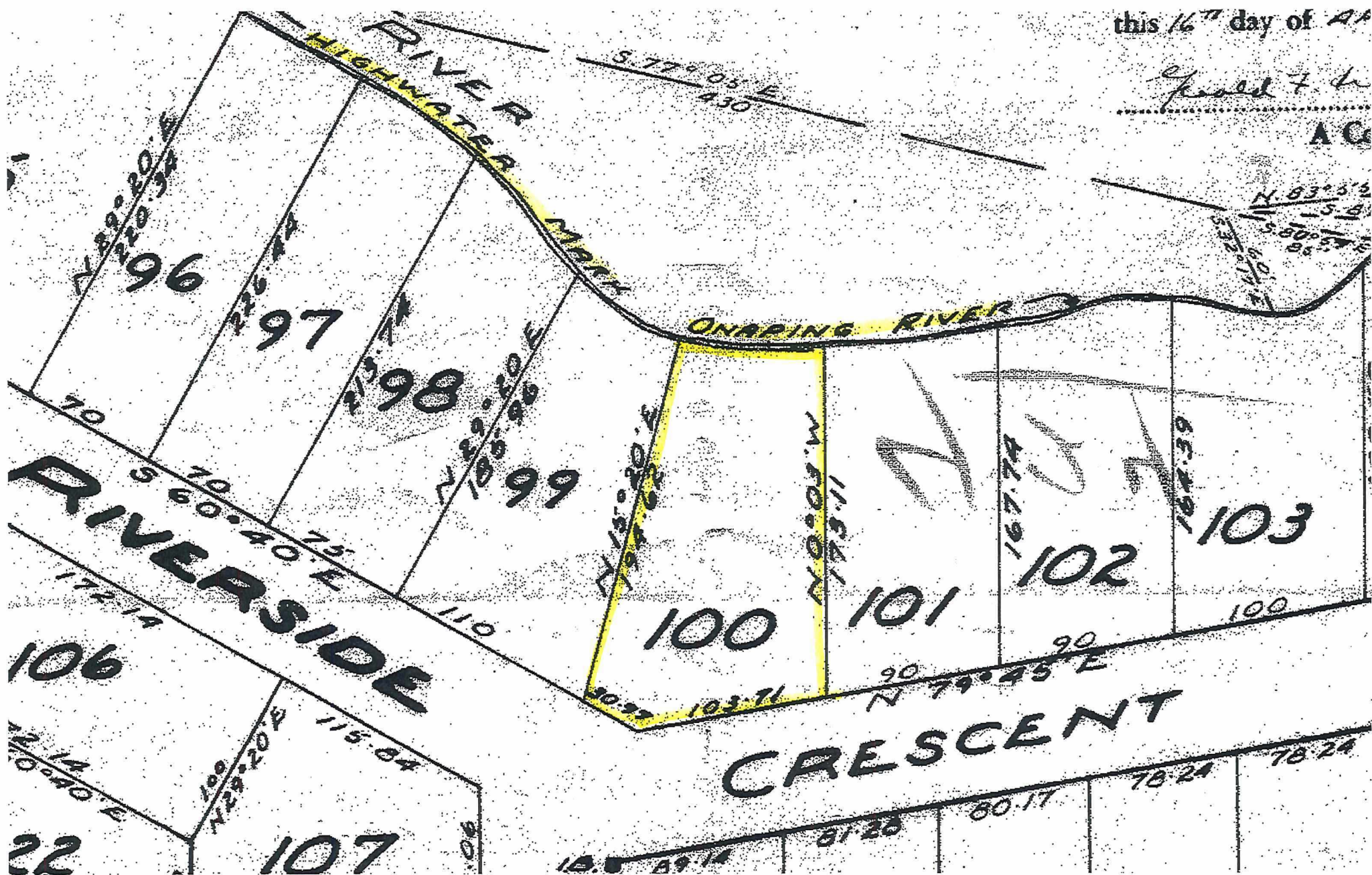
Dr

A0140/2022
Sketch 2

this 16th day of April

Charles F. de

AG



AD140/2022
Sketch 3



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 2022.01.01	
A0141/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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): Josh Demore	Email:	
Mailing Address: 24 A MOLLY'S RD	Home:	
	Business Phone:	
City: Sudbury	Postal Code: P3E 4N1	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: Centreline Architecture	Email:	
Mailing Address: 158 Elgin St	Home:	
	Business:	
City: Sudbury	Postal Code: P3E 3N5	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: Sudbury Credit Union
Mailing Address: 2nd Ave N
City: Sudbury, ON
Postal Code: P3B 3L7

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

- 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 Restriction	5m	7.24m	2.24M

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

- c) Description of Proposal:

NEW GARAGE

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

THE HEIGHT OF THE NEW GARAGE EXCEEDS THE HEIGHT RESTRICTION

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

PIN(s): 73480-0269 Township: Cleland
 Lot No.: PT 3 Concession No.: 3 Parcel(s): 32361
 Subdivision Plan No.: Lot: Reference Plan No.: SR245 Part(s): 5 5
 Municipal Address or Street(s): 608 KAWPI RD.

- 7) Date of acquisition of subject land. September 19th 2017

- 8) Dimensions of land affected.

Frontage 43 (m) Depth 92.96 (m) Area 3 950 (m²) Width of Street 4 (m)

9) Particulars of all buildings:

	House	Existing Garage	House	Proposed Garage
Ground Floor Area:	<u>450</u>	(m ²)		<u>208</u> (m ²)
Gross Floor Area:	<u>450</u>	(m ²)		<u>271.9</u> (m ²)
No. of storeys:	<u>1</u>			<u>2</u>
Width:	<u>5.92</u>	(m)		<u>12.2</u> (m)
Length:	<u>6.31</u>	(m)		<u>18.3</u> (m)
Height:	<u>1.82</u>	(m)		<u>7.24</u> (m)

SEE
ATTACHED

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

	House	Existing Garage	House	Proposed Garage
Front:	<u>52.05</u>	(m)		<u>11.65</u> (m)
Rear:	<u>21.13</u>	(m)		<u>63.02</u> (m)
Side:	<u>20.97</u>	(m)		<u>27.57</u> (m)
Side:	<u>3.05</u>	(m)		<u>3.10</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.

