

Tom Davies Square  
200 Brady St

Wednesday, September 21, 2022

PUBLIC HEARINGS

**A0130/2022**

**DAVID MYC**

Ward: 3

PIN 73348 0134, Parcel 18395 SEC SWS SRO, Lot(s) 2, Plan M-415, Part Lot 3, Concession 2, Township of Balfour, 204 Laurette Street, Chelmsford, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 5.77m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0048/1996 (APR 22/96 - LAPSED)

**A0131/2022**

**DAXIN LI**

Ward: 10

PIN 73581-0105, Parcel 810 SES, Part Lot 12, Plan M-14, except LT39158, Part 4 on Plan 53R-6300 and Parts 1 to 3 on Plan 53R-9690, Part Lot 12, Concession 3, Township of McKim, 1500 Gennings Street, Sudbury, [2010-100Z, R1-3 Low Density Residential One]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 7.5m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

SUBJECT TO PREVIOUS MINOR VARIANCE APPLICATION A0109/1980 (JUL 7/80) AND CONSENT APPLICATION B0136/1980 (JUL 7/80)

**A0133/2022**

**GAETAN DUBOIS  
JOELLE DUBOIS**

Ward: 9

PIN 73478 0270, Parcel 44758 SEC SES, Lot(s) 5, Plan M-373, Part Lot 1, Concession 5, Township of Broder, 2824 Henri Street, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing detached garage providing a maximum height of 5.59m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A0134/2022**

**DANIEL MADDEN  
JOANNE MADDEN**

Ward: 9

PIN 73472 0066, Parcel 46802 SEC SES, Plan 53R-10780 Part(s) 1 to 5 & Plan 53R-11710 except Part(s) 1 to 3, Part Lot 10, Concession 1, Township of Broder, 6706 Tilton Lake Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing single detached dwelling, providing a high water mark setback of 28.3m, 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.

**A0135/2022**

**LINDSEY FINDLAY  
BAILEY FINDLAY**

Ward: 3

PIN 73343 0050, Parcel 20521 SEC SWS SRO, Plan SR-1855 Part(s) 5, Part Broken Lot 5, Concession 1, Township of Morgan, 4966 Vachon Street, Chelmsford, [2010-100Z, H3RU (Holding Rural), RU (Rural)]

For relief from Part 13, Table 13.1 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 gross floor area of 118.92m<sup>2</sup>, where 38m<sup>2</sup> is the maximum permitted gross floor area of a new structure which is accessory to a legally existing permitted use but shall not include a garden suite.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF AUGUST 10, 2022 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**A0076/2022**

**AADAM KHAN  
NOELL TRAN**

**"REVISED"**

Ward: 4

PIN 02134 0067, Parcel 18472, Lot(s) 84, Subdivision M-309, Lot Pt 7, Concession 4, Township of McKim, 403 White Avenue, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 5, Section 5.5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a secondary unit providing one (1) parking space, where two (2) parking spaces are required.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JULY 27, 2022 TO IN ORDER FOR THE APPLICANTS TO ADDRESS COMMENTS FROM STAFF**

**A0104/2022**

**DEAN CAMERON**

**"REVISED"**

Ward: 9

PIN 73482 0104, Parcel 31028 SEC SES, Plan SR-458 Part(s) 6 and 7, Part Lot 6, Concession 4, Township of Dryden, 1001 Highway 17 East, Wahnapiatae, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a detached garage having a maximum accessory building height of 6.7m on a residential lot, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

DEFERRED FROM JULY 27, 2022 COMMITTEE OF ADJUSTMENT MEETING.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, OCTOBER 5, 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 0130/2022	
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): DAVID MYC Email: [REDACTED]  
Mailing Address: 204 LAURETTE ST. Home Phone: [REDACTED]  
Business Phone: \_\_\_\_\_  
City: CHELMS FORD Postal Code: P0M 1T0 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: \_\_\_\_\_ 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: SUDBURY CREDIT UNION (MORTGAGE)  
Mailing Address: 9 SECOND AVE NORTH  
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
HEIGHT SEC 4.2.4(A)	5 m	5.77 m	.77 m

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

- c) Description of Proposal: TO REQUEST A MINOR .77m MORE HEIGHT

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

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

PIN(s): 73348-0134 Township: BALFOUR, GREATER SUDBURY  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): 18395  
 Subdivision Plan No.: M415 Lot: 2 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 204 LAURETTE ST, CHELMSFORD, ONT, P0M 1J0

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

- 8) Dimensions of land affected.

Frontage 20.4 (m) Depth 68.5 (m) Area 1397.4 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings: (SHEDS) Existing (HOUSE) Proposed
- |                    | 1           | 2          |                                 |                              |
|--------------------|-------------|------------|---------------------------------|------------------------------|
| Ground Floor Area: |             |            | <u>92.66</u> (m <sup>2</sup> )  | <u>119</u> (m <sup>2</sup> ) |
| Gross Floor Area:  | <u>5.76</u> | <u>5.9</u> | <u>185.32</u> (m <sup>2</sup> ) | <u>119</u> (m <sup>2</sup> ) |
| No. of storeys:    | <u>1</u>    | <u>1</u>   | <u>2</u>                        | <u>1</u>                     |
| Width:             | <u>2.4</u>  | <u>2.2</u> | <u>8.2</u> (m)                  | <u>8.5</u> (m)               |
| Length:            | <u>2.4</u>  | <u>2.7</u> | <u>11.3</u> (m)                 | <u>14</u> (m)                |
| Height:            | <u>2.9</u>  | <u>2.2</u> | <u>5.73</u> (m)                 | <u>5.77</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).

	1 <u>(SHEDS)</u>	2 Existing <u>(HOUSE)</u>		Proposed
Front:			<u>8.6</u> (m)	<u>48.7</u> (m)
Rear:				<u>5.8</u> (m)
Side:		<u>0.6</u>	<u>1.8</u> (m)	<u>2.74</u> (m)
Side:	<u>1.6</u>		<u>7.6</u> (m)	<u>9.14</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.

1970

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

Use(s): RESIDENTIALLength of time: 52 y

- 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:
- RESIDENTIAL

A0130/2022

- 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, DAVID MYC (please print all names), the registered owner(s) of the property described as 204 LAURETTE 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 22<sup>nd</sup> day of AUGUST, 20 22

(signature)  
(witness)

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

Print Name: DAVID MYC

\*I have authority to bind the Corporation

A0130/2022

I/We, DAVID MYC (please print all names),  
the registered owner(s) or authorized agent of the property described as 204 LAURETTE ST.

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 23 day of AUG, 20 22

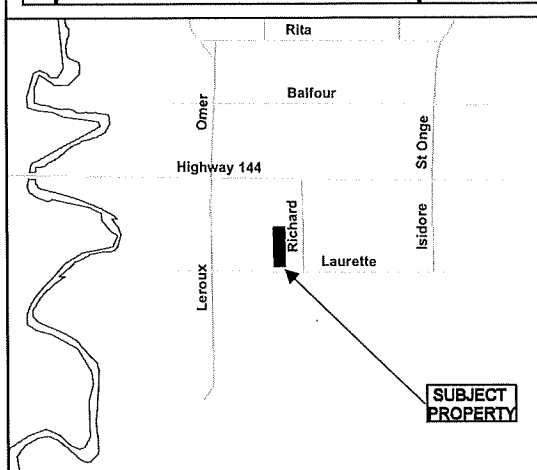
Karen Elizabeth Pigeau, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy-Clerk for the City of Greater Sudbury.


Print Name: DAVID MYO  
\*I have authority to bind the Corporation

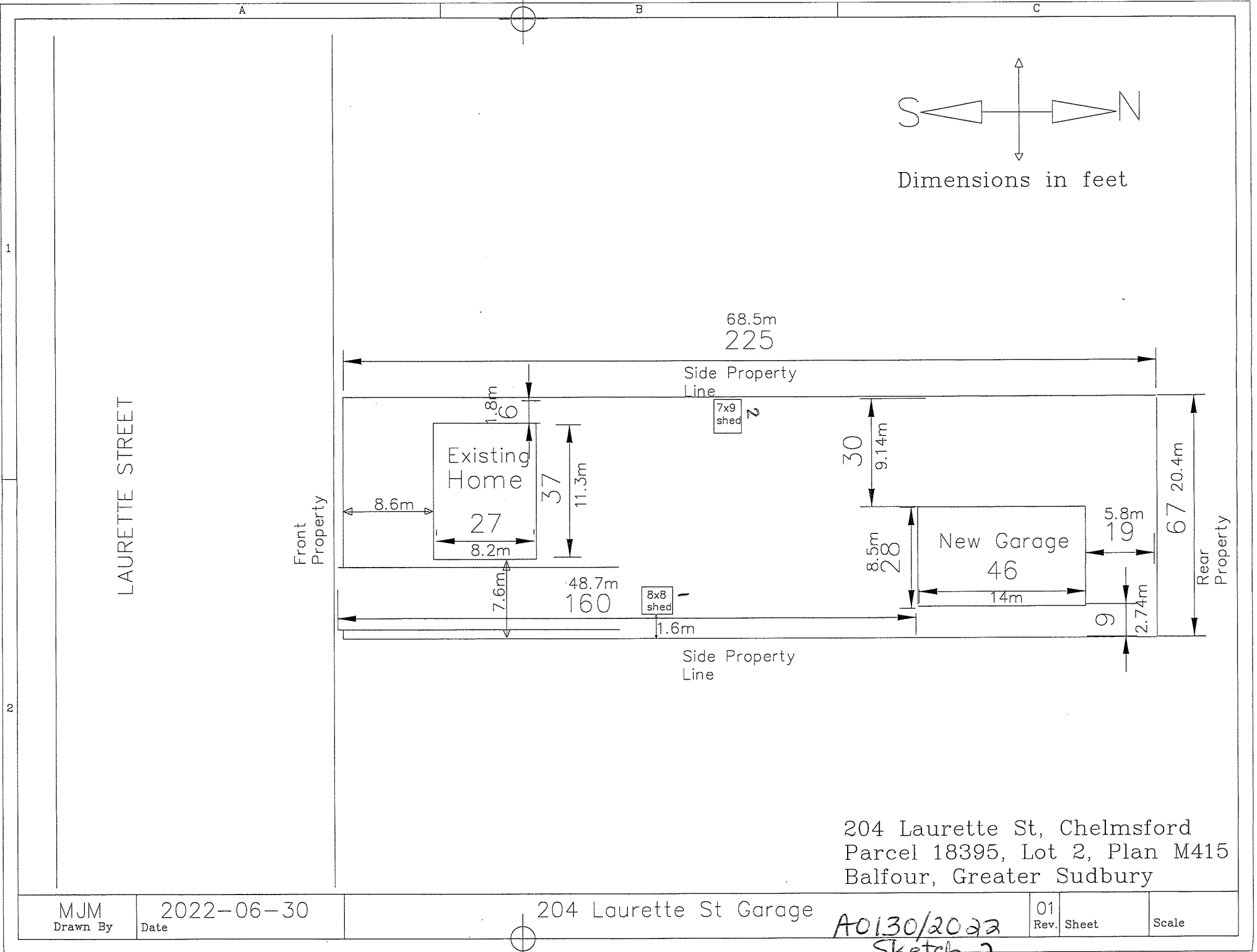
**FOR OFFICE USE ONLY**

Date of Receipt: Sept. 1/22 Hearing Date: Sept. 21/22 Received By: N. Lewis  
Zoning Designation: R1-S Resubmission: ☐ Yes ☒ No  
Previous File Number(s): B0048/1996 - consent lapsed  
Previous Hearing Date: April 22, 1996  
Notes:

AO130/2022



<b>Application for Minor Variance or Permission</b> 	
Subject Property being PIN 73348-0134, Parcel 18395 SEC SWS SRO, Lot 2, Plan M-415, Part Lot 3, Concession 2, Township of Balfour, 204 Laurette Street, Chelmsford, City of Greater Sudbury	
Sketch 1, NTS NDCA	A0130/2022 Date: 2022 08 30







MJM  
Drawn By

2022-06-30  
Date

204 Laurette St Garage

A0130/2022  
Sketch 3

01  
Rev. Sheet

Scale



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 46 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): Daxin Li Email: [REDACTED]  
Mailing Address: 1498 Gennings street Home: [REDACTED]  
City: Sudbury Postal Code: P3E 6J2 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: The General Dave Ricard Email: [REDACTED]  
Mailing Address: [REDACTED] Home: [REDACTED]  
City: Sudbury Postal Code: P3G 1C8 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 mortgages on property  
Mailing Address: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-3

- 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
height section 4.2.4 (A)	5m	7.5	2.5

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

- c) Description of Proposal:

To allow for the construction of proposed accessory building with a total building height of 7.5 meters

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

bylaw currently allows for a maximum building height of 5m

\$1380

Office Use Only
A 0131/2022
S.P.P. AREA
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
INDCA REG AREA
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

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

PIN(s):		Township: Mckim	
Lot No.: 2	Concession No.: 3	Parcel(s): PCL 810	
Subdivision Plan No.:	Lot:	Reference Plan No.: M14	Part(s): PT lot 12
Municipal Address or Street(s): 1498 GERRINGS ST, SUBDIVISION			

- 7) Date of acquisition of subject land. August 2021

- 8) Dimensions of land affected.

Frontage 18.3 (m) Depth 175.8 (m) Area 5665.59 (m<sup>2</sup>) Width of Street 8.5 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	142.4 (m <sup>2</sup> )	80.3 (m <sup>2</sup> )
Gross Floor Area:	233.5 incl. basement (m <sup>2</sup> )	160.6 incl. second story (m <sup>2</sup> )
No. of storeys:	1 plus basement walk out	2
Width:	varies 18.5 (m)	10.9 (m)
Length:	varies 17.9 (m)	7.3 (m)
Height:	varies 6.7 (m)	7.5 (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:	79.5 (m)	48.3 (m)
Rear:	71.3 (m)	113.6 m
Side:	19.8 (m)	2.4 (m)
Side:	14.6 (m)	36.9 (m)

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

What type of access to the land?

