

Tom Davies Square  
200 Brady St

Wednesday, September 7, 2022

## PUBLIC HEARINGS

**A0122/2022**

**EVA GERVAIS  
TIM GERVAIS**

Ward: 4

PIN 73345 0134, Parcel 16653 SEC SWS, Lot Pt 2, Concession 5, Township of Rayside, 757 Montée Rouleau, Blezard Valley, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a secondary dwelling unit addition to the existing single detached dwelling providing a minimum required front yard setback of 6.71m with eaves encroaching 0.6m into the proposed 6.71m front yard setback, where 10.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line.

**A0123/2022**

**RONALD GOSSELIN  
LISE GOSSELIN**

Ward: 3

PIN 73368 0337, Survey Plan 53R-21523 Part(s) 4, 5 and 6, Lot Part 12, Concession 6, Township of Creighton - Davies, 0 Vermilion Lake Road, Chelmsford, [2010-100Z, RU (Rural)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed subject of Consent Application B0046/2022 providing, firstly, a minimum lot area of 1.445ha, where 2.0ha is required, and secondly, a minimum lot frontage of 30.48m, where 90.0 is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B67/2020 TO B69/2020 (NOV 23/20), B37/18 TO B39/18 (OCT 29/18), B127/15 TO B129/15 (FEB 1/16), B86/15 TO B88/15 (SEPT 8/15), B80/14 (AUG 25/14), B65/14 (JUL 31/14), B19/14 TO B21/14 (JUL 31/14), B67/12 TO B69/12 (JAN 17/13), B125/11 TO B127/11 (DEC 1/11), B184/08 TO B186/08 (SEPT 5/08) AND MINOR VARIANCE APPLICATIONS A120/21 to A121/21 (OCT 27/21), A17/19 TO A19/19 (MAR 6/19), A27/16 (MAR 9/16), A99/15 (SEPT 30/15), A122/14 TO A124/14 (OCT 15/14), A2/12 TO A4/12 (FEB 6/12) AND A193/08 & A194/08 (JAN 26/09)

**A0124/2022**

**DAN SAUMUR  
VICTORIA SAUMUR**

Ward: 11

PIN 73578 0185, Parcel 32907 SEC SES, Lot(s) 51, Subdivision M-201, Lot Part 12, Concession 3, Township of Neelon, 1997 Wiltshire Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed subject of a Consent Application B0075/2022, providing a required minimum lot frontage of 14.74m, where 15.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0714/1976 (OCT 25/76 - LAPSED)

**A0125/2022****MATTHEW GRAHAM DAVIS**

Ward: 4

PIN 02129 0106, Parcels 5887 SEC SES & 3264 SEC SES, Lot(s) Part 103, Subdivision M109, Lot Part 6, Concession 4, Township of McKim, 323 Eva Avenue, 327 Eva Avenue, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 5, Section 5.5, Table 5.5 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained containing a single detached dwelling, subject of Consent Application B0066/2022, providing firstly, no parking spaces, where a minimum of 1 parking space is required, secondly, a minimum lot frontage of 11.876m, where 12.0m is required, thirdly, a minimum lot depth of 25.496m, where 30.0 is required, and fourthly, a minimum required interior side yard of 1.643m, where 1.8m is required.

ALSO SUBJECT TO CONSENT APPLICATION B0066/2022

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0087/2010 (JUL 22/10-LAPSED) AND MINOR VARIANCE APPLICATION A0118/2022 (AUG 24/22)

**A0126/2022****SONYA PIDUTTI**

Ward: 10

PIN 73594 0389, Parcel 13842 SEC SES, Lot(s) 10, Subdivision M-203, Lot Part 5, Concession 1, Township of McKim, 193 Walford Road, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing detached garage providing an interior side yard setback of 0.77m with eaves encroaching 0.38m into the proposed 0.77m interior side yard, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line and where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0078/1975 (JUN 30/75) AND CONSENT APPLICATION B0032/2022 (AUG 15/22)

**A0128/2022****MIGNONNE EDWARDS  
TYLER EDWARDS**

Ward: 7

PIN 73519 0189, Parcel 37483 SEC SES, Survey Plan 53R-4335 Part(s) 2, Lot(s) 8, Subdivision M-497, Lot 2, Concession 1, Township of Rathburn, 232 Kukagami Lake Road, Wahnapiatae, [2010-100Z, RS (Rural Shoreline)]

For relief from Part 4, Section 4.41, subsection 4.41.2 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing seasonal dwelling which maintains a 17.3m high water mark setback, providing firstly, a high water mark setback of 26.4m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and secondly, a minimum required rear yard setback of 6.4m, where 7.5m is required.

**A0129/2022**

**RICHARD BARLOW  
ASHLEE BARLOW**

Ward: 2

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

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an uncovered deck providing a 3.26m encroachment into the required front yard and maintaining a 2.74m front yard setback, where uncovered decks 1.2m or less in height above finished grade may encroach 1.2m into the required front yard.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, SEPTEMBER 21, 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 01221 0022	
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):	TIM GERVAIS, EVA GERVAIS	Email:	
Mailing Address:	757 MONTEE ROULEAU	Home Phone:	
		Business Phone:	
City:	CHELMSFORD	Postal Code:	P0M 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:	Tim Gervais	Email:	
Mailing Address:	see above	Home Phone:	
	757 Montee Rouleau	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:	Reese Holdings
Mailing Address:	Windermere Cir.
City:	Midland
Postal Code:	

- 4) Current Official Plan designation: Agricultural Reserve Current Zoning By-law designation: RU

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

Variance To	By-law Requirement	Proposed	Difference
Minimum Required Front Yard (9.3)	10.0 m	6.71 m	3.29 m

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.6 (m)

- c) Description of Proposal:

Construct a side yard attached SDU addition to the north side, where front face will encroach into existing front yard as a result of the location and proximity to the existing rear onsite sewage system.

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

The existing single family dwelling already does NOT comply with the By-law, therefore any addition neither.

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

PIN(s): 530716002311500 Township: RAYSIDE  
 Lot No.: 2 Concession No.: 5 Parcel(s): 16653  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 757 Montee Rouleau

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 30.5 (m) Depth 45.7 (m) Area 1393.5 (m<sup>2</sup>) Width of Street 6 (m)

Particulars of all buildings:	Ex DW	Garage Existing	Coop	Proposed	
Ground Floor Area:	113.2	41.6	9.3 (m <sup>2</sup> )	47.66	(m <sup>2</sup> )
Gross Floor Area:	161.2	41.6	9.3 (m <sup>2</sup> )	47.66	(m <sup>2</sup> )
No. of storeys:	1	1	1	1	
Width:	9.75	4.9	3 (m)	5.64	(m)
Length:	6.7	8.5	3 (m)	8.69	(m)
Height:	4.5	4.9	3 (m)	5	(m)

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

	Ex DW	Garage Existing	Coop	Proposed	
Front:	8.5	37.19	41.5 (m)	6.7	(m)
Rear:	27.05	0.6	1.2 (m)	27.05	(m)
Side:	3.35	1.2	3.0 (m)		(m)
Side:		24.38	24.38 (m)	11.9	(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.