New Home; July 2021 and still on going

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

Use(s): Cottage Length of time: 1 year

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

Same as #13 or, same as #13

- 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

A0141/2022

Application For Minor Variance

60B Kauppi Rd

Wahnapitae, ON

9)

Particulars of All Buildings:

Existing				Proposed	
	Cottage	Shed A	Shed B		Garage
Ground Floor Area (m ²)	450	29.75	35.68	Ground Floor Area (m ²)	208
Gross Floor Area (m ²)	450	29.75	35.68	Gross Floor Area (m ²)	208
No. of Storeys	1	1	1	No. of Storeys	2
Width (m)	5.92	4.88	4.88	Width (m)	12.2
Length (m)	6.31	6.096	7.32	Length (m)	18.3
Height (m)	1.82	3.04	3.35	Height (m)	7.24

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	
	Cottage	Shed A	Shed B		Garage
Front (m)	52.05	41.53	35.55	Front (m)	11.65
Rear (m)	21.13	42.85	49.66	Rear (m)	63.02
Side (m)	20.97	6.75	20.02	Side (m)	27.57
Side (m)	3.05	28.96	16.06	Side (m)	3.1

A0141/2022

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, Josh Demore (please print all names), the registered owner(s) of the property described as 60B Kauppi 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 Centerline Architecture (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf;

Dated this 12th day of September, 2022

Monique LaBonde

(witness)

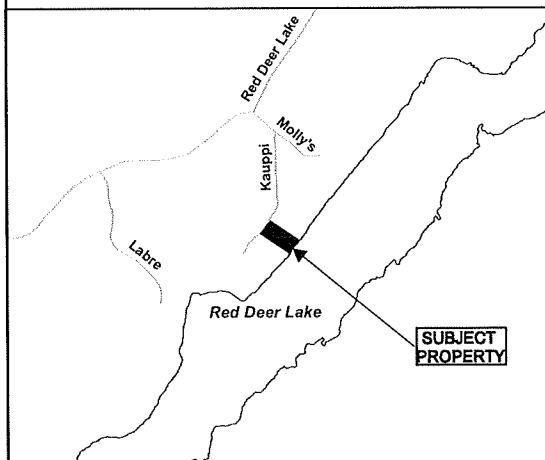
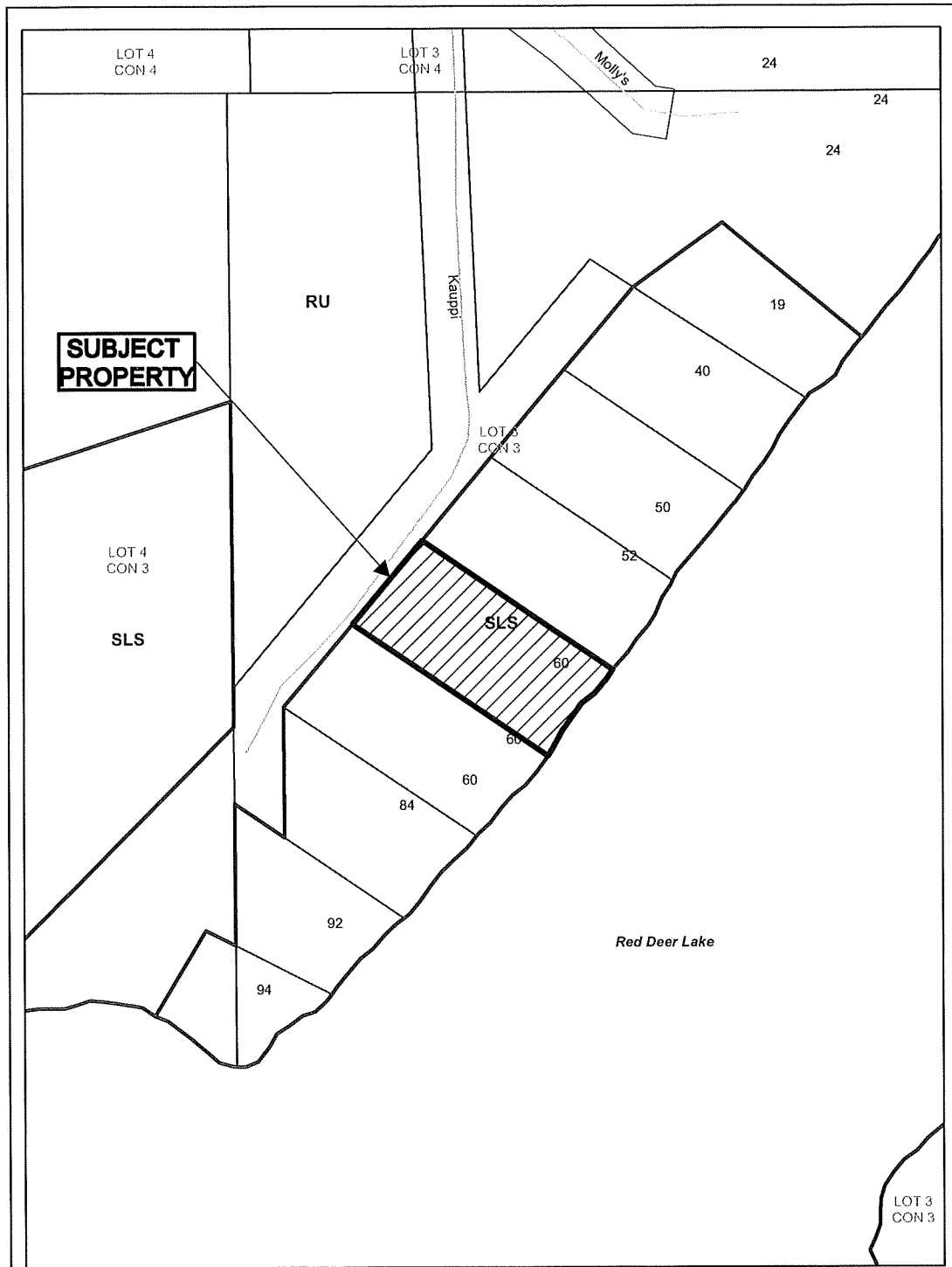
[Signature]