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

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

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

construction of house 1972

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

Use(s): Residential

Length of time: N/A

- 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? NO

- 17) Existing uses of abutting properties: Residential

A0131/2022

- 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, Daxin Li (please print all names), the registered owner(s) of the property described as 1490 1500 Gennings Sudbury 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 The General Dave Ricard (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 17th day of August, 2022

X [Signature]  
(witness)

X [Signature] Daxin Li  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Dave Ricard Daxin Li

\*I have authority to bind the Corporation

A0131/2022


**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

I/We, The General Dave Ricard (please print all names),  
the registered owner(s) or authorized agent of the property described as 1500 Gennings street Sudbury


**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 25 day of Aug, 20 72

  
Commissioner of Oaths

Paula Elizabeth Green, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy-Clerk for the City of Greater Sudbury.

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

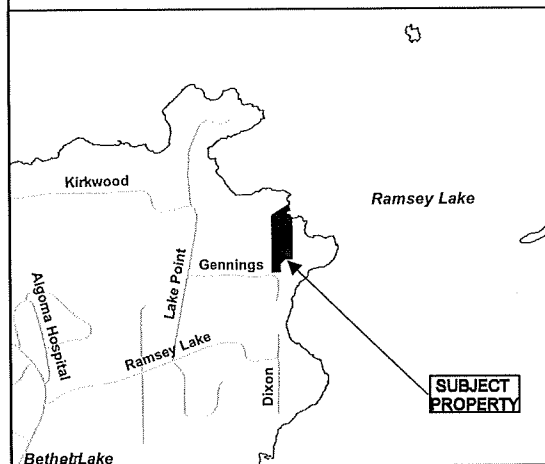
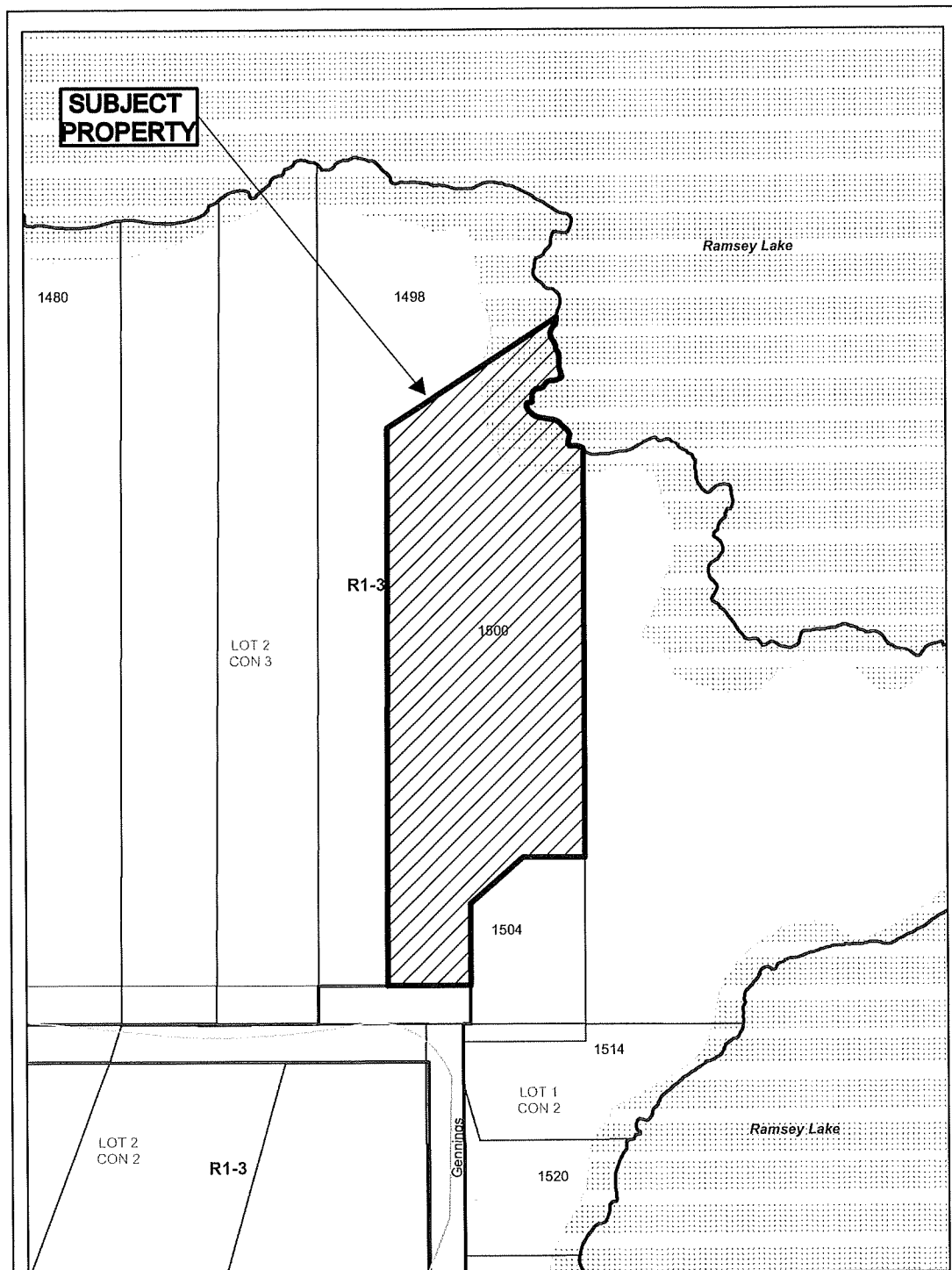
Print Name: Dave Ricord  
 \*I have authority to bind the Corporation

\* 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: Sept. 21/22 Hearing Date: Sept. 21, 2022 Received By: N. Lewis  
Zoning Designation: R1-3 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): A0109/1980 / B0136/1980 > Part 1 on Plan 53R-9690  
Previous Hearing Date: July 7/80 / July 7/80  
Notes:

AO131/2022



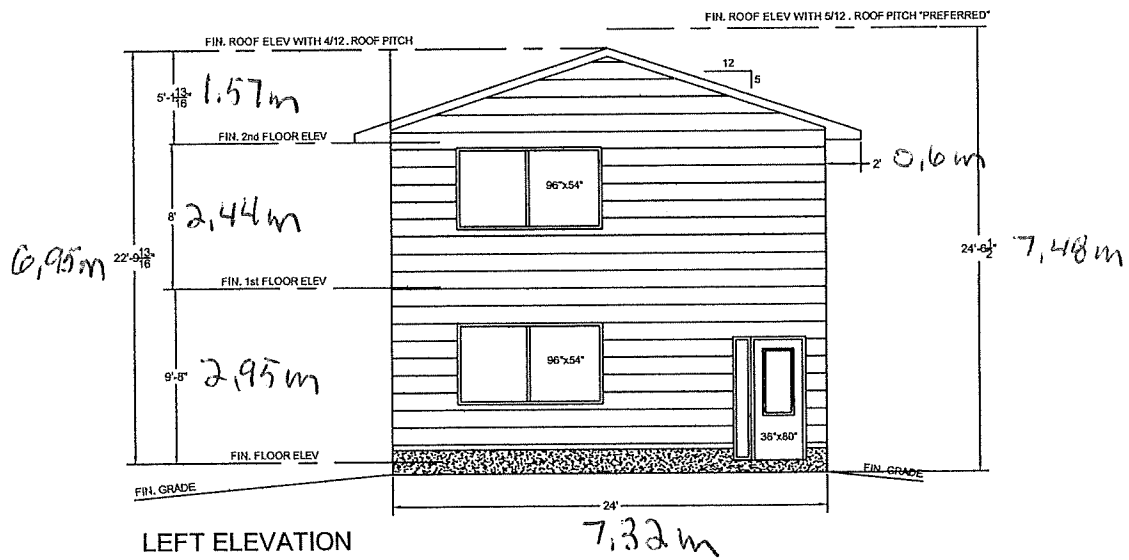
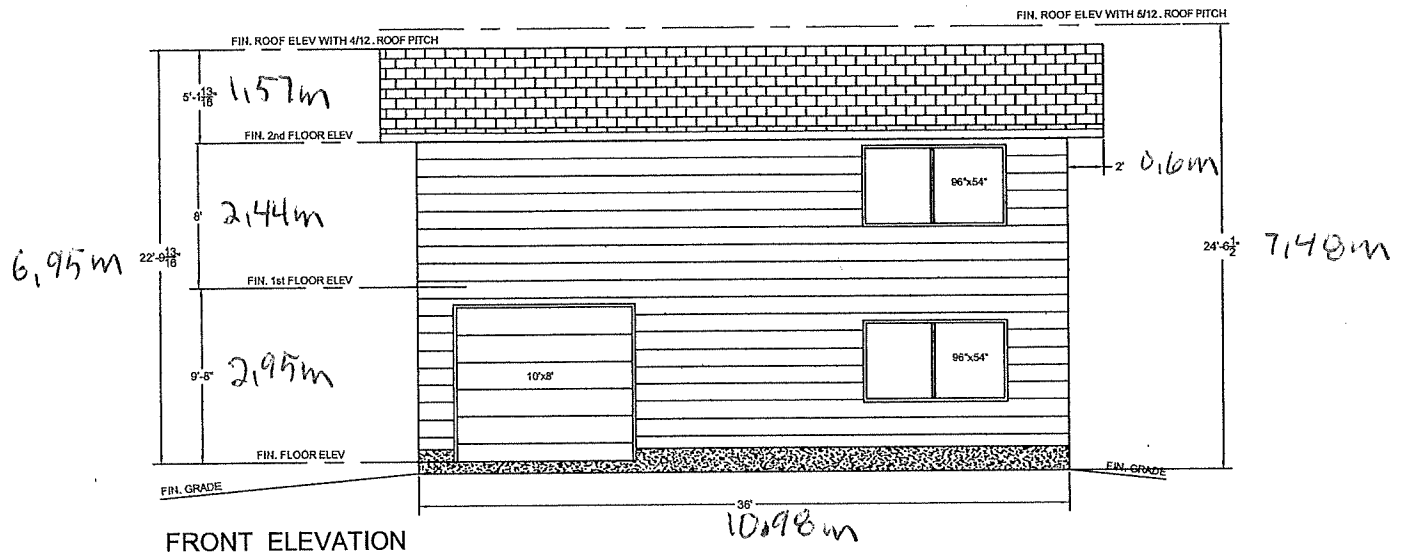
## Application for Minor Variance or Permission



Subject Property being  
PIN 73581-0105, Parcel 810 SES,  
Part Lot 12, Plan M-14, except LT39158,  
Part 4 on Plan 53R-6300 and  
Parts 1 to 3 on Plan 53R-9690,  
Part Lot 12, Concession 3, Township of McKim,  
1500 Gennings Street, Sudbury,  
City of Greater Sudbury