MAIN DWELLING - 1959, DETACHED GARAGE - 2003,

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

Use(s): PRIVATE HOME

Length of time:

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

Same as #13 ☐ OR, PRIVATE HOME WITH SECONDARY DWELLING

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

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

☒ Yes ☐ No

If "yes", how many? Allow the creation of a Secondary Dwelling Unit

- 17) Existing uses of abutting properties: FARM, PRIVATE HOME

2022/2022

- 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**

INWe, TIM & EVA GERVAIS (please print all names), the registered owner(s) of the property described as 757 Montee Rouleau Chelmsford,  
ON, P0M 1L0  
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 4 day of Aug, 20 22

(witness) [Signature]

T. Gervais, Eva Gervais  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Tim Gervais, Eva Gervais

\*I have authority to bind the Corporation

AD122/2022

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

INWe, Tim Gervais (please print all names),

the registered owner(s) or authorized agent of the property described as 757 Montee Rouleau,

Chelmsford, DN POM 1LO

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 4 day of Aug, 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.

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

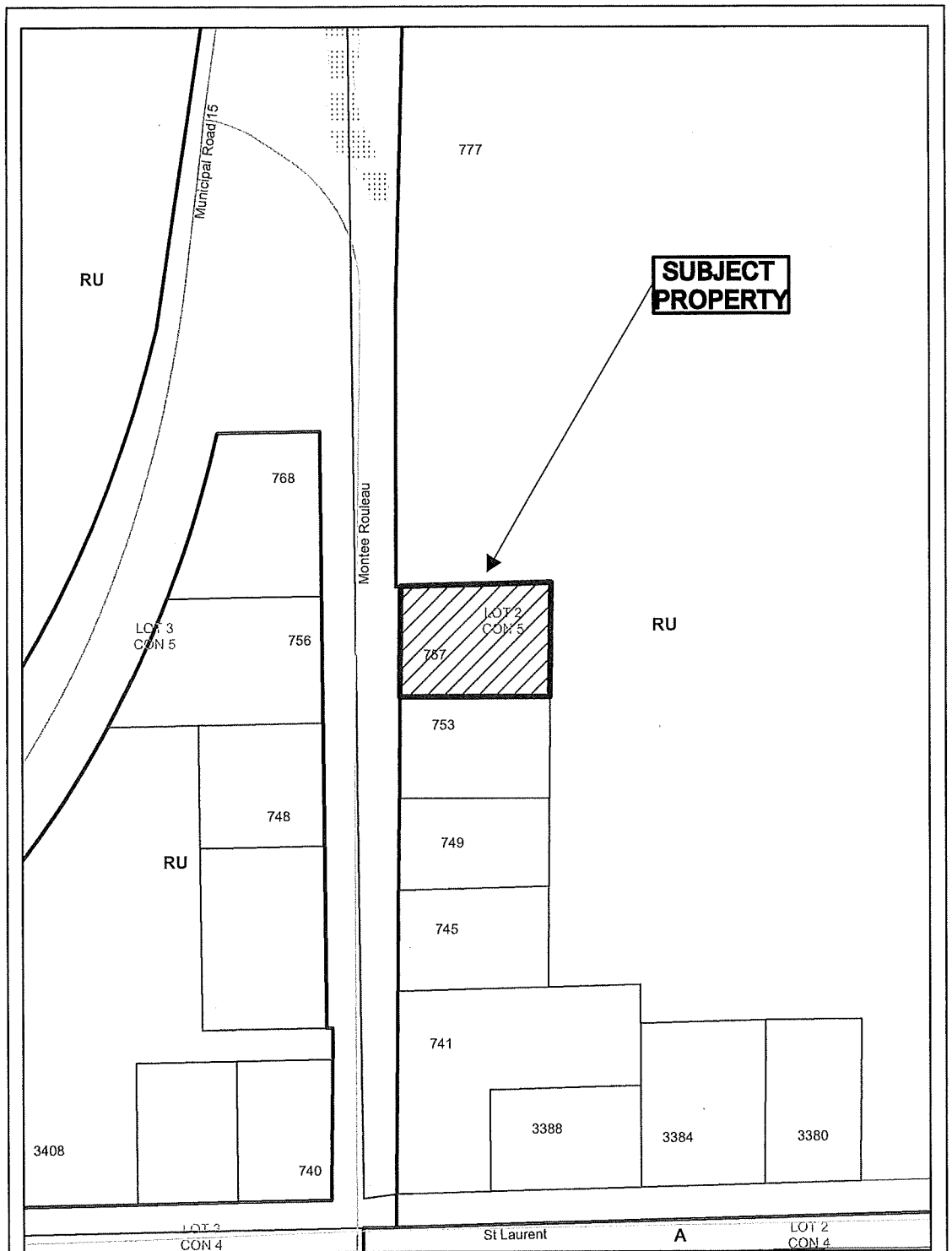
Print Name: Tim Gervais  
 \*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: <u>Aug. 4/22</u>	Hearing Date: <u>Sept. 7/22</u>	Received By: <u>N. Lewis</u>
Zoning Designation: <u>URD</u>	Resubmission: <input type="radio"/> Yes <input checked="" type="radio"/> No	
Previous File Number(s): <u>None</u>		
Previous Hearing Date: <u>n/a</u>		
Notes:		

10/22/2022



<p>Municipal Road 15</p> <p>Montée Rouleau</p> <p>St Laurent</p> <p><b>SUBJECT PROPERTY</b></p>	<p align="center"><b>Application for Minor Variance or Permission</b></p> <p align="right">N</p>
	<p>Subject Property being IN 73345-0134, Parcel 16653 SEC SWS, Part Lot 2, Concession 5 as in LT158898, Township of Rayside, 757 Montée Rouleau, Blezard Valley, City of Greater Sudbury</p> <hr/> <p>Sketch 1, NTS NDCA</p> <p align="right">A0122/2022 Date: 2022 08 08</p>







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

\$ 1345.00 w/NDCA

Office Use Only 2022.01.01	
A0123/2022	
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)  
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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Ronald & Lise Gosselin Email: [REDACTED]  
Mailing Address: 1381 Vermilion Lk. Rd. Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: Chelmsford Postal Code: R0M1L0 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: N/A 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: N/A  
Mailing Address: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED]

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

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

Variance To	By-law Requirement	Proposed	Difference
Property Width Frontage	296' (90 m)	100' (30.48 m)	196' (59.02 m)
Property Area	2.0 (ha)	1.445 ha	0.555 ha

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

- c) Description of Proposal: Water front property with river frontage  
of 145'-4" (45 m) as per by-law

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

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

PIN(s): 73360-0333 Township: Creighton  
 Lot No.: 12 Concession No.: 6 Parcel(s): Part 6  
 Subdivision Plan No.: N/A Lot: \_\_\_\_\_ Reference Plan No.: 53R-21523 Part(s): 6  
 Municipal Address or Street(s): VERMILION LK. RD.

- 7) Date of acquisition of subject land.
- 1981

- 8) Dimensions of land affected.

Frontage 52.35<sup>+</sup>(m) Depth 335<sup>+</sup>(m) Area 1445<sup>+</sup>(m<sup>2</sup>) Width of Street 30.42(m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	(m <sup>2</sup> )	None (m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	(m)	(m)
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

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

	Existing	Proposed
Front:	(m)	None (m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

What type of access to the land?

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

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

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

N/A Vacant land

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

Use(s): Rural Agriculture Length of time: 34 yrs.