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

Print Name: Josh Demore

I have authority to bind the Corporation

A0141/2022



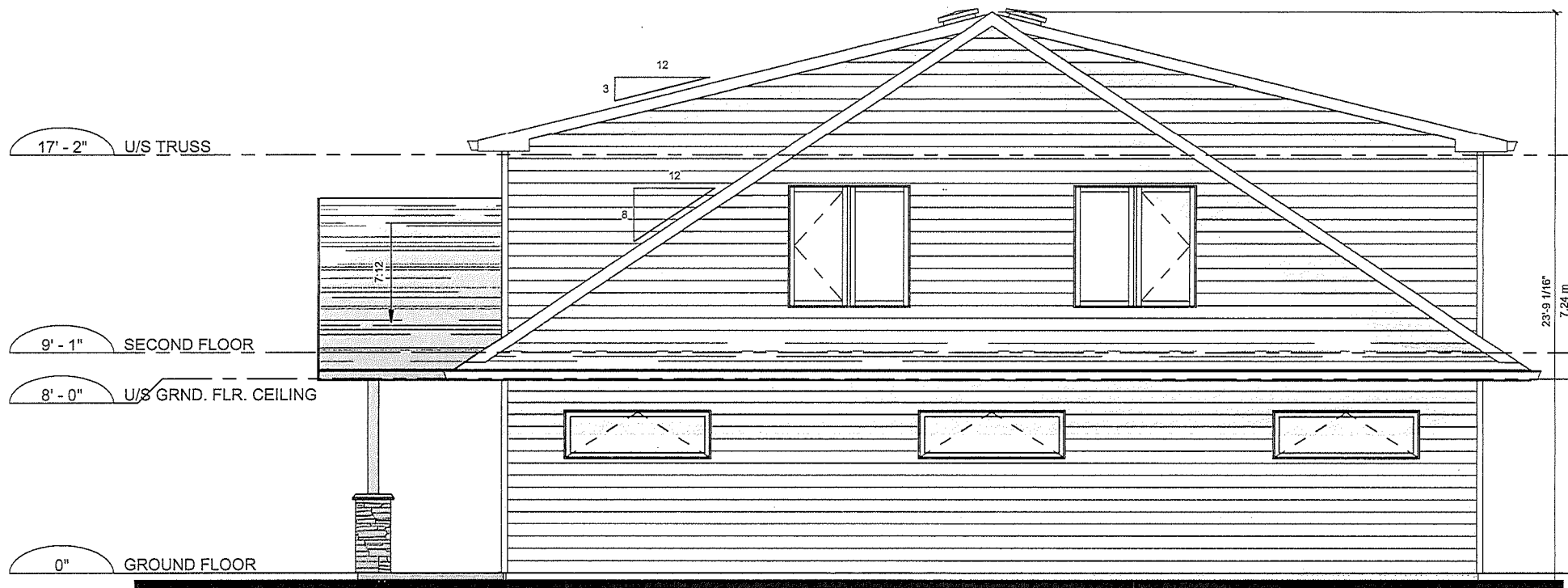
Application for Minor Variance or Permission



Subject Property being
PIN 73480-0268,
Parcel 32361 SEC SES,
Part Broken Lot 3, Concession 3,
Part 5 on Plan SR-295,
Township of Cleland,
60B Kauppi Road, Wanup,
City of Greater Sudbury