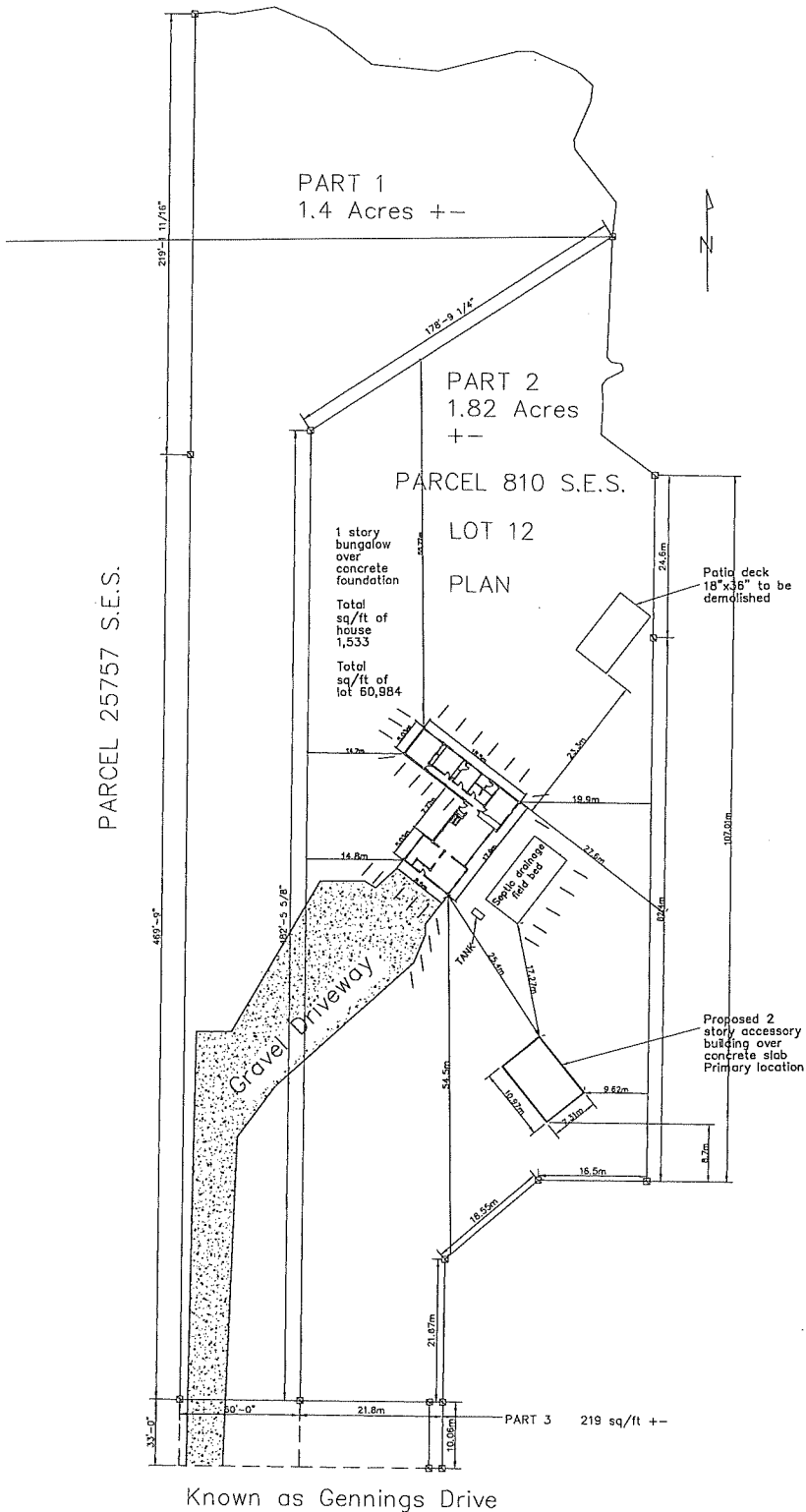
Sketch 1, NTS  
NDCA

A0131/2022  
Date: 2022 08 31



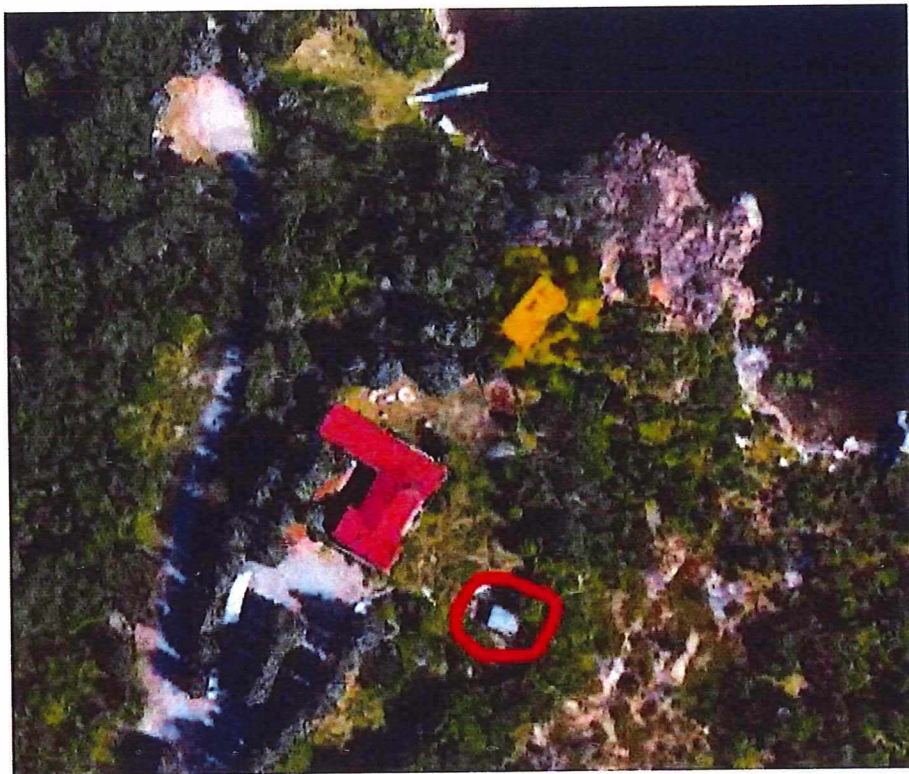
A0131/2022  
 Sketch 2

RAMSEY LAKE



A0131/2022  
Sketch 3





A0131/2022  
Sketch 4



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01	
AO 133/2022	
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): Gaetan & Joëlle Dubois  
Mailing Address: 2824 Henri St.  
City: Sudbury  
Postal Code: P3G 1C1

Email:

Home Phone:

Business Phone:

Fax Phone:

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

Name of Agent:  
Mailing Address:  
City:  
Postal Code:

Email:

Home Phone:

Business Phone:

Fax Phone:

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

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

Name: Desjardins  
Mailing Address: 2037 Long Lake Rd.  
City: Sud  
Postal Code: P3E 6J9

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

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

Variance To	By-law Requirement	Proposed	Difference
Height of garage	5m	5.59m	0.59

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

c) Description of Proposal: increase height of garage

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
the height is more than by-law  
trusses that were made were too big

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

PIN(s): \_\_\_\_\_ Township: Broder  
 Lot No.: 1 Concession No.: 5 Parcel(s): 44758  
 Subdivision Plan No.: M373 Lot: 5 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 2824 Henri St.

- 7) Date of acquisition of subject land. \_\_\_\_\_

- 8) Dimensions of land affected.

Frontage 40.72 (m) Depth 190.3 (m) Area 8095.3 (m<sup>2</sup>) Width of Street ?? (m)

- 9) Particulars of all buildings:

	House Existing	Garage Proposed
Ground Floor Area:	<u>139.36</u> (m <sup>2</sup> )	<u>139.35</u> (m <sup>2</sup> )
Gross Floor Area:	<u>139.36</u> (m <sup>2</sup> )	<u>139.35</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>15.24</u> (m)	<u>15.24</u> (m)
Length:	<u>9.144</u> (m)	<u>9.144</u> (m)
Height:	<u>4.998</u> (m)	<u>5.501</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>15.3</u> (m)	<u>66.15</u> (m)
Rear:	<u>171.42</u> (m)	<u>117.37</u> (m)
Side:	<u>4.82</u> (m)	<u>1.37</u> (m)
Side:	<u>15.57</u> (m)	<u>30.20</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.

Aug 19/2021

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

Use(s): Residential Length of time: \_\_\_\_\_

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

A0133/2022

- 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, Gaetan & Joëlle Dubois (please print all names), the registered owner(s) of the property described as 2824 Henri 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 Gaetan Dubois (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 29 day of August, 2022

MAD  
(witness)

Gaetan Dubois  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Gaetan Dubois

\*I have authority to bind the Corporation

A0133/2022

We, Gaetan & Joëlle Dubois (please print all names),  
 the registered owner(s) or authorized agent of the property described as 2874 Henri St

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 29 day of August, 20 22

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)

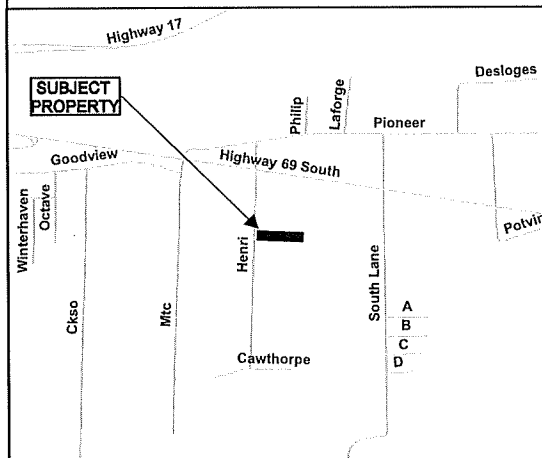
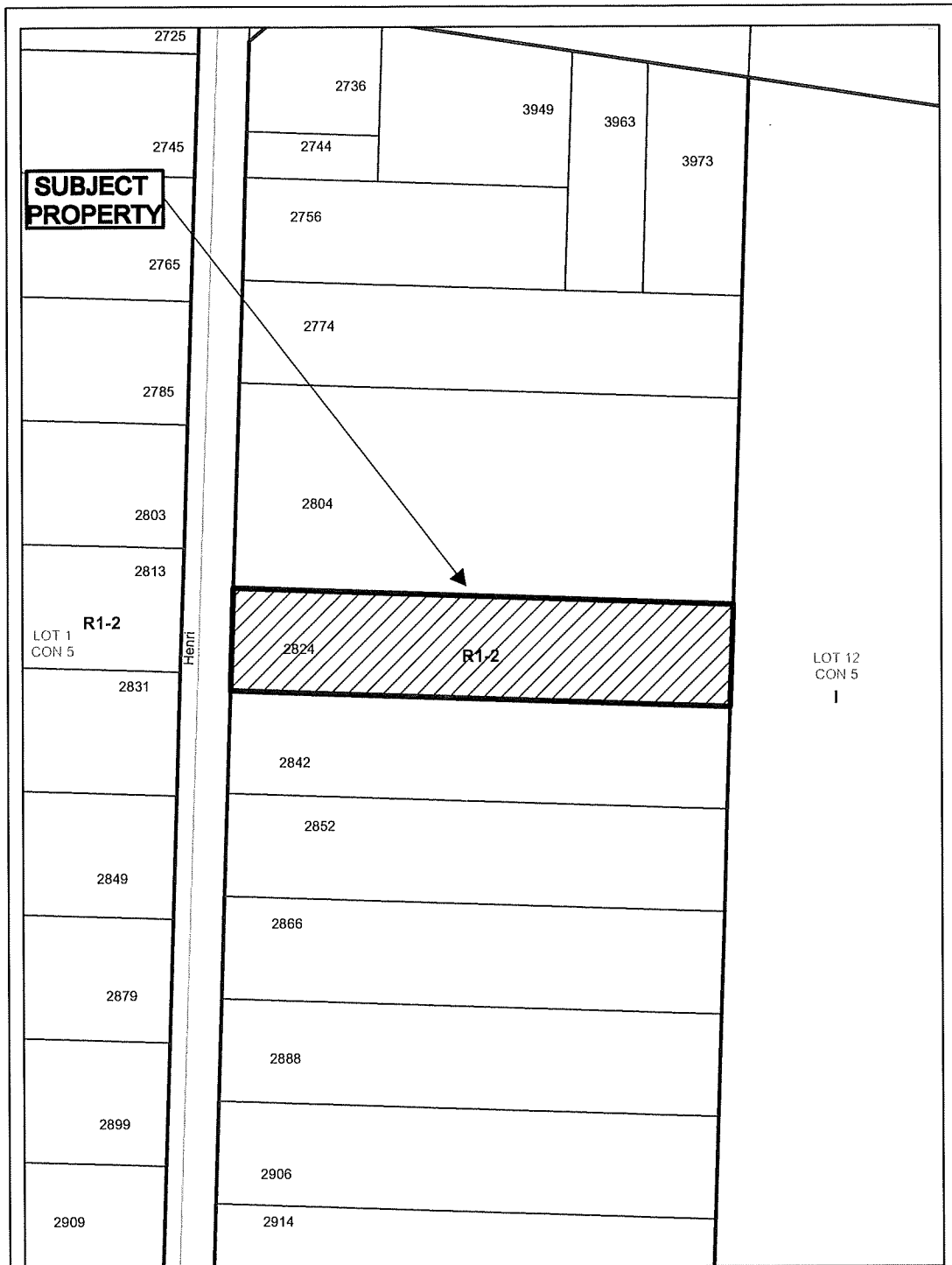
Print Name: JOEL K. DUB  
 \*I have authority to bind the Corporation

\* 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: Aug. 30/22 Hearing Date: Sept. 21, 2022 Received By: N. Lewis  
Zoning Designation: R1-2 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): None.  
Previous Hearing Date: n/a  
Notes:

AD133/2022



## Application for Minor Variance or Permission



Subject Property being  
PIN 73478-0270,  
Parcel 44758 SEC SES,  
Lot 5, Plan M-373,  
Part Lot 1, Concession 5,  
Township of Broder,  
2824 Henri Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