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

Same as #13 ☐ or, Rural Building lot

- 15) What is the number of dwelling units on the property?
- N/A (NONE)

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

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

- 17) Existing uses of abutting properties:
- Rural Building lot & Bush lot

A0123/2022

- 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): A143/08, A144/08, A122/14, A123/14, A124/14, A99/15,  
or, describe briefly, A25/10, A26/16, A27/16 and A17/18

- 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): B184/08, B185/08, B186/08, B125/11, B126/11,  
B127/11, B67/12, B68/12, B69/12 and B14/14, B20 to B21/14, B80/14, B86 to B88/

- 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): B127 to B129/15,  
B37/18 to B39/18 a  
B67 to B69/20

- 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, Ronald & Lise Gosselin (please print all names), the registered owner(s) of the property described as Part 6 of Plan 53R-21523  
VERMILION 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 N/A (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 2 day of June, 2022

Ma Leus  
(witness)

Lise Gosselin Ronald Gosselin  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

A0123/2022

## PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Ronald & Lise Gosselin (please print all names),  
the registered owner(s) or authorized agent of the property described as \_\_\_\_\_

VERMILION HILL RD.

in the City of Greater Sudbury:

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

Dated this 2 day of June, 20 22

Nia Sian Lewis  
Commissioner of Oaths

Ronald Gosselin  
Signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)

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

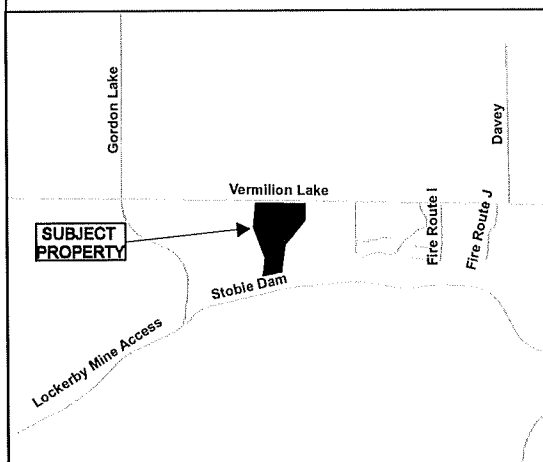
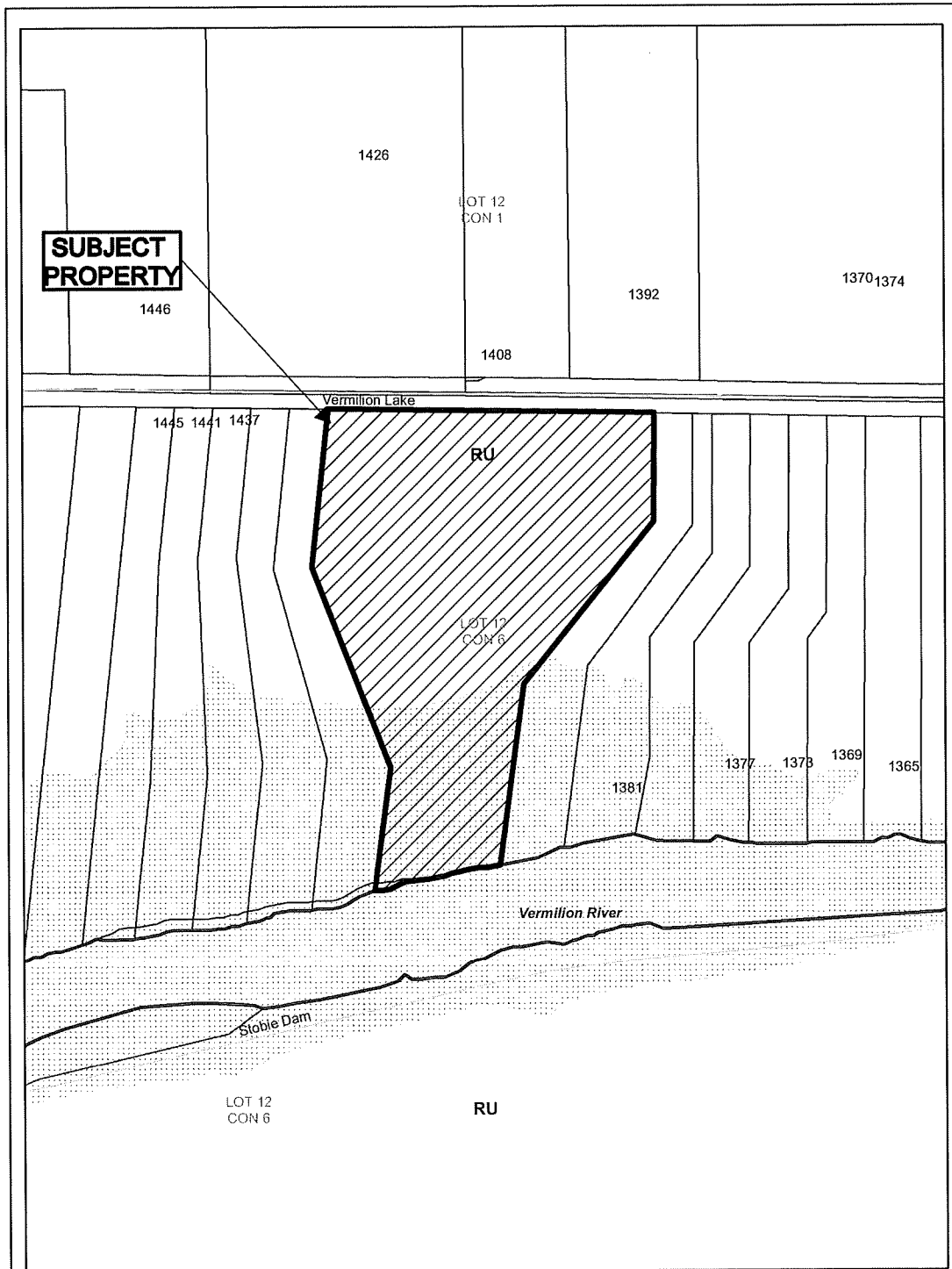
Print Name: Ronald Gosselin Lise Gosselin  
\*I have authority to bind the Corporation

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

## FOR OFFICE USE ONLY

Date of Receipt: <u>Aug. 9/22</u>	Hearing Date: <u>Sept. 7/22</u>	Received By: <u>N. Lewis</u>
Zoning Designation: <u>RU</u>	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): <u>B0045/2022, B0046/2022 * see below for related applications</u>		
Previous Hearing Date: <u>Not scheduled</u>		
Notes: <u>B0184/2008, B0185/2008 and B0186/2008 (Sept. 5, 2008)</u>		
<u>A0193/2008 and A0194/2008 (Jan. 26/09)</u>		
<u>A0002/2012, A0003/2012 and A0004/2012 (Feb 6/12)</u>		
<u>B0067/2012, B0068/2012 and B0069/2012 (Jan. 17/13)</u>		
<u>B0019/2014, B0020/2014 and B0021/2014 (July 31/14)</u>		
<u>B0065/2014 (July 31/14)</u>		
<u>B0086/2015, B0087/2015 and B0088/2015 (Sept. 8/15)</u>		
<u>A0094/2015 (Sept. 30/15)</u>		
<u>B0127/2015, B0128/2015 and B0129/2015 (Feb 1, 2016)</u>		
<u>B0067/2020, B0068/2020 and B0069/2020 (Nov 23/20)</u>		
<u>A0120/2021 and A0121/2021 (Oct. 27/21)</u>		
<u>B0037/2018, B0038/2018 and B0039/2018 (Oct 29, 2018)</u>		
<u>B0080/2014 (Aug 25, 2014)</u>		
<u>B125/2011, B0126/2011 and B0127/2011 (Dec 1, 2011)</u>		
<u>A0017/2019, A0018/2019, and A0019/2019 (Mar 6, 2019)</u>		
<u>A0027/2016 (Mar 9, 2016)</u>		
<u>A0122/2014, A0123/2014 and A0124/2014 (Oct 15, 2014)</u>		