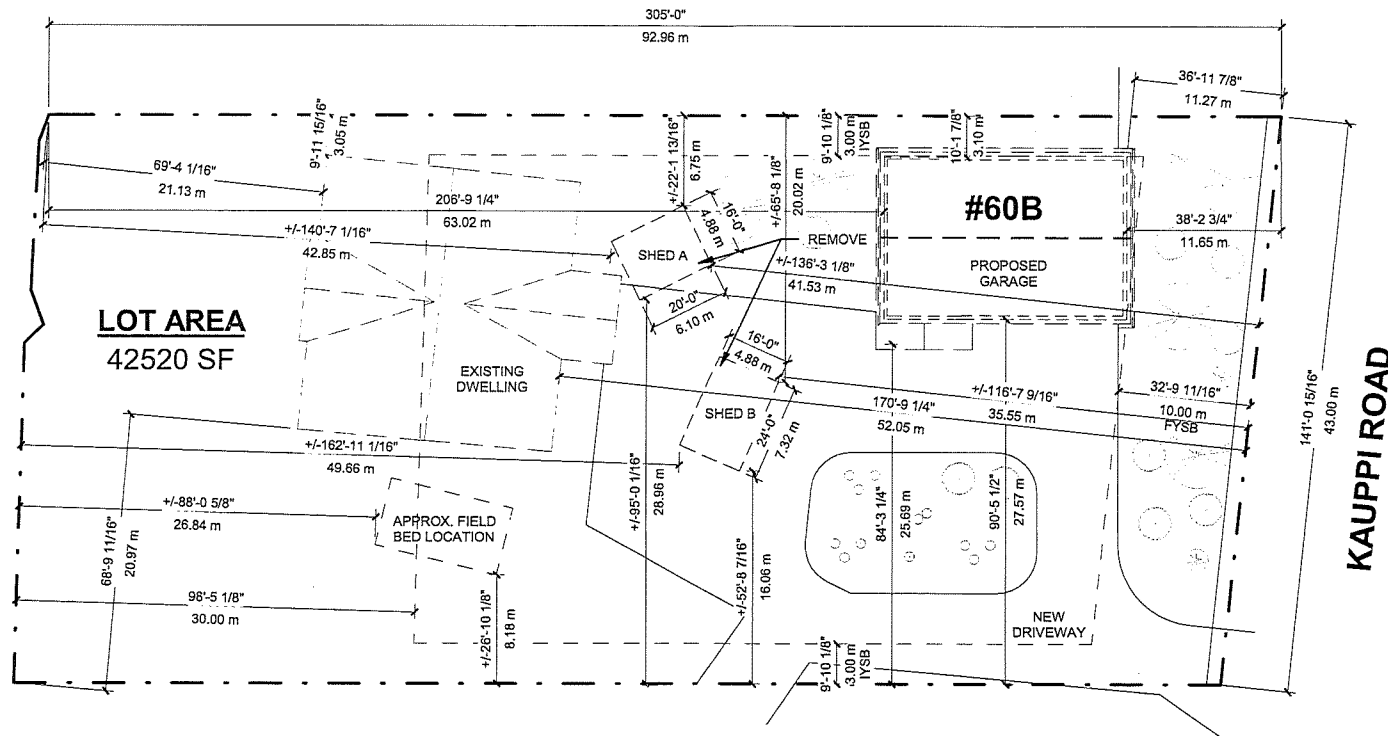
Sketch 1, NTS
MNR

A0141/2022
Date: 2022 09 16



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

RED DEER LAKE



A0141/2022
Sketch 3



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	
2022.01.01	
A 0142/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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): Kristian & Vanessa Sharrock	Email: [REDACTED]
Mailing Address: 434 Jumbo Road	Home: [REDACTED]
	Business Phone: none
City: Wahnapiatae	Postal Code: P0M 3C0
	Fax Phone: none

- 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: D.S. Dorland Limited	Email: [REDACTED]
Mailing Address: 298 Larch Street	Home: [REDACTED]
4720 Tahoe Boulevard, 5th Floor	Business: [REDACTED]
City: Sudbury, ON	Postal Code: P3B 1M1
	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: The Toronto Dominion Bank
Mailing Address: 4720 Tahoe Boulevard, 5th Floor
City: Mississauga, Ontario
Postal Code: L4W 5P2

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: Rural

- 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
frontage requirement for proposed lot to be severed (App. for Consent B0078/2022)	90m	21m	69m

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

- c) Description of Proposal:
Minor Variance required to address lack of "road frontage" due to technicality in definition of the front lot line in the Zoning By-Law for the proposed severance (corner lot).

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
not enough "road frontage"

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

PIN(s): 73480-0195		Township: Cleland	
Lot No.: n/a	Concession No.: n/a	Parcel(s): formerly 14689 SES	
Subdivision Plan No.: Reg'd. Plan M-134	Lot: pt. of "N"	Reference Plan No.: n/a	Part(s): n/a
Municipal Address or Street(s): 4720 Tahoe Boulevard, 5th Floor			

- 7) Date of acquisition of subject land. September 16, 2019

- 8) Dimensions of land affected.

Frontage 21 +/- (m) Depth irreg (m) Area 4.32 +/- HA (m²) Width of Street 20.12 (m)

- 9) Particulars of all buildings:

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

PROPOSED LOT TO BE SEVERED IS VACANT. FUTURE SINGLE FAM. DWELLING IS PROPOSED, LOCATION UNKNOWN AT THIS TIME. SOMEWHERE AT NORTHERLY PART OF PROPOSED LOT TO BE SEVERED WITH DRIVEWAY OFF OF JUMBO ROAD

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

	Existing	Proposed
Front:	(m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

What type of access to the land?

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

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

proposed lot to be severed is vacant

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

Use(s): vacant (proposed severance) Length of time: forever

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

Same as #13 ☐ or, proposed single family dwelling once Consent approved and Lot created

- 15) What is the number of dwelling units on the property? no dwelling units on the proposed lot to be severed

- 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: Rural properties primarily used for residential purposes

- 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): B0078/2022 - deferred at the moment (MV req'd.)

- 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, Kristian & Vanessa Sharrock (please print all names), the registered owner(s) of the property described as PIN 73480-0195 - 434 Jumbo 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 D.S. Dorland Limited (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 14th day of September, 2022

(witness)

signature of Owner(s) or Signing Officer or Authorized Agent
Kristian Sharrock
Print Name: Vanessa Sharrock

*I have authority to bind the Corporation


I/We, D.S. Dorland Limited (please print all names),
the registered owner(s) or authorized agent of the property described as

PIN 73480-0195 - 434 Jumbo Road

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 15th day of September, 20 22


Commissioner of Oaths

**Cheryl Irene Miller, a Commissioner, etc.,
Province of Ontario, for Amanda Bertoni
Professional Corporation, Barrister and Solicitor.
Expires January 31, 2025**