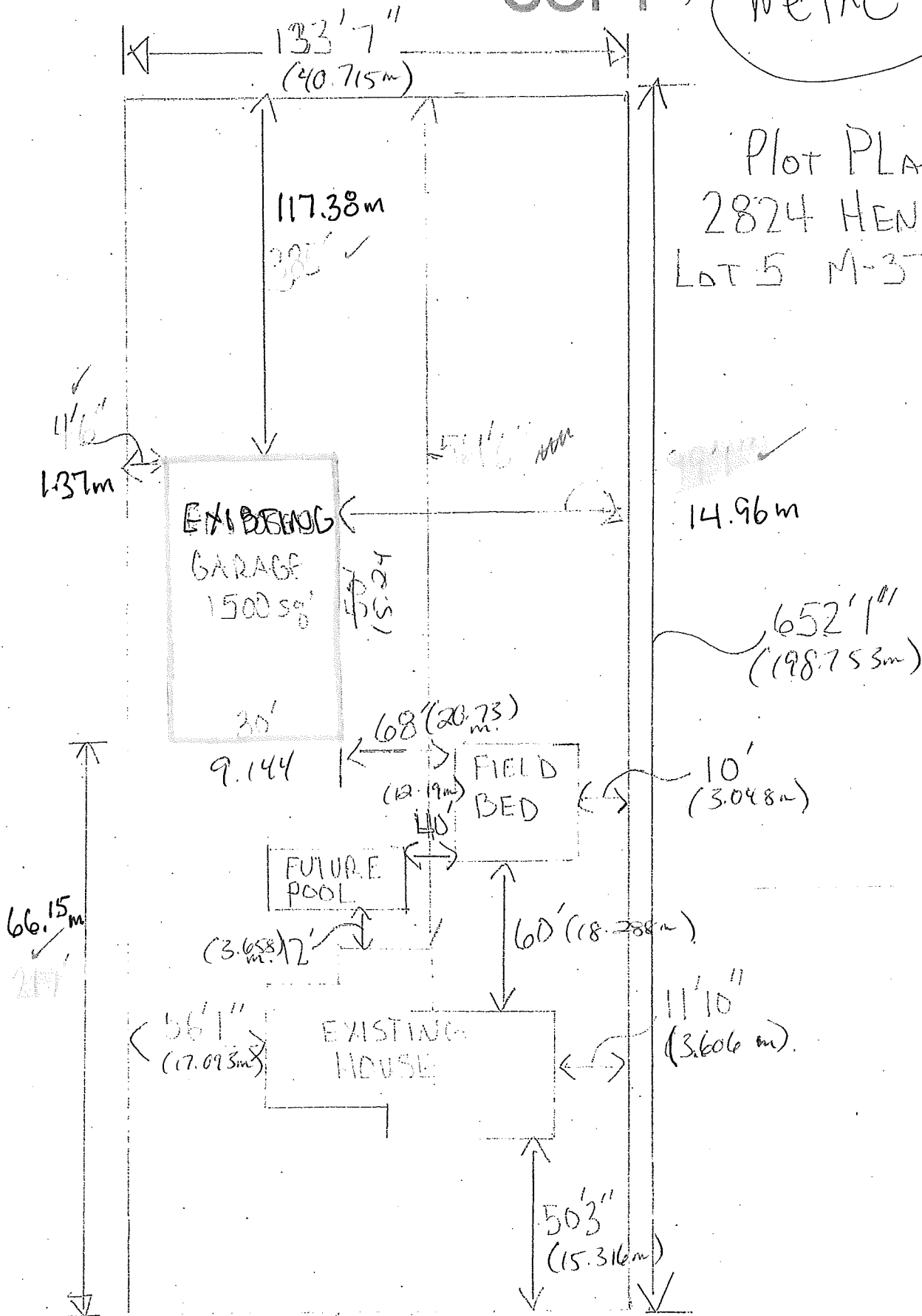
A0133/2022  
Date: 2022 09 01

COPY

Metric

need

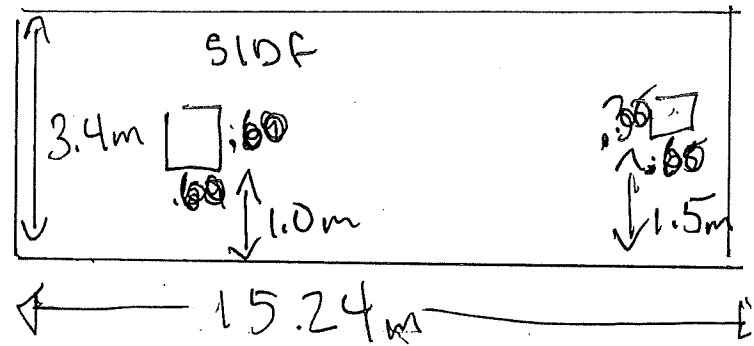
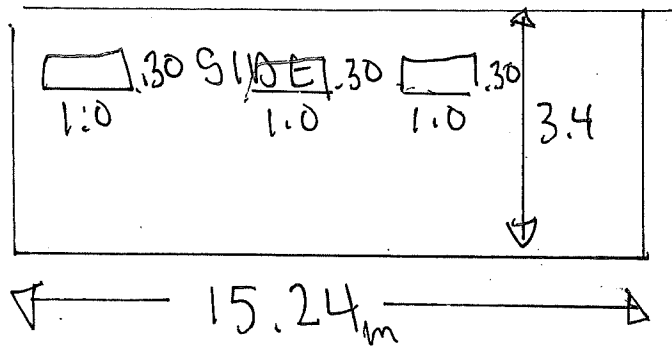
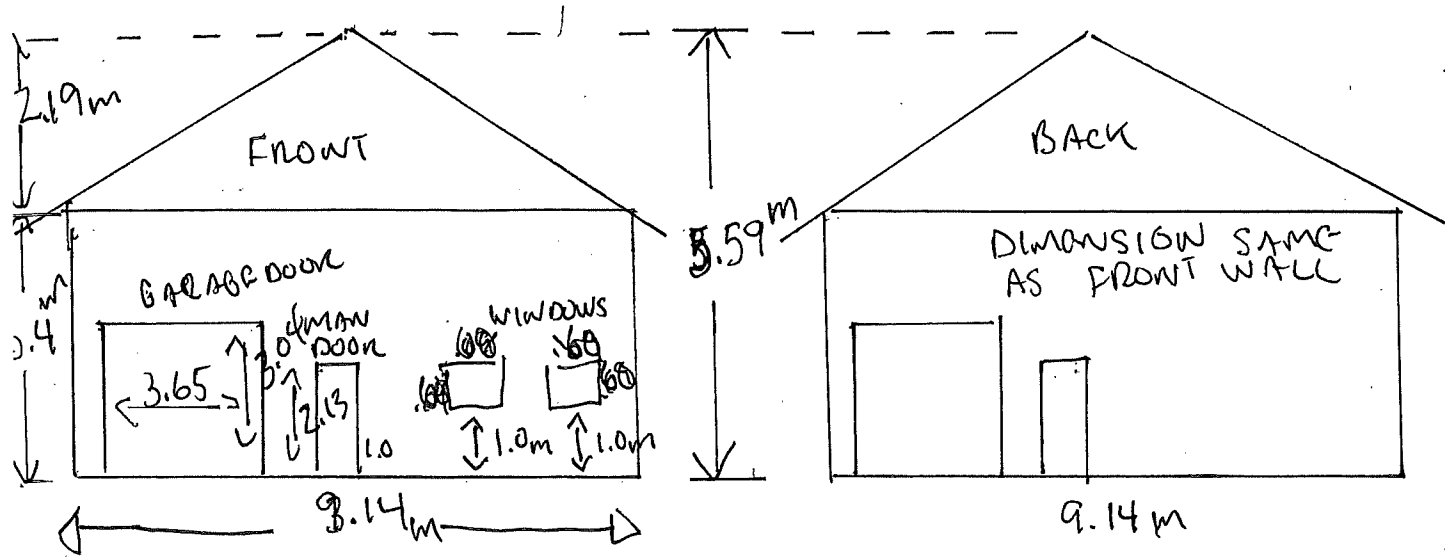
Plot PLAN  
2824 HENRI ST  
LOT 5 M-373



A0133/2022

Sketch 2

# Height VARIANCE



A0133/2022

Sketch 3





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

Office Use Only 2022 01 01	
A0134/2022	
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): DANIEL & JOANNE MADDEN Email: \_\_\_\_\_  
Mailing Address: #6706 TILTON LK RD Home Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
City: SUDBURY Postal Code: P3G 1L5 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: ADRIAN BORTOLUSSI Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
144 ELM ST Business Phone: \_\_\_\_\_  
City: SUDBURY Postal Code: P3C 1T7 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: NATIONAL BANK  
Mailing Address: 4 PLACE LAVAL  
City: LAVAL QUEBEC Postal Code: H7N 5Y3

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: R1-1

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

Variance To	By-law Requirement	Proposed	Difference
Zoning By Law 2010-1002	30 m	<del>28.3 m</del>	<del>1.7 m</del>
	SETBACK	28.3 m	1.7 m

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

- c) Description of Proposal: ADDITION TO SINGLE FAMILY DWELLING

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
DWELLING IS EXISTING - ADDITION WOULD BE OVER

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

PIN(s): 73472-0066 Township: BRODER  
 Lot No.: 10 Concession No.: 1 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: 532-10780 Part(s): 1 → 5  
 Municipal Address or Street(s): # 6706 TILTON LK RD EX PMTS 1 → 3  
532-11710

- 7) Date of acquisition of subject land.
- SEPT 2018

- 8) Dimensions of land affected.

Frontage 42.3 (m) Depth 290 (m)  $\pm$  Area 9300 (m<sup>2</sup>)  $\pm$  Width of Street 20.112 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>210 <math>\pm</math> (m<sup>2</sup>)</u>	<u>300 <math>\pm</math> (m<sup>2</sup>)</u>
Gross Floor Area:	<u>210 <math>\pm</math> (m<sup>2</sup>)</u>	<u>300 <math>\pm</math> (m<sup>2</sup>)</u>
No. of storeys:	<u>1 STY</u>	<u>1 STY</u>
Width:	<u>17.59</u> (m)	<u>23.52</u> (m)
Length:	<u>14.58</u> (m)	<u>16.26</u> (m)
Height:	<u>6 <math>\pm</math> (m)</u>	<u>6 <math>\pm</math> (m)</u>

SEE  
SKETCH  
ATTACHED

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

	Existing	Proposed
Front:	<u>240 <math>\pm</math> (m)</u>	<u>240 <math>\pm</math> (m)</u>
Rear:	<u>27 <math>\pm</math> (m)</u>	<u>28.3 <del>27</del> (m)</u>
Side:	<u>7.67</u> (m)	<u>7.67</u> (m)
Side:	<u>18.3</u> (m)	<u>12.4</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.

1990  $\pm$

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

Use(s): SINGLE FAMILY DWELLING Length of time: 22 yrs

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☐ Yes ☒ No

If "yes", how many? \_\_\_\_\_

- 17) Existing uses of abutting properties:

RESIDENTIAL (ALL SINGLE FAMILY DWELLINGS)

A0134/2022

- 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, DANIEL + JOANNE MADDEN (please print all names), the registered owner(s) of the property described as #6706 TILTON LK 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 ADRIAN BORTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 26<sup>th</sup> day of August, 2022

Cher Beattie  
(witness)

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

Print Name: DANIEL MADDEN + JOANNE MADDEN

I have authority to bind the Corporation

A0134/2022

INWe, ADRIANO BORTOLUSSI (please print all names),  
the registered owner(s) or authorized agent of the property described as

#6706 TILTON LK R

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

Dated this 30<sup>th</sup> day of August, 20 22

Commissioner of Oaths

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

**Mary Lee Fitzsimmons, a Commissioner,  
etc., Province of Ontario, for Frank Anzil  
Professional Corporation, Barrister and**

Print Name: ADRIAN BORTOLUSSI  
 \*I have authority to bind the Corporation

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

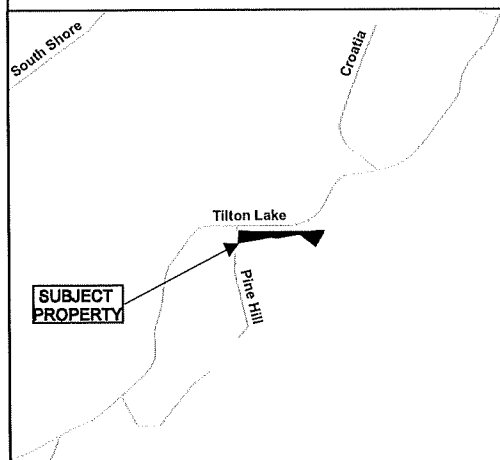
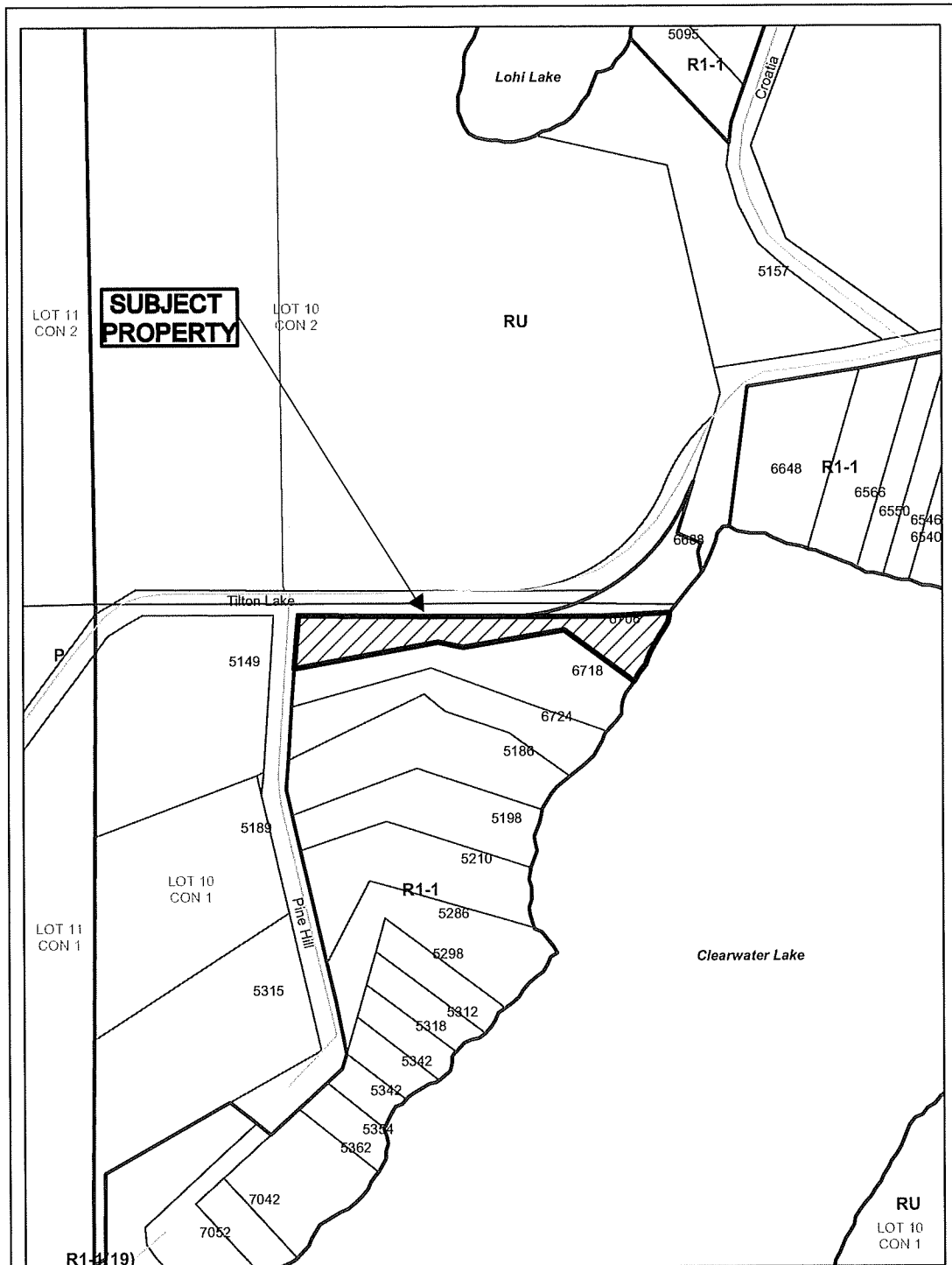
Karen Elizabeth Pigeau, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy-Clerk for the City of Greater Sudbury.