A0123/2022



### Application for Minor Variance or Permission

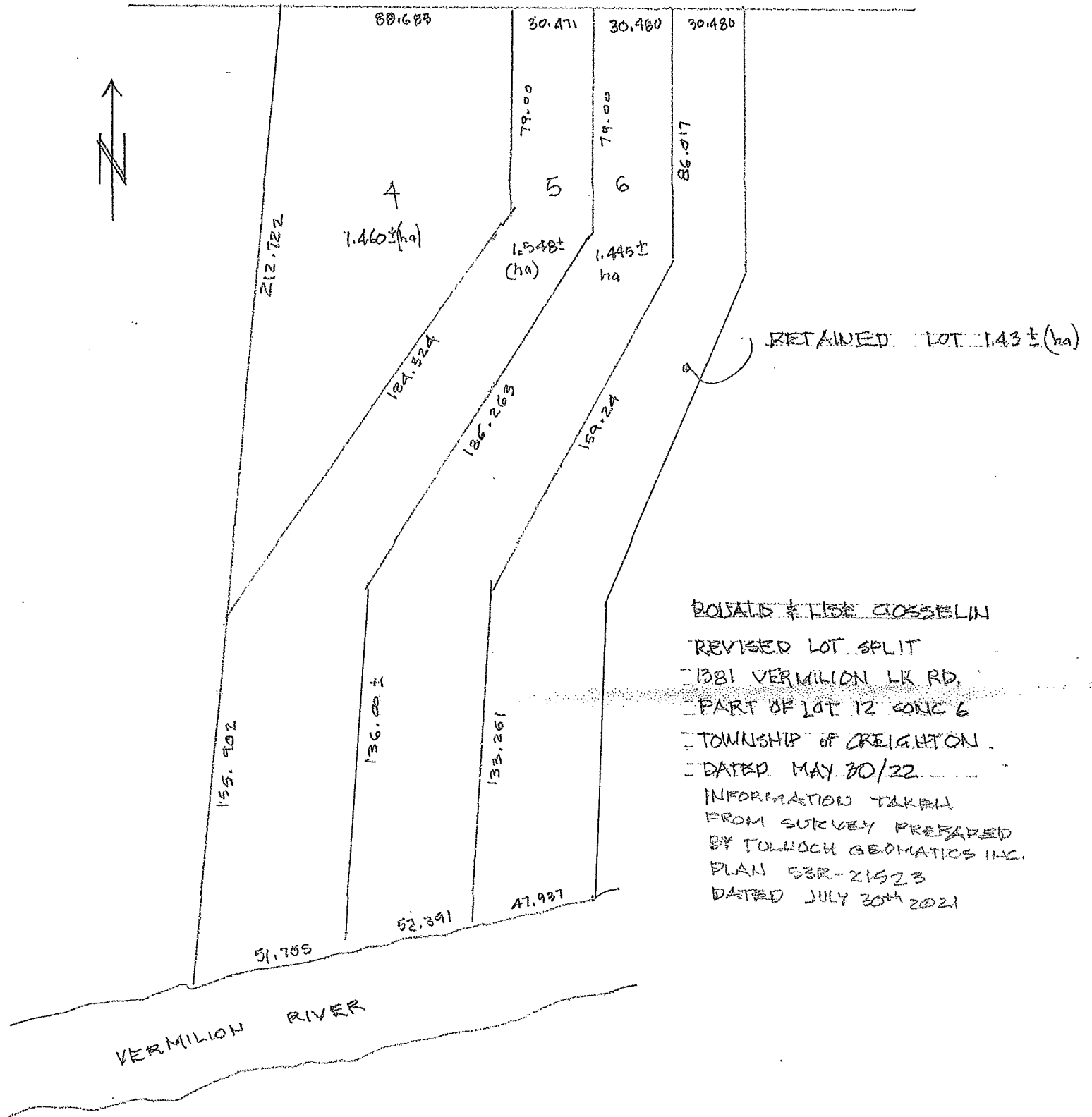


Subject Property being  
PIN 73368-0337, Part Lot 12,  
Concession 6, Parts 4, 5 and 6 on,  
Plan 53R-21523,  
Township of Creighton-Davies,  
0 Vermilion Lake Road, Chelmsford,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0123/2022  
Date: 2022 08 19

# VERMILION LAKE ROAD



BOUATIS & FINE GOSSELIN

REVISED LOT SPLIT

1381 VERMILION LK RD.

PART OF LOT 12 CONC 6

TOWNSHIP OF CREIGHTON

DATED MAY 30/22

INFORMATION TAKEN

FROM SURVEY PREPARED

BY TULLOCH GEOMATICS INC.

PLAN 53R-21523

DATED JULY 30<sup>th</sup> 2021

A0123/2022  
Sketch 2



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

\$1060.00

Office Use Only	
2022.01.01	
A0124/2022	
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"/>

## 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): Don & Victoria Sammur Email: [REDACTED]  
Mailing Address: 1997 Wiltshire St Home Phone: [REDACTED]  
City: Sudbury Postal Code: P3B1Y3 Business 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: Not Applicable Email: [REDACTED]  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED] Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

Name: TD Canada Trust  
Mailing Address: Not Applicable 2208 Lasalle Blvd. P3A2A8  
City: Sudbury Postal Code: [REDACTED]

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

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

Variance To	By-law Requirement	Proposed	Difference
MIN. LOT FRONTAGE	15 m	14.74 m	.26 m

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

- c) Description of Proposal: Split lot

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Proposed lot is .26 of a Meter short of the Required 15m.



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

PIN(s): \_\_\_\_\_ Township: Nelson  
 Lot No.: 12 Concession No.: 3 Parcel(s): 32907  
 Subdivision Plan No.: M201 Lot: 51 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1997 Wilshire St.

- 7) Date of acquisition of subject land.
- 2003 ±

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.546 (m) Area 557.418 (m<sup>2</sup>) Width of Street N/A (m)

- 9) Particulars of all buildings:
- |                    | (garage)     | Existing (house)                | (garage) | Proposed (house)      |
|--------------------|--------------|---------------------------------|----------|-----------------------|
| Ground Floor Area: | <u>29.20</u> | <u>103.86</u> (m <sup>2</sup> ) |          |                       |
| Gross Floor Area:  | <u>0</u>     | <u>207.72</u> (m <sup>2</sup> ) |          |                       |
| No. of storeys:    | <u>1</u>     | <u>1</u>                        |          |                       |
| Width:             | <u>4.359</u> | <u>7.925</u> (m)                |          | <u>NO CHANGES</u> (m) |
| Length:            | <u>6.706</u> | <u>13.106</u> (m)               |          | (m)                   |
| Height:            | <u>5.486</u> | <u>5.486</u> (m)                |          | (m)                   |

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

	Garage	Existing House	Garage	Proposed house
Front:	<u>25.247</u>	<u>6.35</u> (m)	<u>25.247</u>	<u>6.35</u> (m)
Rear:	<u>4.877</u>	<u>17.12</u> (m)	<u>4.87</u>	<u>17.12</u> (m)
Side: <u>East</u>	<u>10.236</u>	<u>1.397</u> (m)	<u>1.2</u>	<u>1.397</u> (m)
Side: <u>West</u>	<u>15.94</u>	<u>30.535</u> (m)	<u>10.236</u>	<u>6.018</u> (m)
		<u>21.213</u>		

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

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

What type of access to the land?