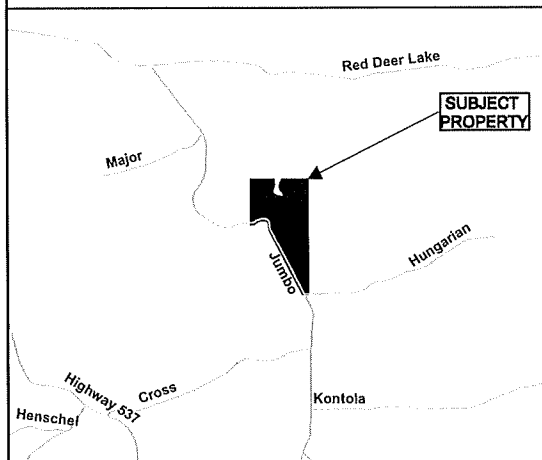
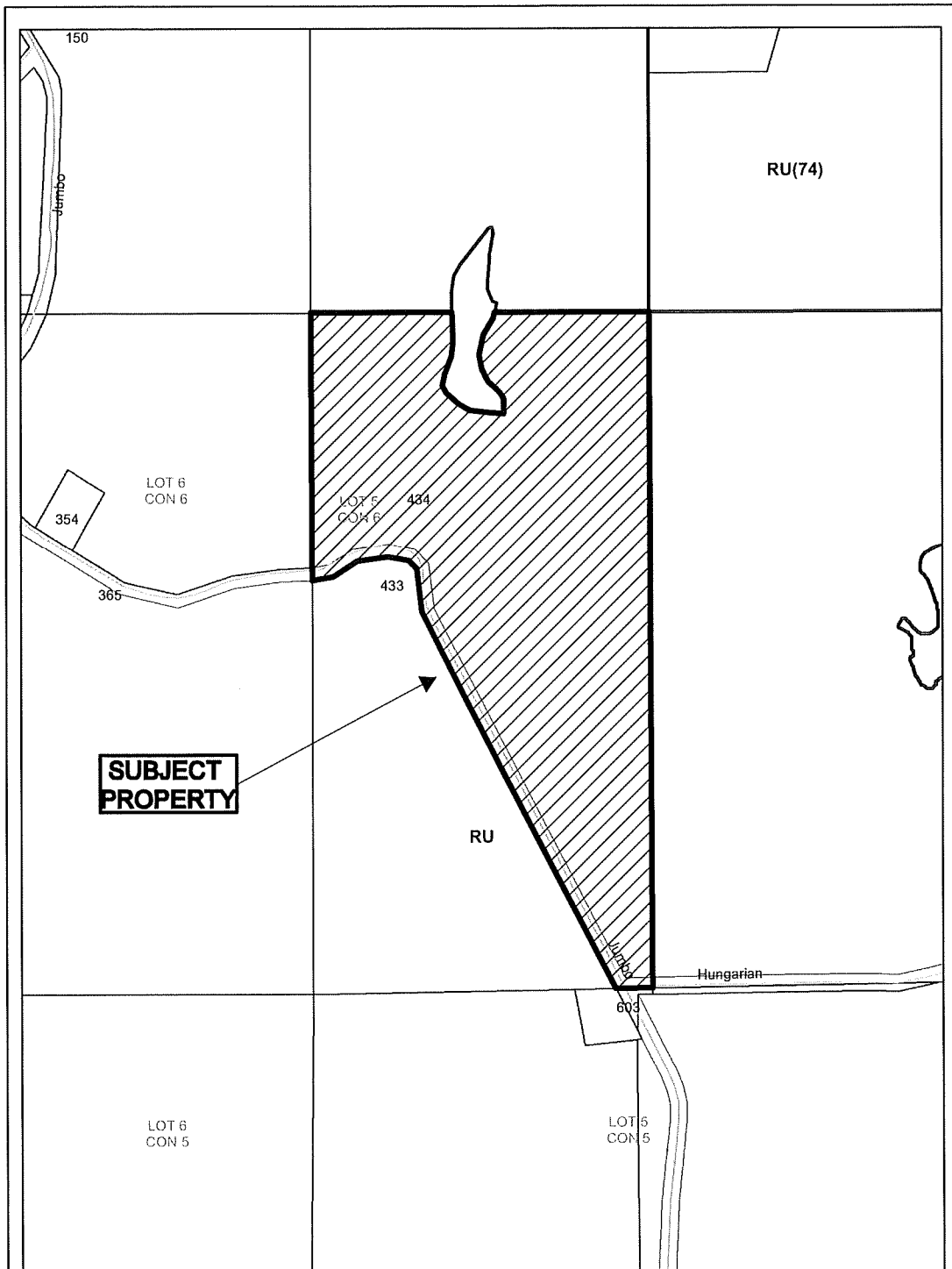

signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: Bryan C. Dorland
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

[illegible]



Application for Minor Variance or Permission

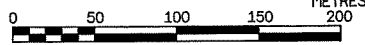


Subject Property being
PIN 73480-0195,
Parcel 14689 SEC SES,
Lot N, Plan M-134, except Part 1,
Plan 53R-15150, Part Lot 5, Concession 6,
Township of Cleland,
434 Jumbo Road, Wanup,
City of Greater Sudbury