**FOR OFFICE USE ONLY**

Date of Receipt: Sept. 1 / 22 Hearing Date: Sept. 21, 2022 Received By: N. Lewis  
Zoning Designation: R1-1 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): A0253/1994 / B0064/1985 / B0352/1987 / B0255/1988  
Previous Hearing Date: Dec. 6, 1994 / May 27/85 / Jan. 4/88 / June 27/88

Notes:

A0134/2022



### Application for Minor Variance or Permission



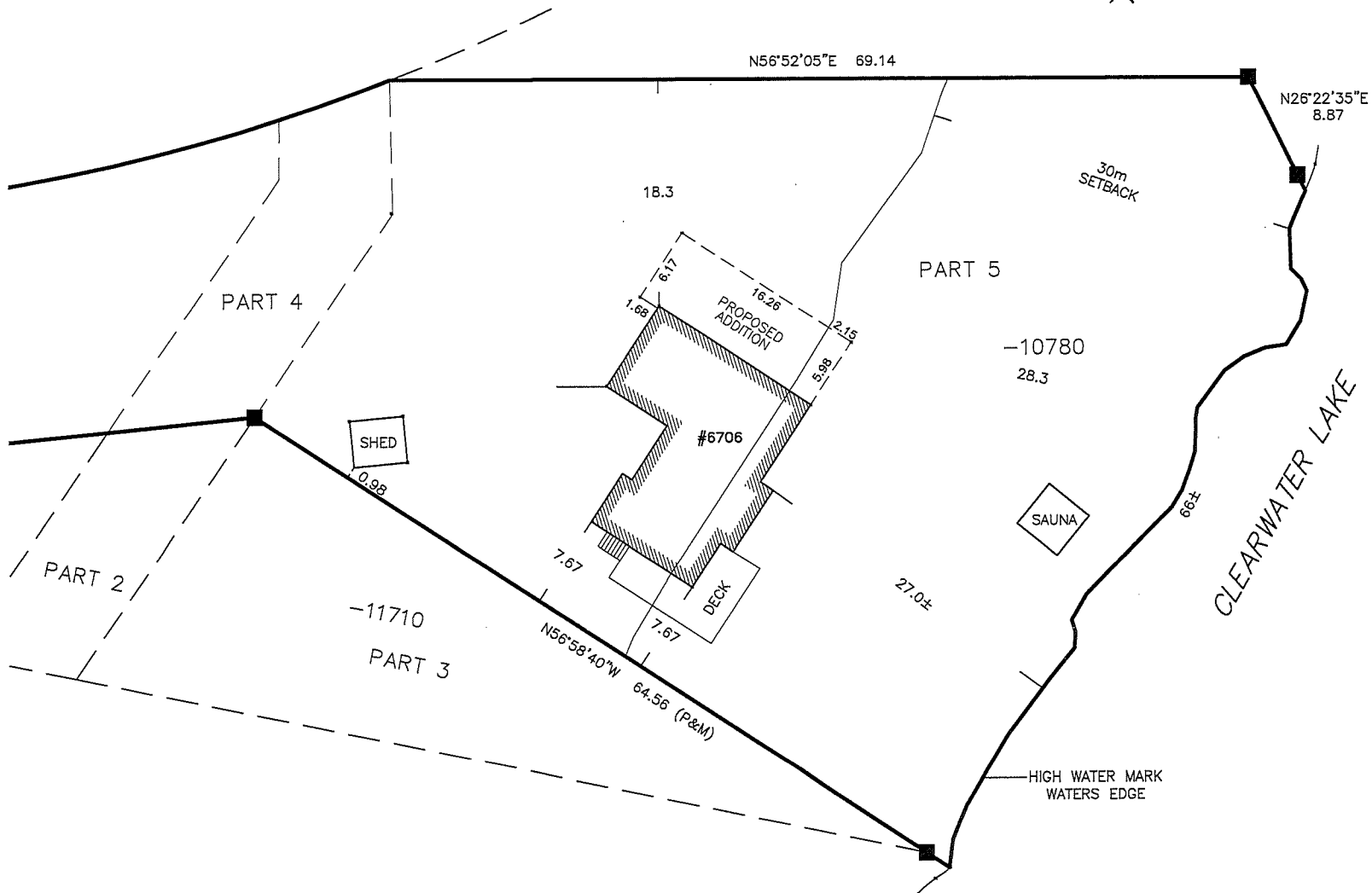
Subject Property being  
PIN 73472-0066,  
Parcel 46802 SEC SES,  
Part Lot 10, Concession 1,  
Parts 1 to 5 on Plan 53R-10780,  
except Parts 1 to 3 on Plan 53R-11710,  
Township of Broder,  
6706 Tilton Lake Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0134/2022  
Date: 2022 09 01

SKETCH  
**PART OF LOT 10  
CONCESSION 1**  
GEOGRAPHIC TOWNSHIP OF BRODER  
#6706 TILTON LAKE ROAD

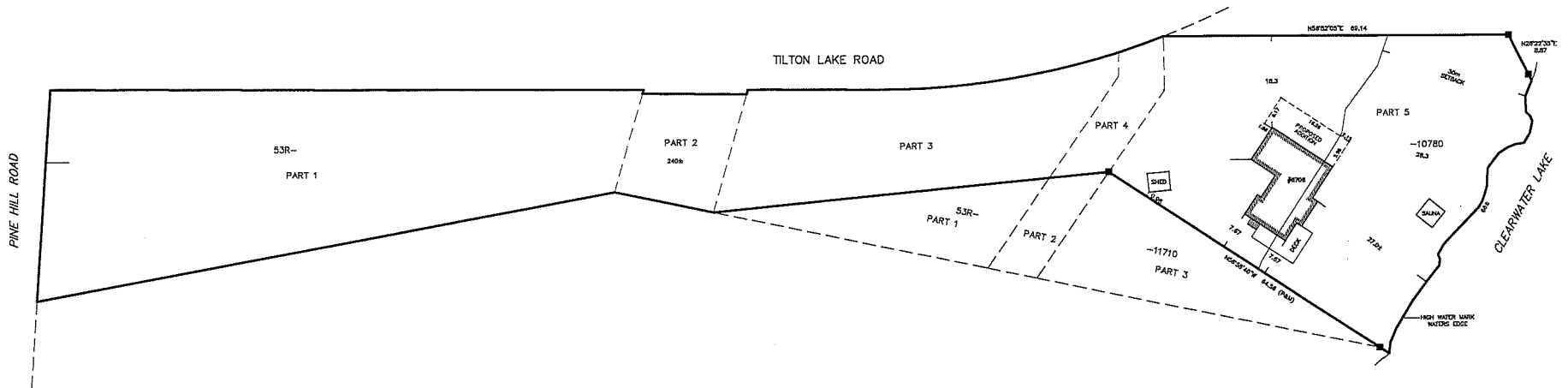
SCALE 1 : 500 METRIC



A0134/2022  
Sketch 2

SKETCH  
**PART OF LOT 10  
 CONCESSION 1**  
 GEOGRAPHIC TOWNSHIP OF BRODER  
 #6706 TILTON LAKE ROAD  
 SCALE 1 : 750 METRIC

0 10 20 30 40 50



A0134/2022  
 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	
A0135/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input 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): Lindsey & Bailey Findlay  
Mailing Address: 4966 Vachon St  
City: Chelmsford ON Postal Code: POM 1L0 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: Destinie Fournier  
Mailing Address: 82 Peter Ave  
City: Chelmsford ON Postal Code: POM 1L0 Fax Phone:

- 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: Desjardins Bank  
Mailing Address: 29 main St E  
City: Chelmsford Postal Code: POM 1L0

- 4) Current Official Plan designation: Parks & Open Space Current Zoning By-law designation: H3RU

- 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
gross floor area	≤ 38m <sup>2</sup>		
table 13.01 H3 holding provision	max 38m <sup>2</sup> gross floor area	118.92m <sup>2</sup>	80.92m <sup>2</sup>

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

- c) Description of Proposal: Build 32x40 detached garage

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Zoning is H3RU, only structures up to 38m<sup>2</sup> are permitted



- 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, Lindsey & Bailey Findlay (please print all names), the registered owner(s) of the property described as 4966 Vachon St, Chelmsford ON  
POM 110  
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 Destinie Fournier (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 22<sup>nd</sup> day of August, 20 22

(witness)

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

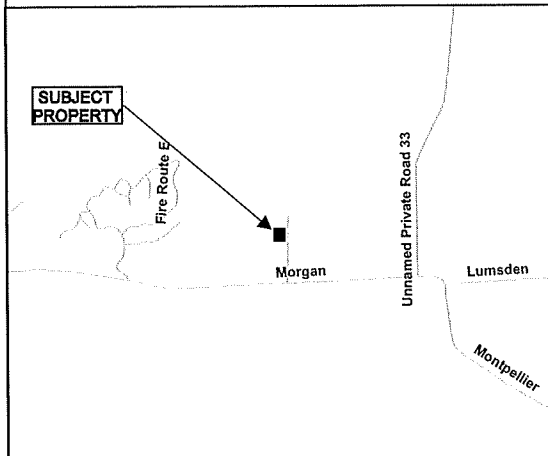
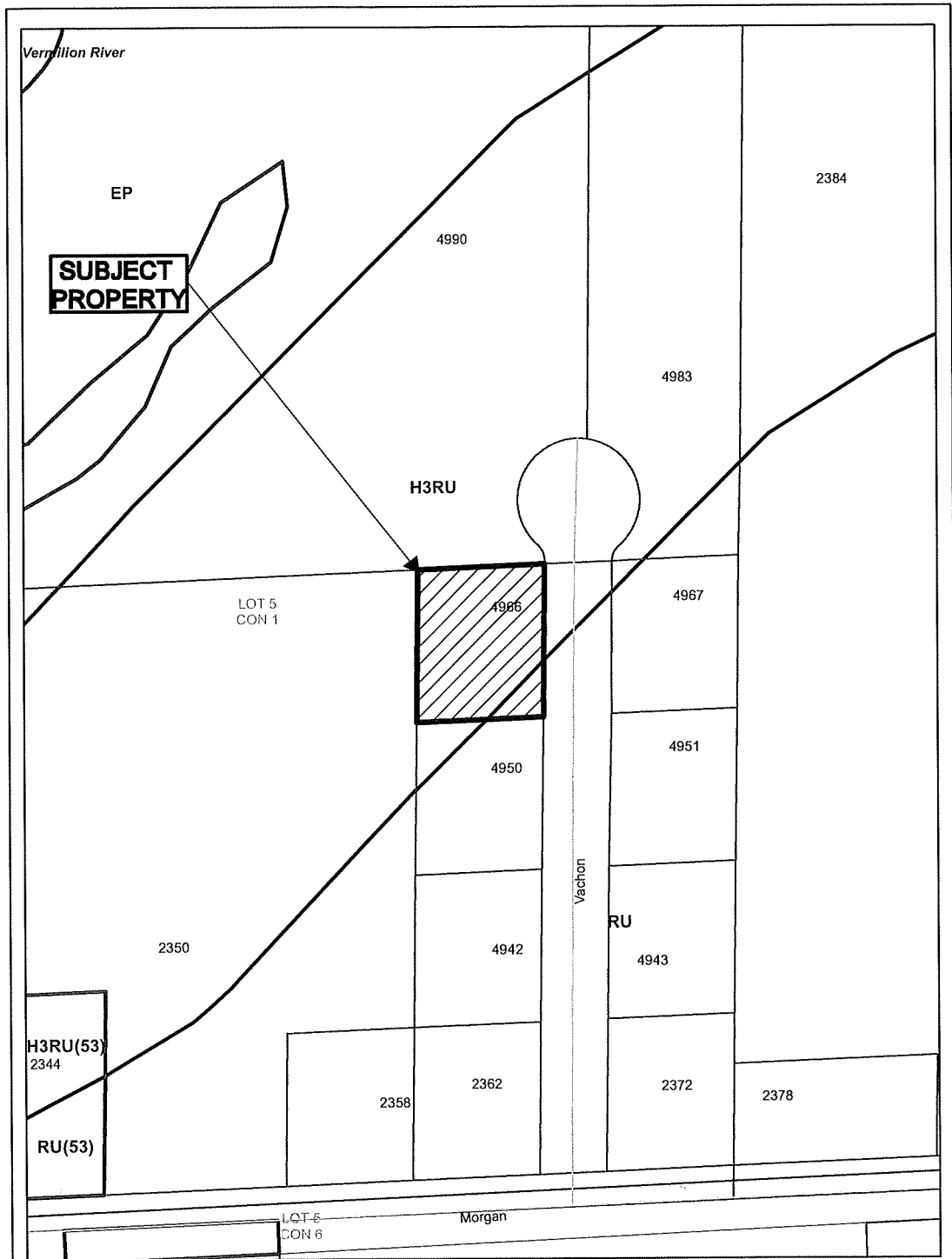
Print Name:

Lindsey Findlay Bailey  
Findlay

\*I have authority to bind the Corporation

A0135/2022

A0135/2022



### Application for Minor Variance or Permission

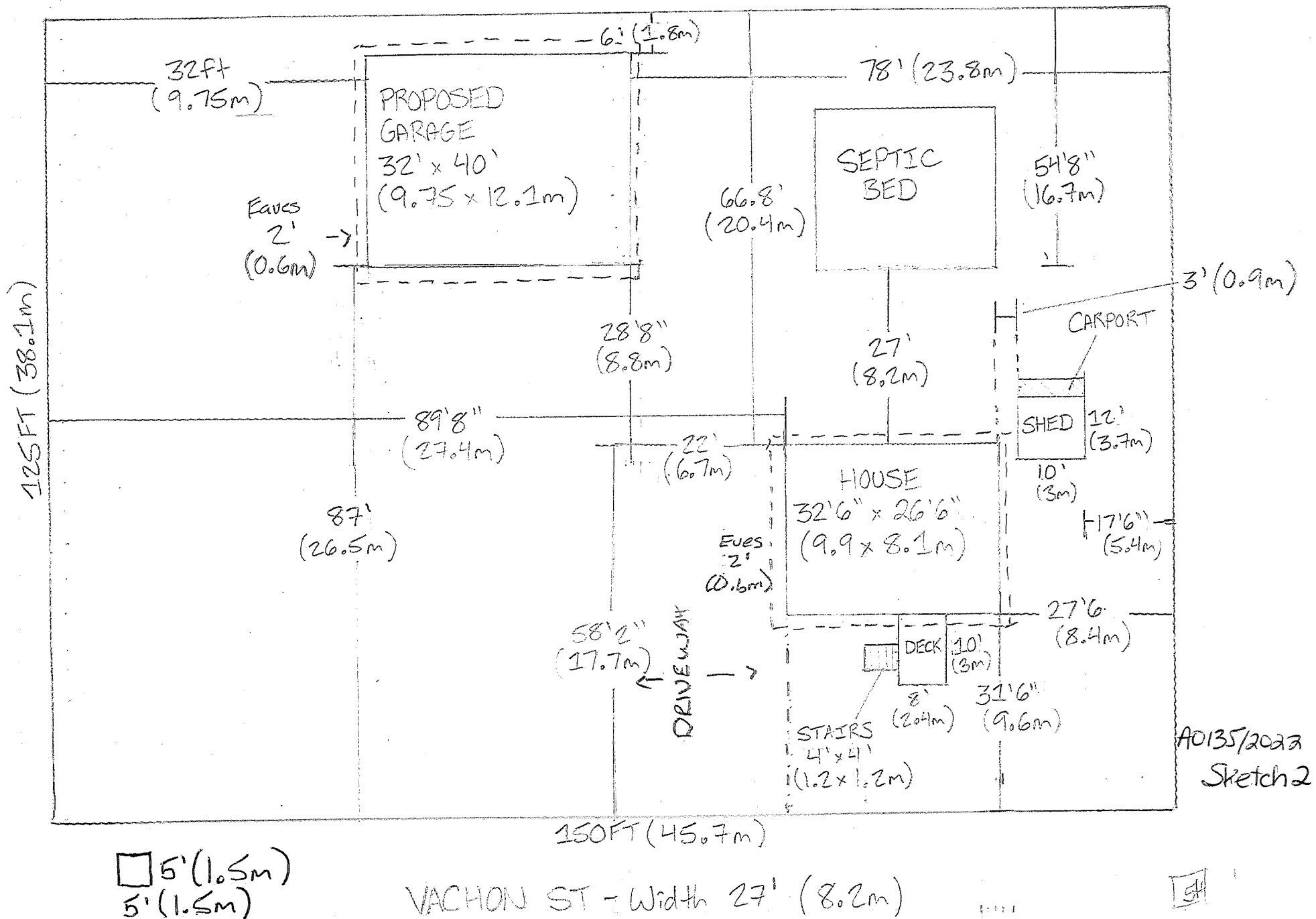


Subject Property being  
 PIN 73343-0050,  
 Parcel 20521 SEC SWS SRO,  
 Part Broken Lot 5, Concession 1,  
 Part 5 on Plan SR-1855,  
 Township of Morgan,  
 4966 Vachon Street, Chelmsford,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A0135/2022  
 Date: 2022 09 01

4966 VACHON ST, CHELMSFORD. POM 110



REVISED



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	
A0076/2022	
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): Aadam Khan, Noell Tran Email: [REDACTED]  
Mailing Address: 776 Ledbury Cres, L5V 2R1 Home [REDACTED]  
1347 Duval Drive, L5V 2W5 Business Phone: [REDACTED]  
City: Mississauga Postal Code: L5V 2R1, L5V 2W5 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: CENTRELINE ARCHITECTURE Email: [REDACTED]  
Mailing Address: 158 Elgin Street Home [REDACTED]  
City: Sudbury Postal Code: P3E 3N5 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: Aadam Khan, Noell Tran  
Mailing Address: 776 Ledbury Cres, L5V 2R1 - 1347 Duval Drive, L5V 2W5  
City: Mississauga Postal Code: L5V 2R1, L5V 2W5

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

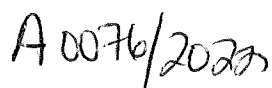
- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
PARKING REQUIREMENTS	2	1	1

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

- c) Description of Proposal:  
~~EXISTING GARAGE TO BE CONVERTED TO A BEDROOM FOR SECONDARY DWELLING UNIT~~

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
~~SECONDARY DWELLING UNIT WILL NOT HAVE DEDICATED PARKING SPACE, DRIVEWAY ONLY PROVIDES 1 PARKING SPACE~~



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

PIN(s): 021340067 Township: MCKIM  
 Lot No.: 7 Concession No.: 4 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 403 WHITE AVE.

- 7) Date of acquisition of subject land. MAY 26, 2022

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 39.62 (m) Area 603.87 (m<sup>2</sup>) Width of Street 10.0 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	80.16 (m <sup>2</sup> )	80.16 (m <sup>2</sup> )
Gross Floor Area:	80.16 (m <sup>2</sup> )	80.16 (m <sup>2</sup> )
No. of storeys:	1	1
Width:	7.32 (m)	7.32 (m)
Length:	11.13 (m)	11.13 (m)
Height:	5.4 (m)	5.4 (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:	6.0 (m)	6.0 (m)
Rear:	7.5 (m)	7.5 (m)
Side:	1.2 (m)	1.2 (m)
Side:	1.2 (m)	1.2 (m)

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

What type of access to the land?

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

- 12) Date(s) of construction of all buildings and structures on the subject land.
- 
- 1956

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

Use(s): RESIDENTIAL Length of time: SINCE 1956

- 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: RESIDENTIAL

A0076/2022

- 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, Adam Khan, Noell Tran (please print all names), the registered owner(s) of the property described as 403 White Ave in the City of Greater Sudbury:

##### Collection, Use and Disclosure of Information:

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

##### Authority to Enter Land and Photograph

- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

##### Appointment of Authorized Agent

- appoint and authorize Centreline 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 26th day of May, 20 22

P. G. H. A.  
(witness)

Adam Khan Noell Tran

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

Print Name: Adam Khan Noell Tran

\*I have authority to bind the Corporation

**SIGN HERE**

A0076/2022



I/We, CENTRELINE ARCHITECTURE (please print all names),  
the registered owner(s) or authorized agent of the property described as 403 WHITE AVE.

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 26th day of MAY, 2022

Paula Elizabeth Green, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy-Clerk for the City of Greater Sudbury.

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

Print Name: Heathrow Field  
 \*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: May 26/22 Hearing Date: June 15/22 Received By: N. Lewis

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

Previous File Number(s): None

Previous Hearing Date: n/a

Notes:

Acc 76/2022



**Centreline Architecture**  
158 Elgin Street, Suite 201  
Sudbury, ON P3E 3N5

t: (705) 618-1767  
e: info@c-arch.ca

centrelinearchitecture.ca

**August 25, 2022**

Committee of Adjustment/Consents  
200 Brady St  
P.O. Box 5000, Station A  
Sudbury, ON P3A 5P3  
t: (705) 674-4455 x4295  
e: coa\_mv@greatersudbury.ca

A0076/2022

**PROPOSAL FOR MINOR PARKING VARIANCE AT 403 WHITE AVE.**

Committee members,

Thank you for the opportunity to provide a proposal for a minor variance regarding the property at 403 White Avenue. The scope of this project is making legal an existing secondary dwelling unit. We are requesting one parking space be allowed where two are required. Please see below rationale supporting this request.

**RATIONALE**

This property can function effectively with a single parking space for vehicular use due to the following:

- Located in close proximity to grocery & transit.
  - Less than 150m to the nearest bus
  - Less than 20-minute walk to grocery store, 7-minute bike ride.
- Can alternatively provide bicycle storage spaces
- Neighbouring units functioning without appropriate parking space count
- No impact to exterior aesthetic and existing soft landscaping, preserving the character of the neighbourhood
- All options to include a second parking space within the property line have been exhausted without severely altering the front yard to include parking, thereby altering the character of the neighbourhood
- 4-hour street parking available for guests
- Previous front property line location allowed for parking on existing driveway and due to prior widening of the Municipal Right-of-Way, has encroached within the depth required for a legal parking space

Refer to the attached site plan for location of property line boundaries and proposed bicycle parking spaces.

Thank you once again, for the opportunity to provide a proposal for minor variance.

Respectfully,



Dan Guillemette LTOAA  
Partner | Senior Technologist

ATTACHMENTS:

SD-3A – SITE REFERENCE PLAN

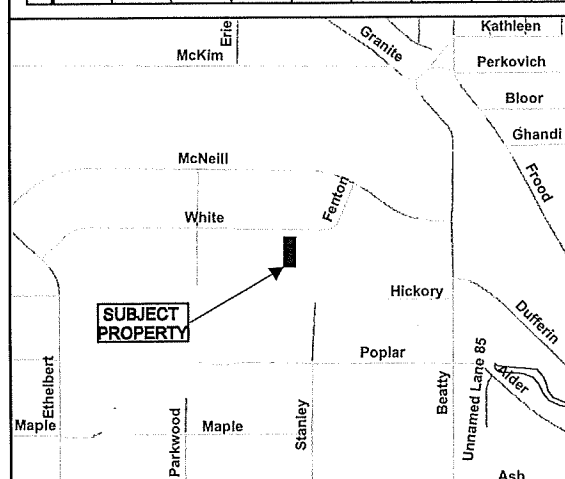
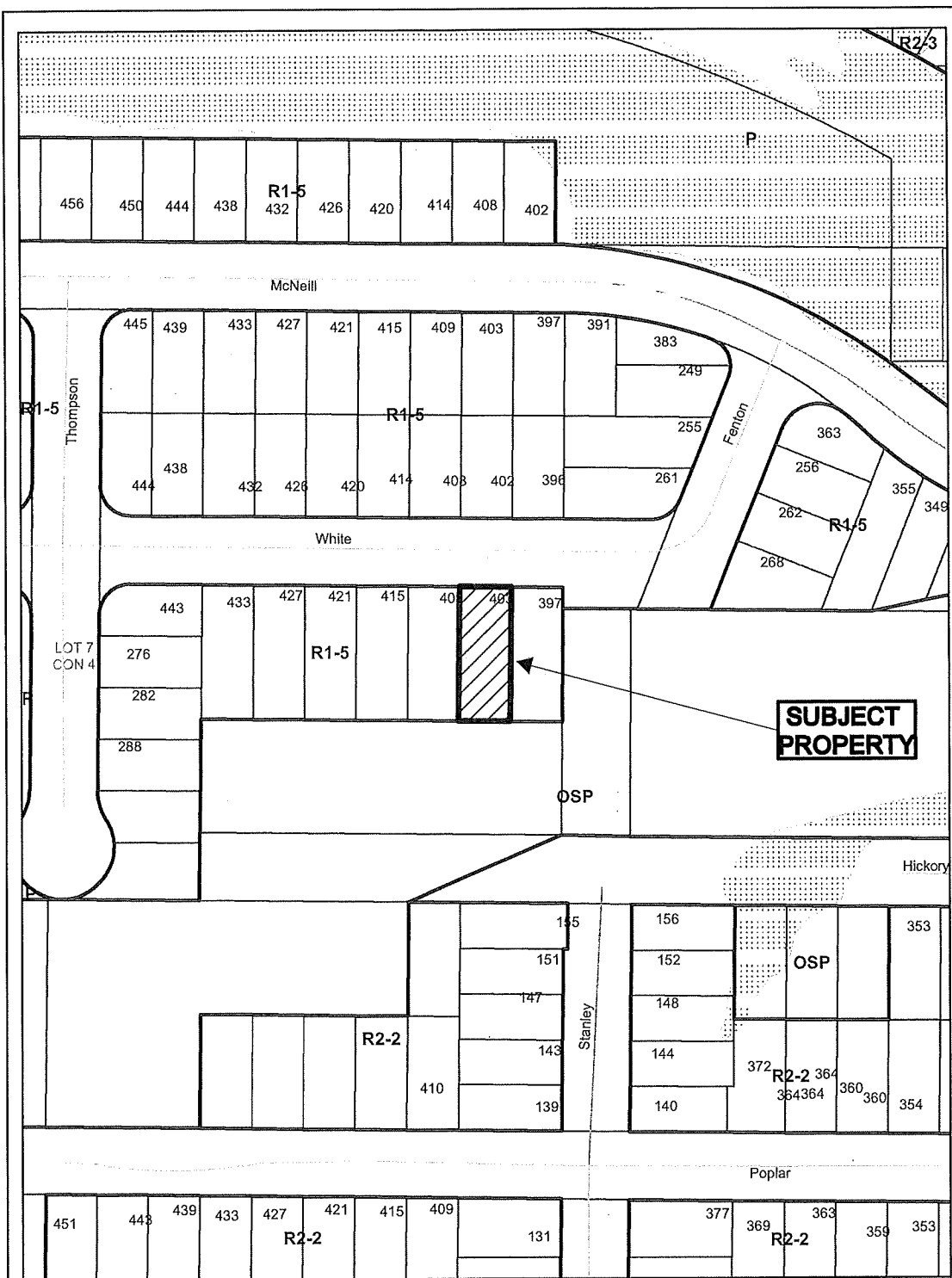
One (1) page

CC:

Bryce Engberts bryce@c-arch.ca

25 August 2022

1 of 1  
A 0076/2022



## Application for Minor Variance or Permission



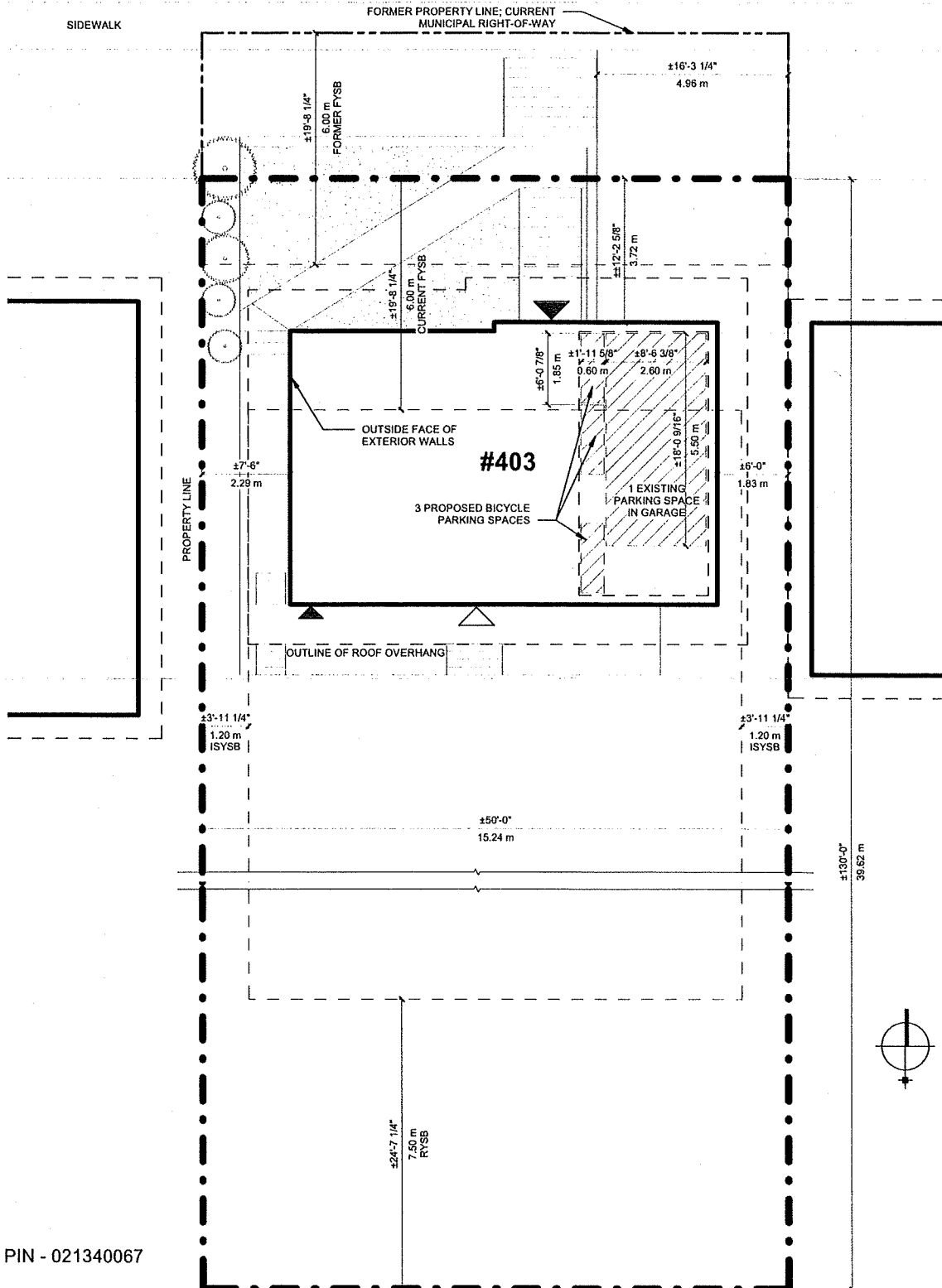
Subject Property being,  
PIN 02134-0067,  
Parcel 18472,  
Lot 84, Plan M-309,  
Part Lot 7, Concession 4,  
Township of McKim,  
403 White Avenue, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0076/2022  
Date: 2022 06 02

REVISED  
AUGUST 25, 2022

# WHITE AVE.



SITE REFERENCE PLAN  
1/8" = 1'-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

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): Dean Cameron Email: [REDACTED]  
Mailing Address: 1001 highway 17 E Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: wahnapitae Postal Code: P0M3C0 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: Desjardins  
Mailing Address: 1380 LaSalle Blvd  
City: Sudbury Postal Code: P3A 1Z6

- 4) Current Official Plan designation: R22 RURAL Current Zoning By-law designation: R1-2

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

Variance To	By-law Requirement	Proposed	Difference
Detached Garage Building height	5	6.7m	1.7m

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

- c) Description of Proposal:

Applying for minor variance for my garage height to match the roof pitch of my home

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

Providing for storage in the loft and to match the height of my house

REVISED

Office Use Only
2022.01.01
A0109/2022
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"/>

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

PIN(s): \_\_\_\_\_ Township: dryden  
 Lot No.: 6 Concession No.: 4 Parcel(s): 31028  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: SR458 Part(s): 6&7  
 Municipal Address or Street(s): 1001 HIGHWAY 12 EAST

- 7) Date of acquisition of subject land.
- march of 2018

- 8) Dimensions of land affected.

Frontage 45.72 (m) Depth 58.8, 89.6(m) Area 36525 (m<sup>2</sup>) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>127.7</u> (m <sup>2</sup> )	<u>119</u> (m <sup>2</sup> )
Gross Floor Area:	<u>238.06</u> (m <sup>2</sup> )	<u>238</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>12.9</u> (m)	<u>9.75</u> (m)
Length:	<u>9.9</u> (m)	<u>12.1</u> (m)
Height:	<u>8.22</u> (m)	<u>6.7m</u> (m)

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

	Existing	Proposed
Front:	<u>28.5</u> (m)	<u>18m</u> (m)
Rear:	_____ (m)	_____ (m)
Side:	<u>7.6</u> (m)	<u>33</u> (m)
Side:	<u>25.3</u> (m)	<u>3</u> (m)

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

What type of access to the land?

Municipally owned & operated piped water system	<input checked="" type="checkbox"/>	Provincial Highway	<input checked="" type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input 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.

february 2019

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

Use(s): single family homeLength 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 on one side and not in use on the other

, rear mobile home park

- 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, Dean Cameron (please print all names), the registered owner(s) of the property described as 1001 highway 17 E wahnapiatae ON P0M3C0  
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;

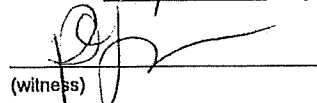
##### Authority to Enter Land and Photograph

- 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 05 day of July, 20 22

(witness) 

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

Print Name: Dean Cameron


\*I have authority to bind the Corporation

### PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/we, Dean Cameron (please print all names),  
the registered owner(s) or authorized agent of the property described as 1001 Highway 17E  
Wahnapitoc, On POM 3C0  
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 05 day of July, 20 22

  
Commissioner of Oaths

**Paula Elizabeth Green, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy Clerk for the City of Greater Sudbury.**

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

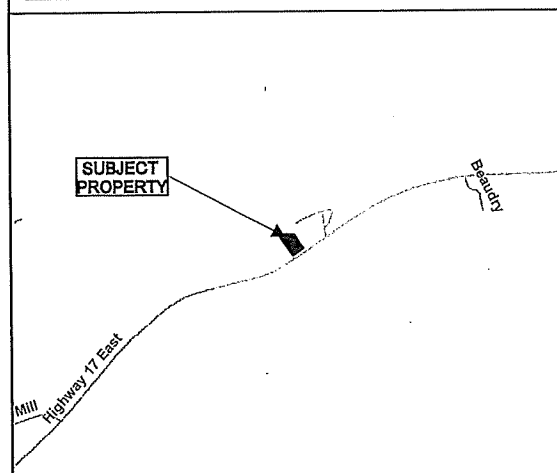
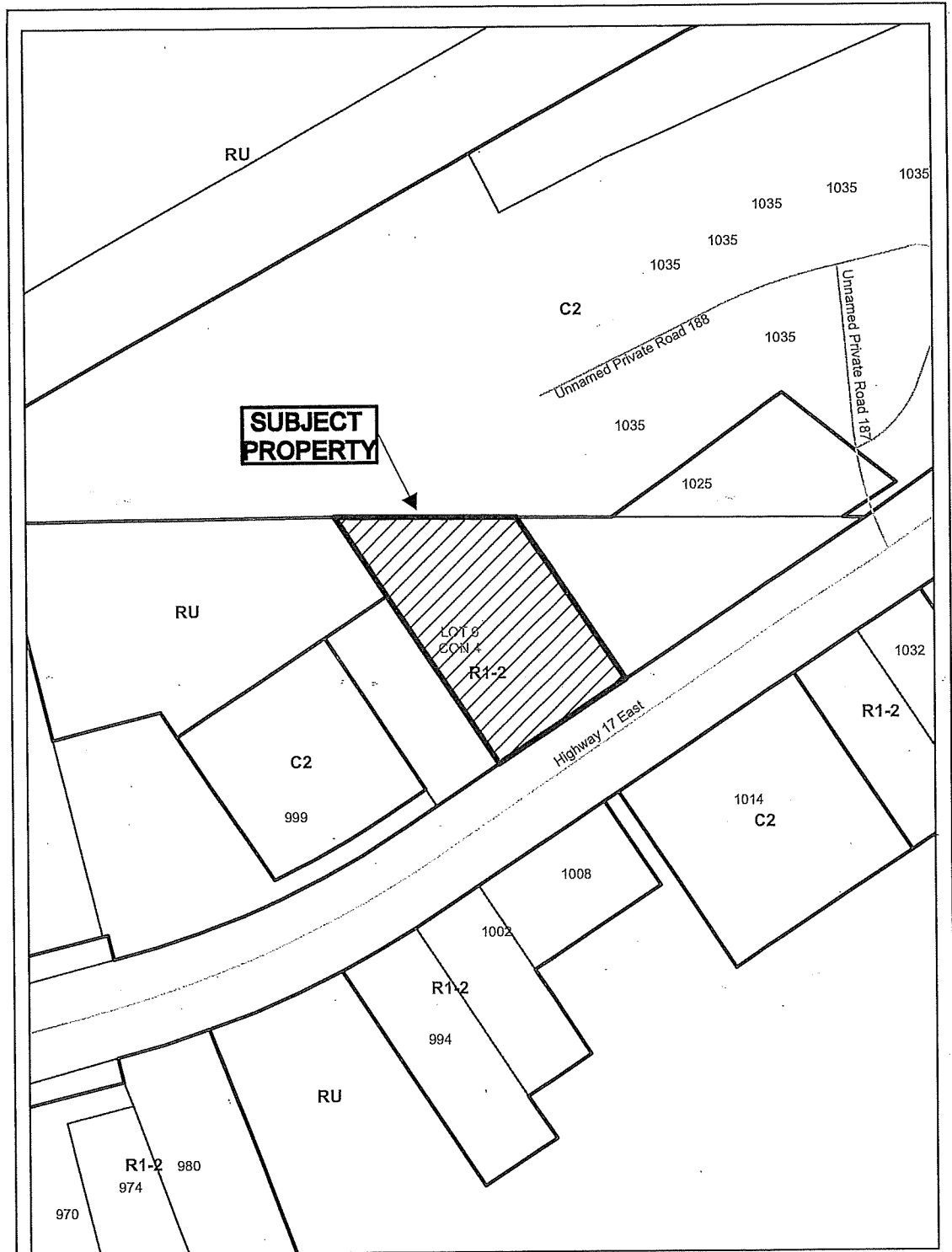
Print Name: Dean Cameron  
 \*I have authority to bind the Corporation

\* 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: Aug. 30/22 Hearing Date: Sept. 21/22 Received By: N. Lewis  
Zoning Designation: R1-2 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): None  
Previous Hearing Date: n/a  
Notes: Deferred from July 27, 2022, Committee of Adjustment meeting.





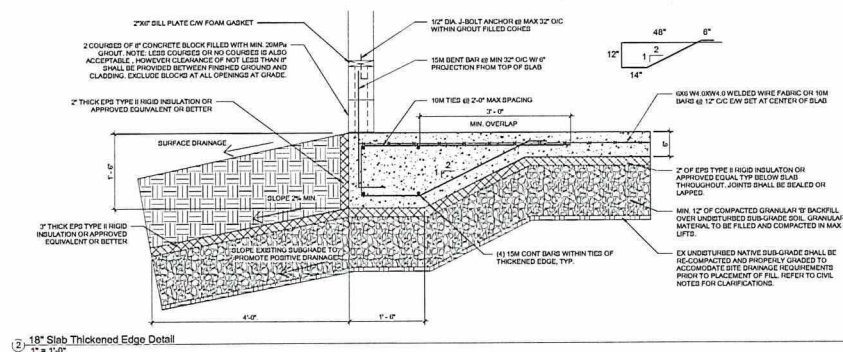
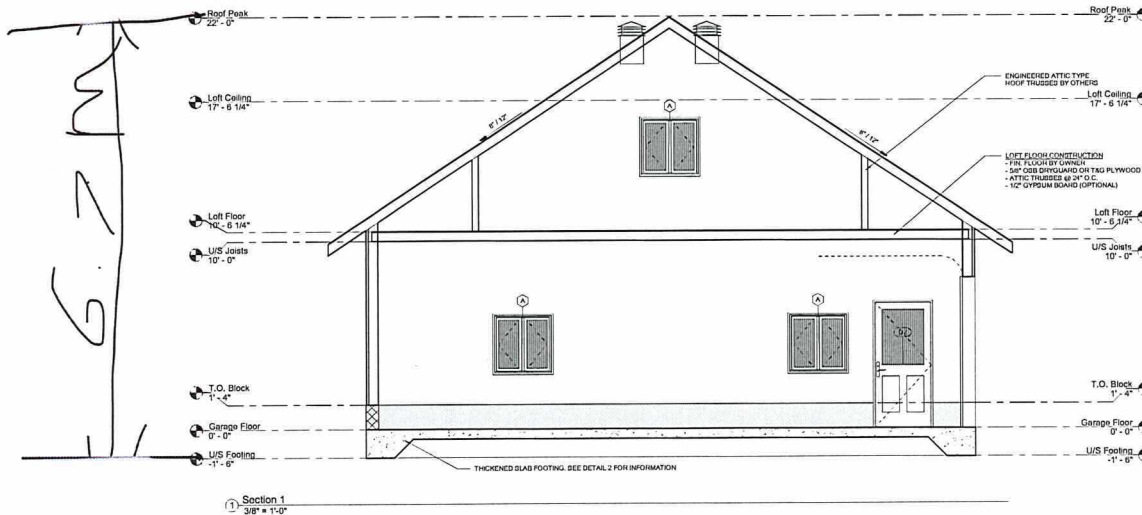
# **Application for Minor Variance or Permission**



Subject Property being  
PIN 73482-0104,  
Parcel 31028 SEC SES,  
Part Lot 6, Concession 4,  
Parts 6 and 7, Plan SR-458,  
Township of Dryden,  
1001 Highway #17 East, Wahnapiatae,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0104/2022  
Date: 2022 07 06



- GENERAL NOTES:**
1. ANY REFERENCE DIMENSIONS SHOWN ON THE DRAWING ARE NOT TO BE USED FOR CONSTRUCTION.
  2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND FABRICATION.
  3. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION METHODS AND PRACTICE SHALL CONFORM TO THE ONTARIO BUILDING CODE AND GOOD ENGINEERING PRACTICES.
  4. IF ANY MODIFICATIONS ARE REQUIRED WHICH DO NOT FOLLOW THE DRAWING INSTRUCTIONS CONTACT ENGINEER FOR APPROVAL PRIOR TO PROCEEDING WITH THESE CHANGES.