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

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

house (1973 ±) & detached garage (1973 ±)

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

Use(s): residential Length of time: 49 yrs. ±

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

If "yes", how many? N/A

- 17) Existing uses of abutting properties:
- residential

A0124/2022

- 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): N/A  
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): file # not yet assigned

- 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): N/A

- 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, Dan & Victoria Saumur (please print all names), the registered owner(s) of the property described as 1997 Wiltshire St.  
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 Dan Saumur (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 10<sup>th</sup> day of August, 2022

[Signature]  
(witness)

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

Print Name: Victoria Saumur

\*I have authority to bind the Corporation

A01 24/2022

I/We, Dan & Victoria Jaummer (please print all names),  
the registered owner(s) or authorized agent of the property described as 1997 Whitshire Street

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 10<sup>th</sup> day of August, 2022

*Jia Rens*  
Commissioner of Oaths

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

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

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

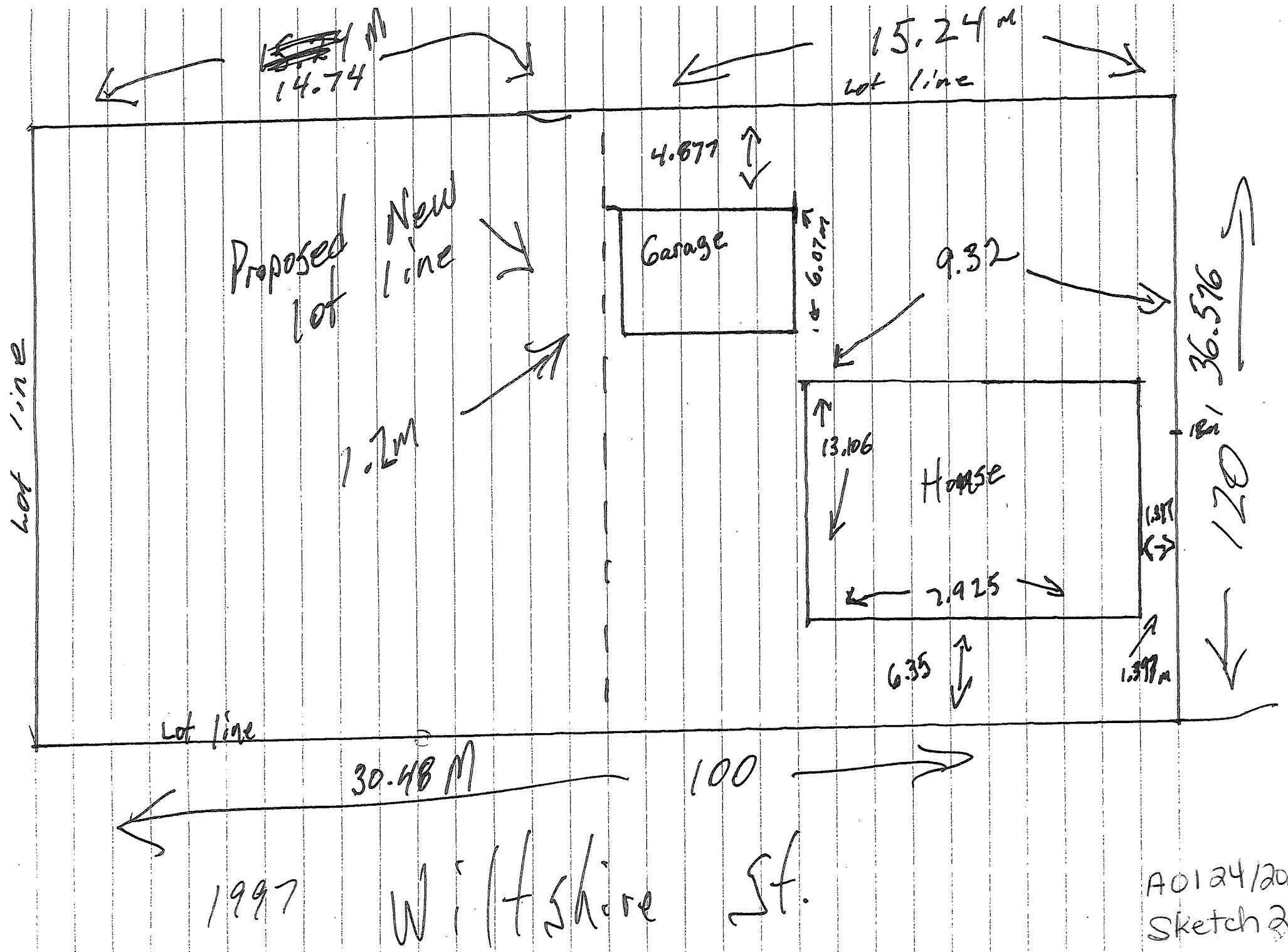
\* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**FOR OFFICE USE ONLY**

Date of Receipt: Aug. 10/22 Hearing Date: September 7/22 Received By: N. Lewis  
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): B0714/1976 > consent lapsed.  
Previous Hearing Date: Oct. 25, 1976  
Notes:

A0124/2022





A0124/2023  
Sketch 2



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

Office Use Only 2022.01.01
A 0125/2022
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): DAVIS, MATTHEW GRAHAM	Email: [REDACTED]
Mailing Address: 601-627 Moberly Road	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Vancouver	Postal Code: V5Z 4B1
	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: TULLOCH Engineering	Email: [REDACTED]
Mailing Address: 1942 Regent Street Unit L	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3E 5V5
	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:	
Mailing Address:	
City:	Postal Code:

- 4) Current Official Plan designation: Living Area I Current Zoning By-law designation: R2-3

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

Variance To RETAINED LOT	By-law Requirement	Proposed	Difference
Minimum Lot Frontage (Table 6.4)	12m	11.876m	0.124m
Minimum Lot Depth (Table 6.4)	30m	25.496m	4.504m
Minimum Parking Space Requirements (Table 5.5)	2 PS (1/unit)	0	2
Minimum Required Interior Side Yard (Table 6.4)	1.8m	1.643m	0.157m

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

- c) Description of Proposal:

This application is to be submitted concurrently with a consent application for the subject property. The minor variances described above are required as a result of the proposed severance.

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

The proposal can not comply with the provisions of the Zoning By-law due to existing conditions. Both dwellings were constructed prior to any by-laws and given existing conditions, no legal parking spaces can be provided.

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

PIN(s): 02129-0106 Township: Sudbury  
 Lot No.: Concession No.: Parcel(s):  
 Subdivision Plan No.: M109 Lot: 103 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 323 Eva Ave, Sudbury, P3C4N2

- 7) Date of acquisition of subject land. May 04, 2021

- 8) Dimensions of land affected.

Frontage ±21.934 (m) Depth ±23.577 (m) Area ±457.623 (m<sup>2</sup>) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	North Dwelling ±64.9 South Dwelling ±70.1 (m <sup>2</sup> )	Same (m <sup>2</sup> )
Gross Floor Area:	North Dwelling ±64.9 South Dwelling ±70.1 (m <sup>2</sup> )	Same (m <sup>2</sup> )
No. of storeys:	North Dwelling 1 South Dwelling 2	Same
Width:	North Dwelling ±7.6 South Dwelling ±7.2 (m)	Same (m)
Length:	North Dwelling ±9.7 South Dwelling ±8.5 (m)	Same (m)
Height:	North Dwelling 1 Storey South Dwelling 2 Storey (m)	Same (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:	See attached sketch (m)	Same (m)
Rear:	" " (m)	Same (m)
Side:	" " (m)	Same (m)
Side:	" " (m)	Same (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.