Sketch 1, NTS
MNR

A0142/2022
Date: 2022 09 16

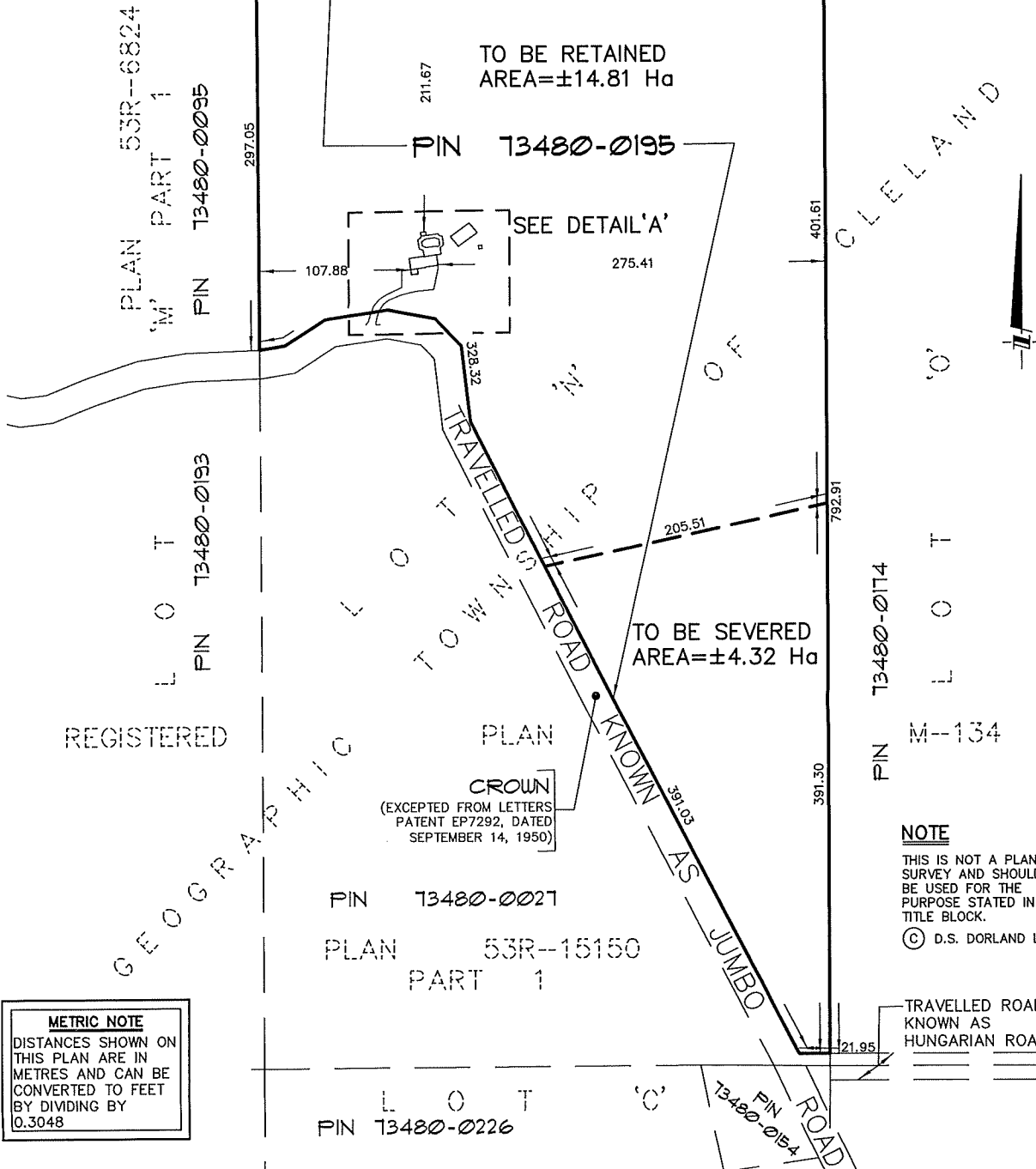
SCALE 1:3000



PLAN 53R--4373
PART 2
PIN 73480-0083
LOT 'Z'

PIN 73480-0221 LOT 'Y'

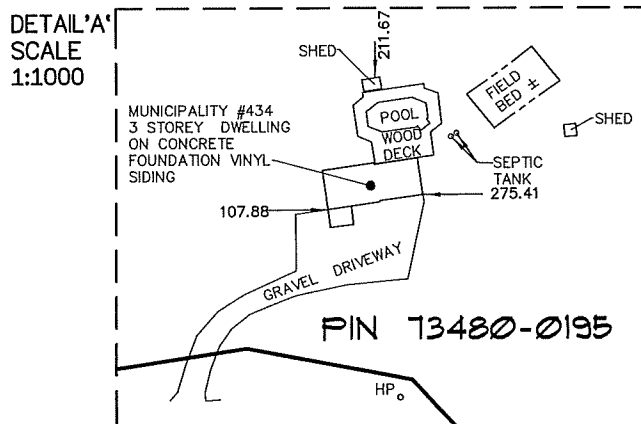
PLAN 53R--20119
PART 3
PIN 73480-0357
LOT 'W'



SKETCH FOR PLANNING ACT APPLICATION
PROPOSED SEVERANCE OF
PIN 73480-0195
GEOGRAPHIC TOWNSHIP OF CLELAND
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

D.S.
DORLAND
LIMITED
298 LARCH STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE (705) 673-2556 FAX (705) 673-1051
WWW.DSDORLANDLIMITED.CA

REPAIRED BY: EB
HECKED: BCD
DATE: JULY 08, 2022
SCALE: 1:3000 METRIC
CAD FILE: 18517 RPLAN.dwg
P.S. TAB: SKETCH



A0142/2022
Sketch 2

Revised



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 2022.01.01	
A0129/2022	
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: \$1,025.00 (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): Richard Barlow Ashlee Barlow Email: [REDACTED]
Mailing Address: 43 Finland St. Home [REDACTED]
P.O. Box 812 Business Phone:
City: Copper Cliff Postal Code: P6H 1N0 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: Ashlee Barlow Email: [REDACTED]
Mailing Address: 43 Finland St. Home [REDACTED]
P.O. Box 812 Business Phone:
City: Copper Cliff Postal Code: P6H 1N0 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: Sudbury Credit Union
Mailing Address: 9 2nd Ave N.
City: Sudbury Postal Code: P3B 3L7

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
Table 6.2/ Table 4.1	1.2m	5.53m	4.33m

RB

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

- c) Description of Proposal: To have front deck be placed 0.47m away from
property line. RB

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: We require a
larger structure (not landing size) as we have a child, so larger area is easier
with stroller and have place to put child down when handling items in
and out of house. House is 2.74 metres away from property line so any deck would
be unable to comply. RB

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

PIN(s): _____ Township: SHIBER
 Lot No.: 12 Concession No.: 2 Parcel(s): 40843
 Subdivision Plan No.: m1023 Lot: 190 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): _____

- 7) Date of acquisition of subject land.
- April 14 2022

- 8) Dimensions of land affected.