- CIVIL NOTES:**
1. REMOVE ALL ORGANICS, TOPSOIL, OR CONTAMINATED SOIL PRIOR TO PLACEMENT OF GRANULAR FILL IDENTIFIED.
  2. THE SITE SHALL BE GRADED TO DRAIN SURFACE AWAY FROM THE FOUNDATION IN ACCORDANCE WITH THE O.B.C. IN SOILS OTHER THAN GW, GP, SW, SP, GM, AND SM (PER ASTM D2487), A LAYER OF MODIFIED B TYPE II SHALL BE PLACED TO ALLOW THE WATER TO BE DRAINED TO DAYLIGHT, OR AN APPROVED FOUNDATION DRAINAGE SYSTEM SHALL BE PROVIDED.
  3. SHOULD FOUNDATION BEAR ON BEDROCK WITH A SLOPE GREATER THAN 3H:1V CONTACT ENGINEER FOR ASSISTANCE.
  4. ALL SOIL SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.

- FOUNDATION NOTES:**
1. MIN. ALLOWABLE BEARING PRESSURE OF 100 kPa (TO BE CONFIRMED BY OWNER/OTHERS), IT IS THE SOLE RESPONSIBILITY OF THE OWNER/BUILDER TO RENDER THE SERVICES OF A GEOTECHNICAL ENGINEER AS REQUIRED TO SATISFY THE SOIL AND DRAINAGE REQUIREMENTS OF THIS DRAWING, AND/OR TO SATISFY THE REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS. THE GEOTECHNICAL ENGINEER SHALL ALSO PROVIDE RECOMMENDATIONS TO THE FILL AND SOIL SHOWN ON THIS DRAWING BASED ON THEIR INVESTIGATION.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROPRIATE WATER CONTROL/DE-WATERING METHODS ON THE WORKSITE AS REQUIRED DURING THE PROJECT.
  3. CONTACT ENGINEER ONCE REBAR/REINFORCEMENT AND FORMS ARE IN PLACE FOR FINAL INSPECTION PRIOR TO PLACING CONCRETE.
  4. FOR ADDITIONAL DETAILS REGARDING ANCHORAGE OF STRUCTURE TO FOUNDATION REFER TO CLAUSE 9.2.3.6 OF THE ONTARIO BUILDING CODE. OWNER SHALL CONSIDER J-BOLTS, POST INSTALLED ANCHORS, OR MUGSILL ANCHORS FOR ANCHORING SILL PLATE TO CONCRETE. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE A36 OR BETTER.
  5. CONSTRUCTOR SHALL ENSURE ALL PROPER LOCATES ARE PERFORMED PRIOR TO CONSTRUCTION.
  6. CO-ORDINATE ALL WORK WITH OWNER, AND SHOULD ANY SUBSTITUTIONS BE REQUIRED CONSULT AND SEEK APPROVAL IN WRITING FROM OWNER PRIOR TO PROCEEDING WITH THE WORK.
  7. OWNER/CONTRACTOR SHALL PLACE FLOOR DRAINS AS DESIRED WITHIN BUILDING. ALL DRAINS WITHIN DETACHED GARAGES SHALL NOT BE CONNECTED TO MUNICIPAL SEWER SERVICES. DISCHARGE TO A PROPER DRAINAGE SWALE OR DITCH.

- CONCRETE NOTES:**
1. ALL CONCRETE MATERIALS, WORK, DESIGN, AND TESTING SHALL CONFORM WITH CSA A23.1/23 (LATEST EDITIONS).
  2. THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 30 MPa AT 28 DAYS WITH AN EXPOSURE CLASS F-2 (CSA A23.1), AND AIR CONTENT BETWEEN 4% TO 7%. A SLUMP OF 3" (H-3/4") IS TO BE ACHIEVED WITH A MAX. AGGREGATE SIZE, CRUSHED STONE OF 3/4". A TRUCK DISCHARGE TEMPERATURE OF 15°C TO 25°C IS REQUIRED. A CLASS A FLOOR FINISH (CSA A23.1) SHALL BE APPLIED WHERE REQUIRED.
  3. GROUT SHALL BE CPD NON-SHRINK, NON-METALLIC GROUT U.N.O.
  4. REINFORCEMENT SHALL BE (ALL CODES PER THE LATEST EDITIONS):
    - 4.1. DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO CAN/CSA G30.18 GRADE 400R.
    - 4.2. WELDED WIRE REINFORCEMENT CONFORMING TO ASTM A185/A185M
    - 4.3. LAP SPLICES AT A MINIMUM SHALL EQUAL TO OR EXCEED THAT OF CLASS V TENSION LAP SPLICES PER CSA-A23.3.
  5. FOR COLD WEATHER CONCRETING (WEATHER EXPECTED TO DROP BELOW 0°C) FOLLOW THE REQUIREMENTS OF CSA STANDARD A23.1. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
    - 16.1. DO NOT PLACE CONCRETE AGAINST FROZEN MATERIAL.
    - 16.2. CONTRACTOR SHALL PROVIDE MEANS OF ENSURING THE CONCRETE CURES FOR A MIN. OF 5 DAYS AT OR ABOVE 10°C.
    - 16.3. DO NOT ALLOW CONCRETE TO COOL BELOW FREEZING FOR A MIN. OF 7 DAYS.
  6. WET CURE SLAB FOR A MIN. OF 7 DAYS.
  7. REFER TO CONCRETE PLAN FOR LOCATION OF SAWCUTS. SAWCUTS SHALL BE FREE OF DEBRIS AND FILLED WITH JOINT FILLER OR ELASTOMERIC JOINT SEALANT TO SUIT USE AND AESTHETIC PREFERENCE. SAWCUTS SHALL BE MADE WITHIN 24 HOURS OF FINAL TROWELLING AND PRIOR TO ANY SHRINKAGE OCCURRING.

- TIMBER NOTES:**
1. ALL WORK, FABRICATION, AND CONNECTIONS SHALL BE IN CONFORMANCE WITH THE OBC AND APPLICABLE CSA STANDARD. WHERE DRAWINGS DEVIATE FROM THE OBC AND APPLICABLE STANDARD, THE MORE STRINGENT SHALL GOVERN. ALL SPECIFIED AND PROPRIETARY PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
  2. ALL TIMBER SHALL BE GRADE No. 12 SPF OR APPROVED EQUAL.
  3. ALL LAG BOLTS AND THROUGH BOLTS SHALL CONFORM TO ASTM A307. BOLTS SHALL BE A MINIMUM 1/2" DIA. A 1/4" PILOT HOLE IS TO BE DRILLED PRIOR TO INSTALLATION. FASTENERS SHALL BE EITHER 316 STAINLESS STEEL OR GALVANIZED.
  4. ALL NAILS SHALL BE 3" ARDOX NAILS.

- RESIDENTIAL**
1. ROOF SHEATHING (PLYWOOD AND OSB) SHALL BE INSTALLED WITH THE STRONG DIRECTION (SURFACE GRAIN OR DIRECTION OF FACE ORIENTATION) AT RIGHT ANGLES TO THE ROOF FRAMING.
  2. FASTENERS SHALL CONFORM TO ASTM F 1667 FOR "DRIVEN FASTENERS: NAILS, SPIKES, AND STAPLES", TO CSA B111 "WIRE NAILS, SPIKES, AND STAPLES", AND TO ASME D11.6.1 "WOOD SCREWS (INCH SERIES)" WITH LENGTHS DESCRIBED WITHIN TABLE 9.2.3.3.4. REFER TO NBCC CLAUSE 9.2.3.16 AND CLAUSE 9.2.3.3.5 RESPECTIVELY.

THIS DRAWING WAS ENGINEERED AND PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREIN. IT IS THE PROPERTY OF THE ENGINEER. ANY USE OF THIS DRAWING BY THE NAME OR SIGNATURE OF THE ENGINEER OR THE FIRM OF THE ENGINEER FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED. THE ENGINEER ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE WORK OR THE RESULTS THEREOF. THE CLIENT ASSUMES THE RESPONSIBILITY OF THE CONSTRUCTION OF THE WORK AND THE RESULTS THEREOF. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK AND THE RESULTS THEREOF. THE ENGINEER'S LIABILITY IS NOT TO BE USED FOR ANY OTHER PURPOSE.

NO. VINCEN NUMBER	NO. VINCEN DATE
1	AUGUST 18, 2022



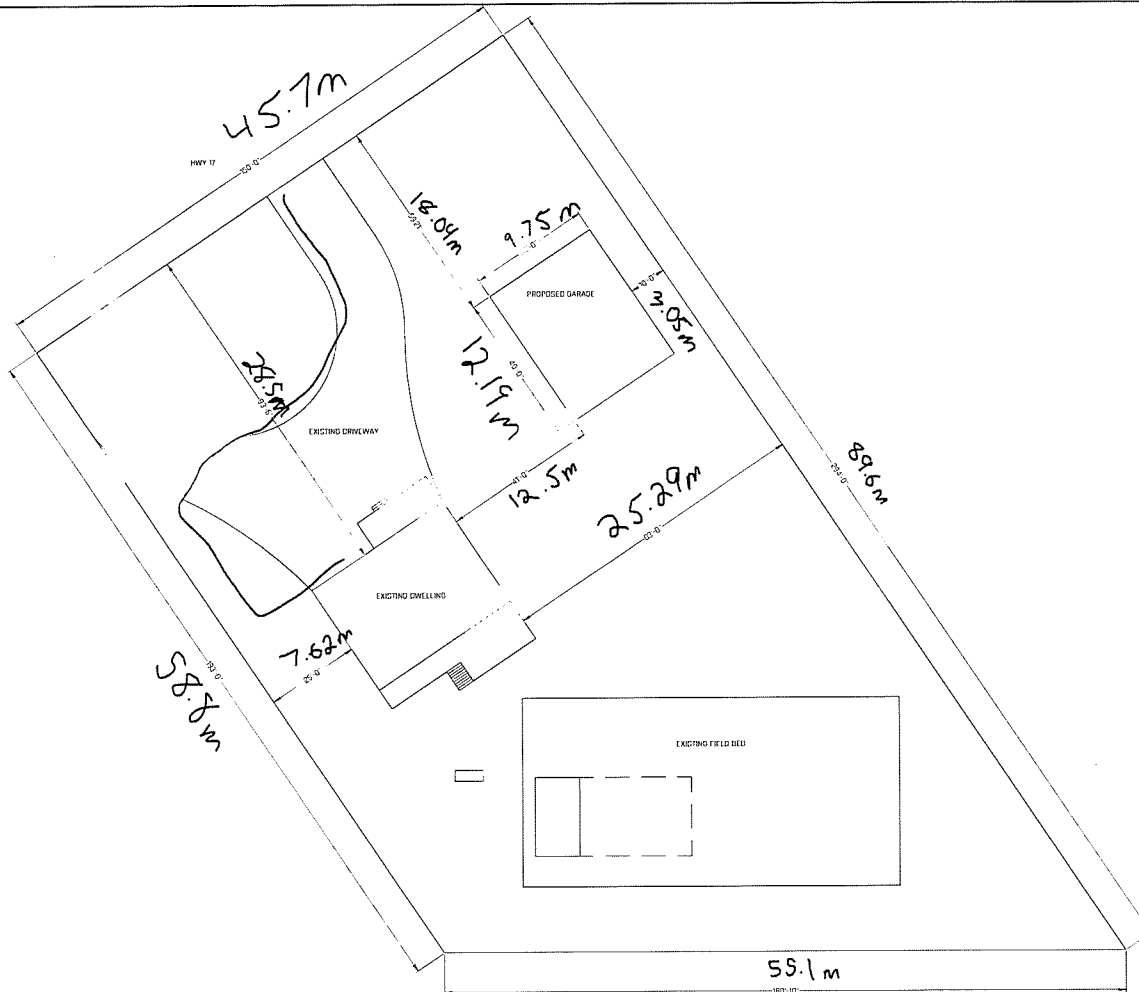
Dean Cameron Garage  
1001 HWY 17, Wahnapiite, On

# SECTION & NOTES

Date	Aug. 10, 2022	Drawn By	A BOZZO	Project #	1732
Scale	As Indicated	Checked By	K MAY	Drawn By	A3

REVISED

A0104/2022  
Sketch 2



PLOT PLAN



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 PURPOSE OF RESALE IS STRICTLY PROHIBITED. ANY USE WHICH A THIRD PARTY MAKES OF THE INFORMATION ON THIS DRAWING OR THE ENGINEER'S WORK CONTAINED HEREIN IS THE RESPONSIBILITY OF SUCH THIRD PARTY. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF THEIR ILLLEGAL USE OF THIS INFORMATION.

REFERENCE DRAWING NO	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			0	ISSUED FOR CONSTRUCTION	RAA	A. BOZZO	2022-06-23
			1	REVISION TO ROAD SET BACK	A. BOZZO	A. BOZZO	2022-09-19



CLIENT NAME	DEAN CAMERON
SITE	1001 HWY 17 WAHNAPIATAE, ON
PROJECT DESCRIPTION	PROPOSED GARAGE LAYOUT
DRAWING DESCRIPTION	PLOT PLAN
DRAWN BY	R. ARSENAULT
DATE DRAWN	2022-06-23
CHECKED BY	A. BOZZO
DATE CHECKED	2022-06-23
APPROVED BY	A. BOZZO
DATE APPROVED	2022-06-23
SCALE	1/16"=1'-0"
DRAWING NUMBER	1732-S1
REVISION	1

A0104/2022  
Sketch 3