Unknown. Pre 1950s.

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

Use(s): Residential

Length of time: Unknown

- 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

A0125/2022

- 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

Subject to a Consent Application being submitted,  
If "yes", indicate application number(s) and status of application(s): granted planning approvals for the minor variances.

- 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, DAVIS, MATTHEW GRAHAM (please print all names), the registered owner(s) of the property described as PCL 5887 AND PCL 3264 SEC SES FIRSTLY PT LT 103 PLAN M109 COMM AT THE N ELY ANGLE OF THE SAID LT CITY OF SUDBURY (PIN 02129-0106) in the City of Greater Sudbury:

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

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

##### Authority to Enter Land and Photograph

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

##### Appointment of Authorized Agent

- g) appoint and authorize TULLOCH Engineering (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 8 day of AUGUST, 2022

X Connor Whitley  
(witness)

X Matt Davis  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: X Matt Davis


\*I have authority to bind the Corporation

A0125/2022



I/We, TULLOCH Engineering (please print all names),  
the registered owner(s) or authorized agent of the property described as PCL 5887 AND PCL 3264 SEC SES FIRSTLY PT LT  
103 PLAN M109 COMM AT THE N ELY ANGLE OF THE SAID LT CITY OF SUDBURY (PIN 02129-0106)  
in the City of Greater Sudbury:

Dated this 10 day of August, 20 22

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

Print Name: Aaron Ariganello  
 \*I have authority to bind the Corporation

**FOR OFFICE USE ONLY**

Date of Receipt:                      Hearing Date: September 7, 2022                      Received By: N. Lewis

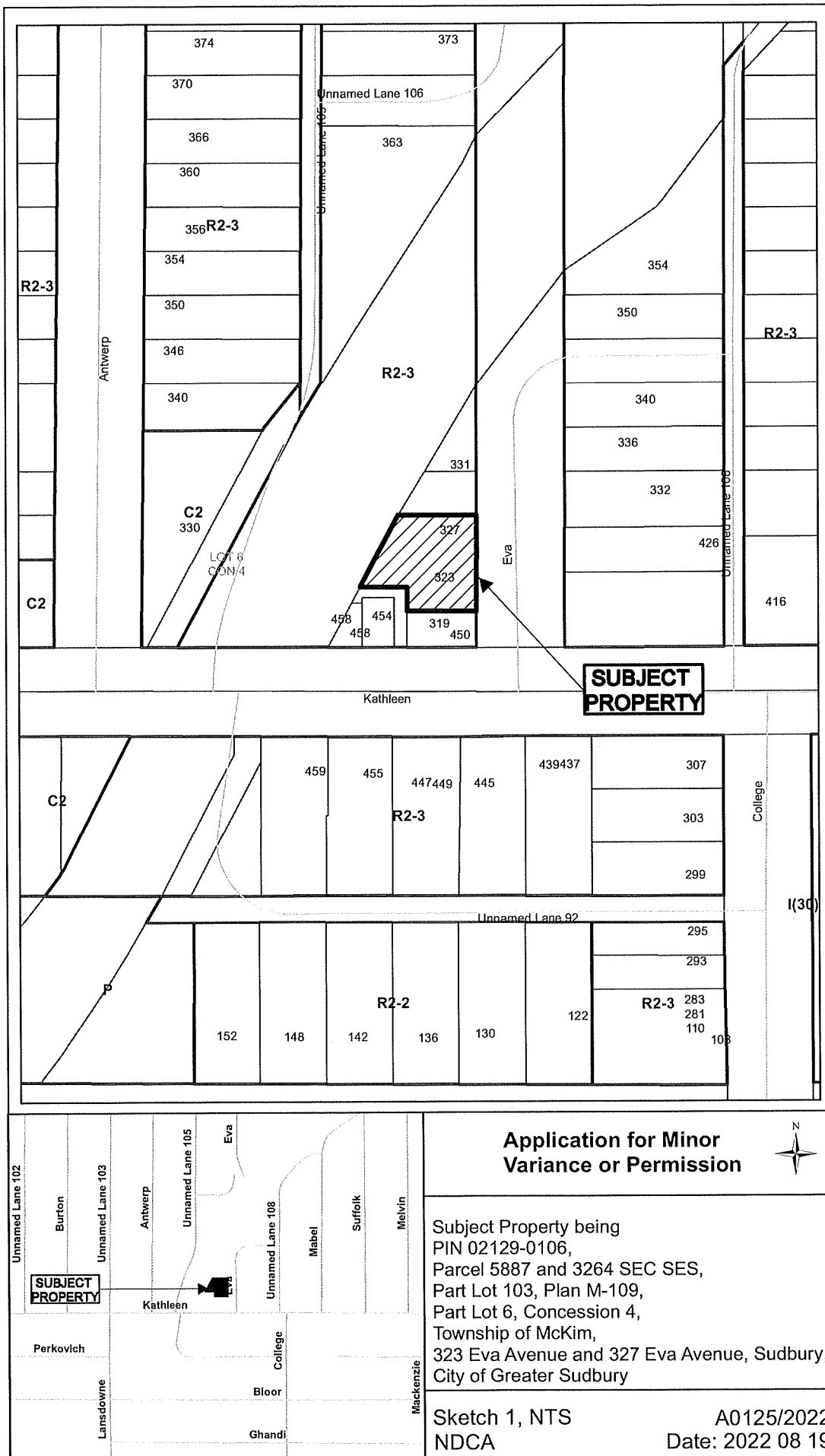
Zoning Designation: R2-3                      Resubmission: ☐ Yes    ☒ No

Previous File Number(s): B0087/2010 (lapsed) / A0118/2022 / B0066/2022 - no date set

Previous Hearing Date: July 22/10                      Aug. 24/22

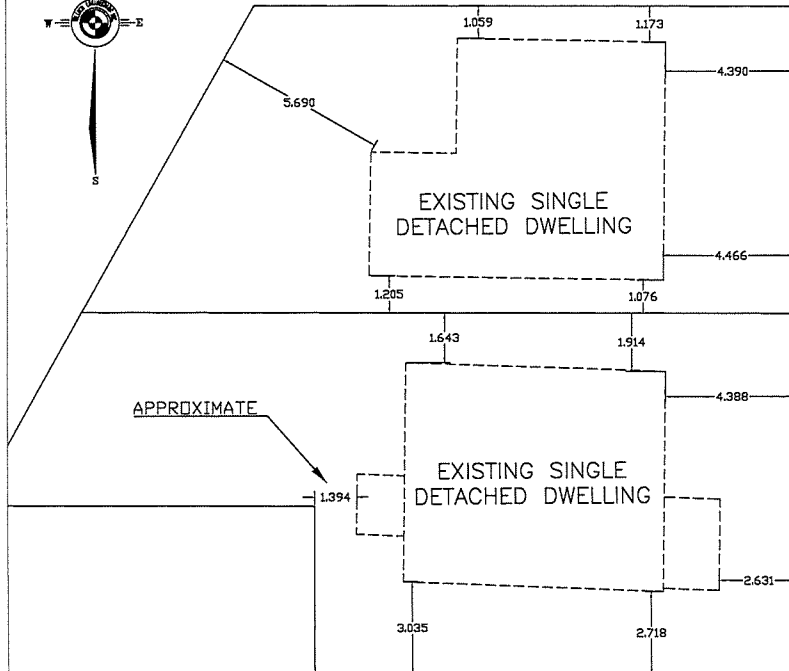
Notes:

A0125/2022

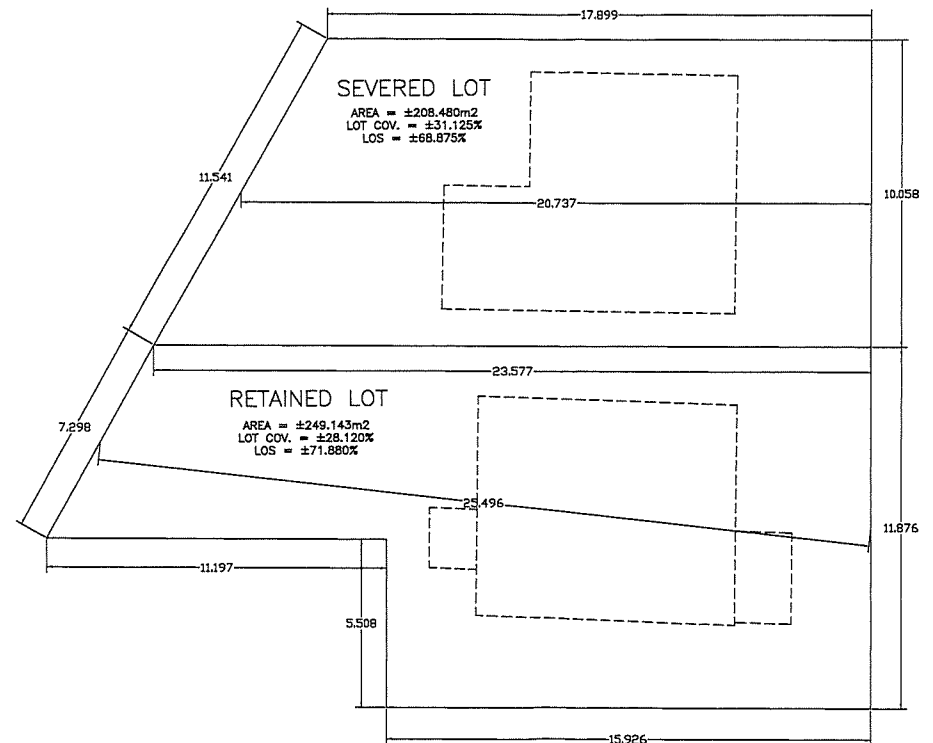


SKETCH OF PROPOSED SEVERANCE  
323 EVA AVENUE  
CITY OF GREATER SUDBURY

TULLOCH ENGINEERING



EVA AVENUE

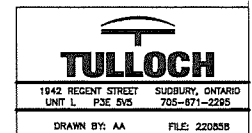


CAUTION

THE PROPERTY BOUNDARIES AND DWELLINGS ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND OTHER SOURCES AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2021.



A0125/2022 Sketch 2



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

Office Use Only	
2022 01 01	
A0126/2022	
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): Ms Sonya Pidot Email: \_\_\_\_\_  
Mailing Address: #218 Southgate Cir Home Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
City: Sudbury Postal Code: P3E 5T7 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 Bordeuissi Email: \_\_\_\_\_  
Mailing Address: 144 Elm St Home Phone: \_\_\_\_\_  
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: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: Living Area Current Zoning By-law designation: R2-2

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

Variance To	By-law Requirement	Proposed	Difference
Zoning By-law 2010-100E	SIDEYARD 1.2 m	0.77 m	0.43 m

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.38 (m)

- c) Description of Proposal: SIDEYARD OF 0.77 m WHERE 1.2 m REQUIRED

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

EXISTING GARAGE

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

PIN(s): 73594-0389 Township: \_\_\_\_\_  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: M-203 Lot: 10 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): #193 WALFORD ROAD

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

- 8) Dimensions of land affected.

Frontage 16.47 (m) Depth 80.7 +/- (m) Area 1327 +/- (m<sup>2</sup>) Width of Street 20.112 (m)

- 9) Particulars of all buildings: House Existing GARAGE Proposed
- |                    |                |                              |                         |
|--------------------|----------------|------------------------------|-------------------------|
| Ground Floor Area: | <u>107.6</u>   | <u>12.35 (m<sup>2</sup>)</u> | _____ (m <sup>2</sup> ) |
| Gross Floor Area:  | <u>107.6</u>   | <u>12.35 (m<sup>2</sup>)</u> | _____ (m <sup>2</sup> ) |
| No. of storeys:    | <u>1</u>       | <u>1</u>                     | <u>Same</u>             |
| Width:             | <u>7.38</u>    | <u>4.94 (m)</u>              | _____ (m)               |
| Length:            | <u>14.59</u>   | <u>7.41 (m)</u>              | _____ (m)               |
| Height:            | <u>+/- 5.0</u> | <u>+/- 3.0 (m)</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>9.02</u>	<u>14.21 (m)</u>
Rear:	<u>56.7</u>	<u>54.7 (m)</u>
Side:	<u>0.83</u>	<u>0.77 (m)</u>
Side:	<u>8.15</u>	<u>10.76 (m)</u>

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

What type of access to the land?

Municipally owned & operated piped water system ☒  
 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.

+/- 1950's

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

Use(s): SINGLE FAMILY DWELLING Length of time: +/- 70 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

A0126/2022

- 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): A0078/1975  
or, describe briefly, location of existing dwelling

- 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): B0032/2022  
JUST CIRCULATING NOW

- 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, Sonyia Pidutti (please print all names), the registered owner(s) of the property described as #193 WILFORD ROAD  
in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

- g) appoint and authorize 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 4<sup>th</sup> day of August, 20 22

Charm Prodan  
(witness)

S. Pidutti  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Sonyia Pidutti


\*I have authority to bind the Corporation

A0126/2022

I/We, ADRIAN BORTOLUSSI (please print all names),  
the registered owner(s) or authorized agent of the property described as #193 WATFORD ROAD

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 5<sup>th</sup> day of August, 20 22

  
Commissioner of Oaths

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

Print Name: ADRIAN BORTOLUSSI  
 \*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. 5/22      Hearing Date: Sept. 7/22      Received By: N. Lewis