Frontage 18.29 (m) Depth 30.48 (m) Area 557.48 (m²) Width of Street 7.32 (m)

- 9) Particulars of all buildings:

	House	Garage Existing	Back Deck	Proposed	
Ground Floor Area:	62.6	21.5	31.22 (m ²)	5.46	4.74 <u>AB</u> (m ²)
Gross Floor Area:	101.73	21.5	31.22 (m ²)	5.46	4.74 <u>AB</u> (m ²)
No. of storeys:	2	1	1	1	
Width:	8.53	3.43	8.53 (m)	2.77	(m)
Length:	6.35	6.4	3.66 (m)	1.97	(m)
Height:	7.32	3.13	1 (m)	1	(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	Garage Existing	Back Deck	Proposed	
Front:	4.7	23.78	11.05 (m)	0.47m	RB (m)
Rear:	19.74	0.3	16.05 (m)	28.04	RB (m)
Side:	6	0.3	6 (m)	7.92	(m)
Side:	5.69	14.56	6.69 (m)	3.23	(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: 1946 Garage: Estimated 80s Back Deck: Unknown

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

Use(s): Family Residence Length of time: Since construction

- 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

A0129/2022

- 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, Richard Barlow & Ashlee Barlow (please print all names), the registered owner(s) of the property described as 43 Finland St, Copper Cliff, Pom 1N0
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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- 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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Appointment of Authorized Agent

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

Dated this 6 day of August, 2022

x Eric Pearson
(witness)

x Richard Barlow x Ashlee Barlow
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Richard Barlow Ashlee Barlow

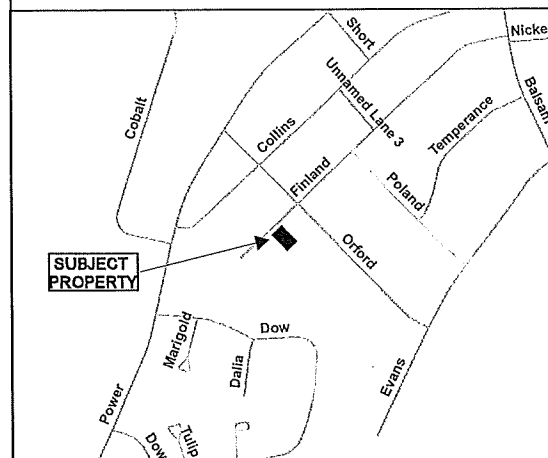
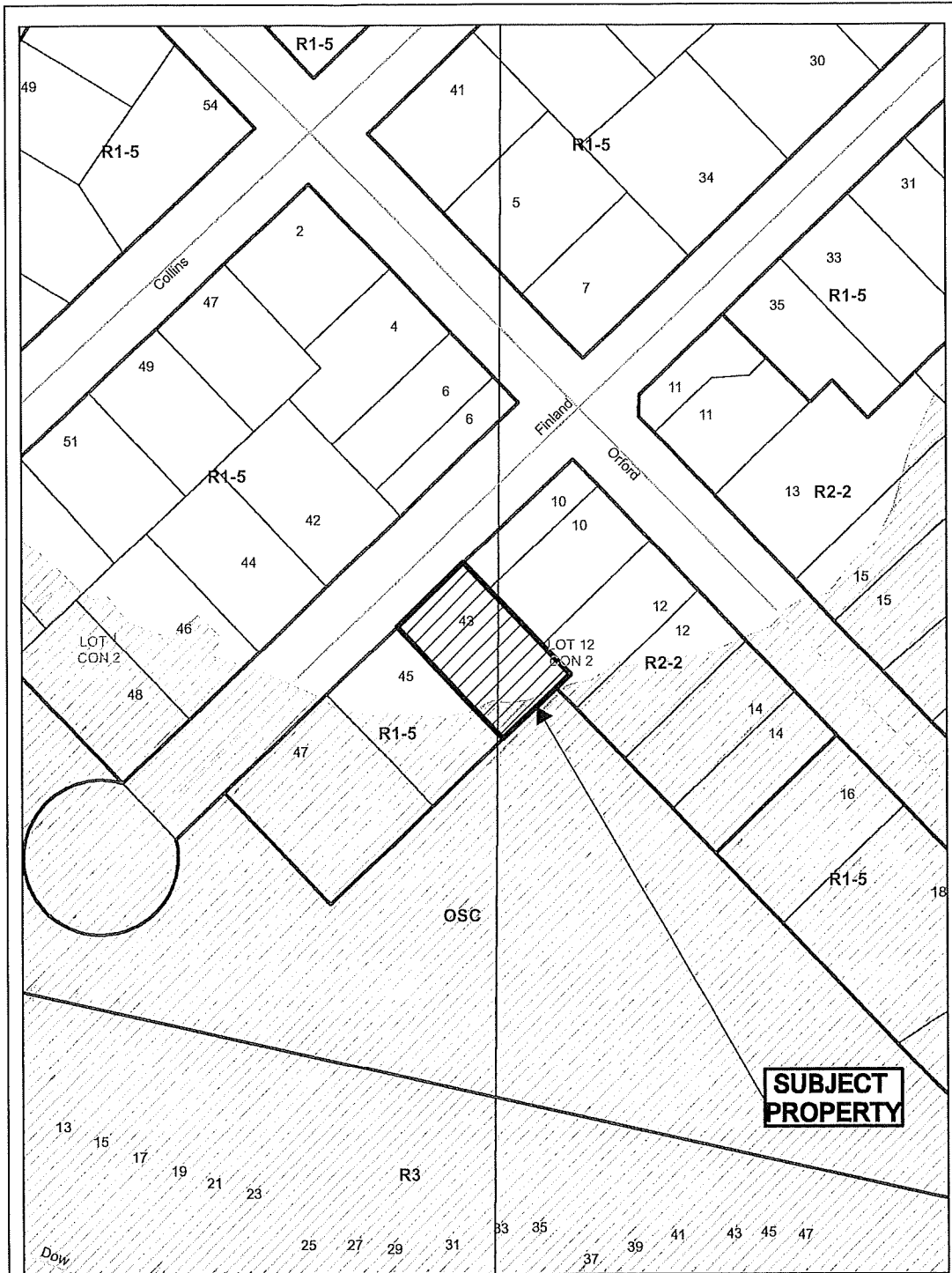
*I have authority to bind the Corporation

A0129/2022

* 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.

Date of Receipt: Aug. 22/22 Hearing Date: Sept. 7, 2022 Received By: N. Lewis
Zoning Designation: R1-S Resubmission: ☐ Yes ☒ No
Previous File Number(s): None
Previous Hearing Date: n/a
Notes: Revised application received Sept. 12, 2022, hearing date to be October 5, 2022.

A0129/2027



Application for Minor Variance or Permission



Subject Property being
PIN 73599-0659,
Parcel 40843 SES SRO,
Lot 190, Plan M-1023,
Part Lots 1 and 12, Concession 2,
Township of Snider,
43 Finland Street, Copper Cliff,
City of Greater Sudbury

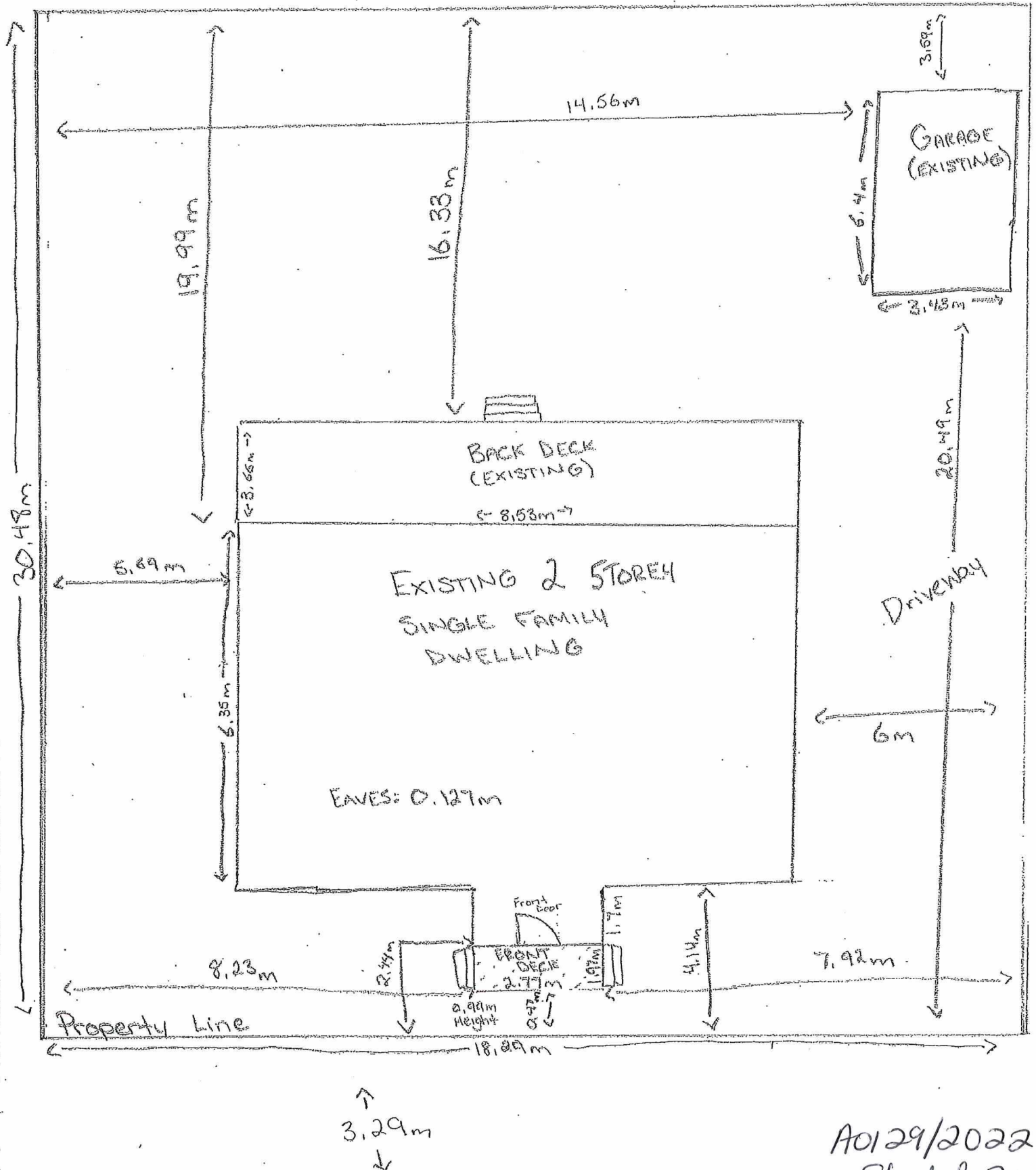
Sketch 1, NTS
NDCA

A0129/2022
Date: 2022 08 22

43 Finland St.
Copper Cliff, ON

REVISED

2



A0129/2022
Sketch 2