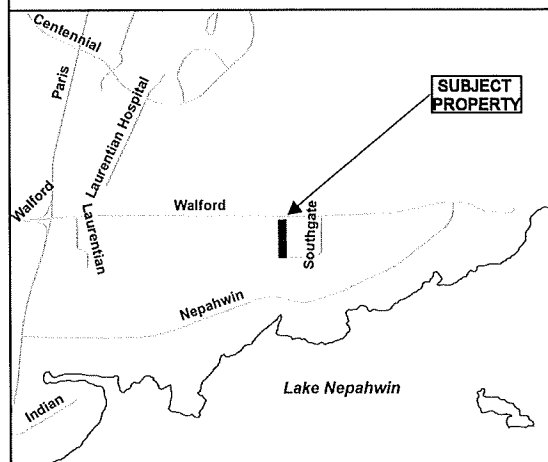
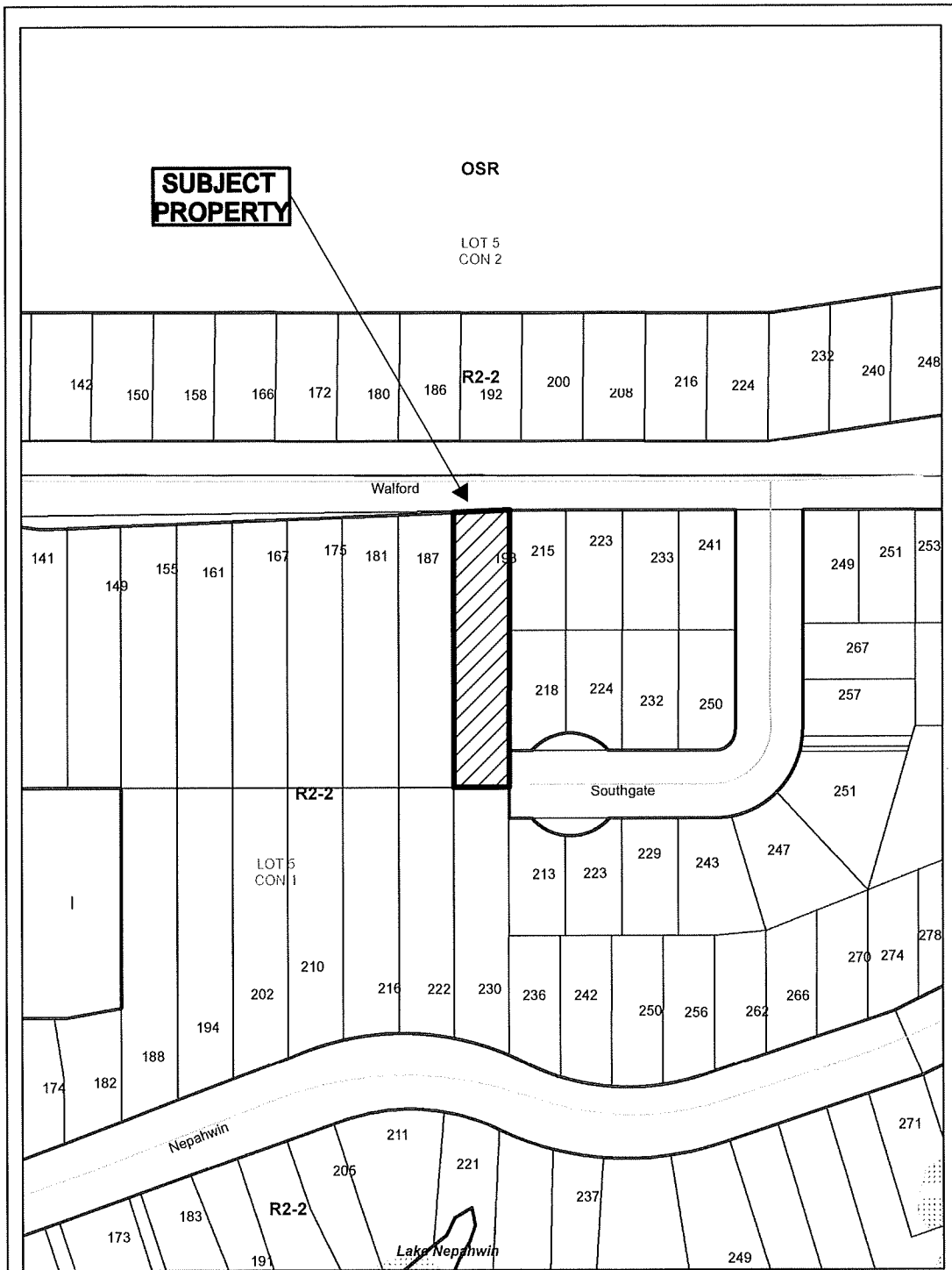
Zoning Designation: R2-2      Resubmission: ☐ Yes ☒ No

Previous File Number(s): A0078/1975 / B0032/2022

Previous Hearing Date: June 30/75 / Aug. 13/22

Notes:

A0126/2022



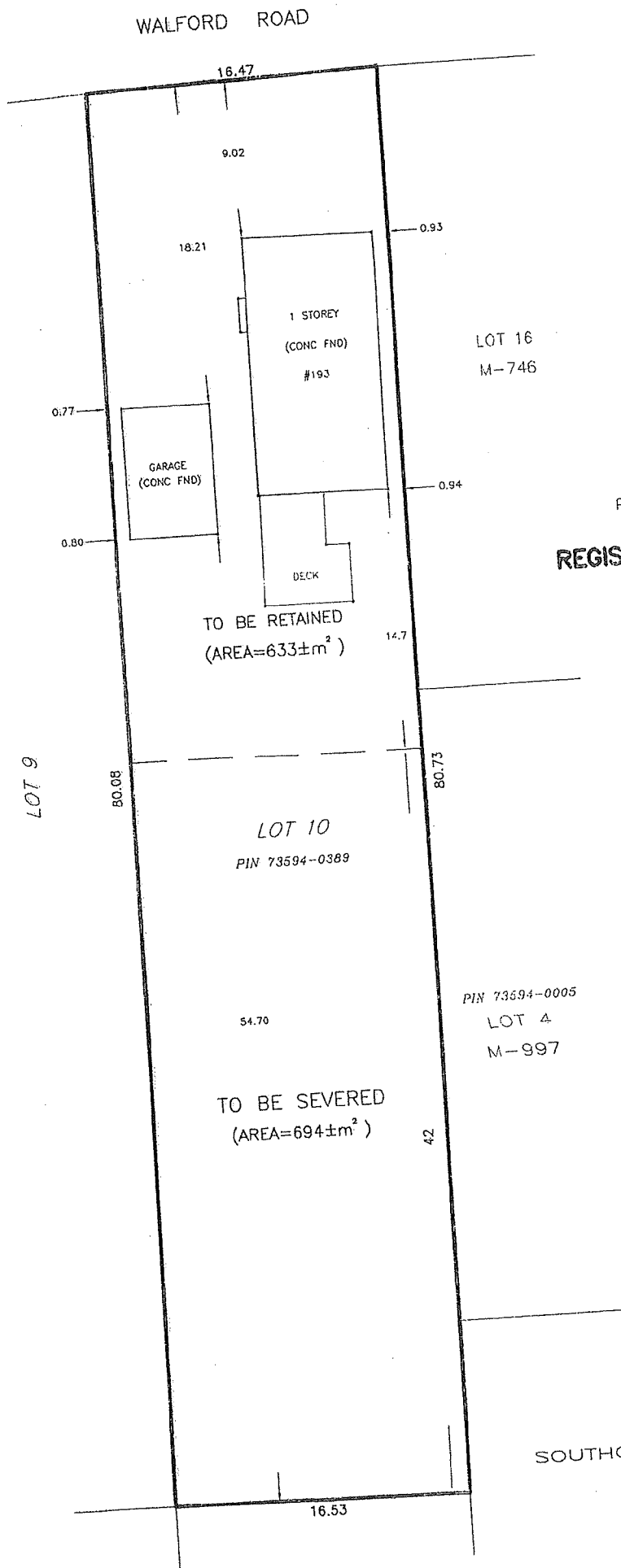
### Application for Minor Variance or Permission

Subject Property being  
PIN 73594-0389,  
Parcel 13842 SEC SES,  
Lot 10, Plan M-203,  
Part Lot 5, Concession 1,  
Township of McKim,  
193 Walford Road, Sudbury,  
City of Greater Sudbury

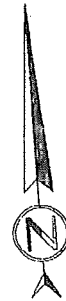
Sketch 1, NTS  
NDCA

A0126/2022  
Date: 2022 08 22





SKETCH OF  
PROPOSED SEVERANCE  
**LOT 10**  
**REGISTERED PLAN M-203**  
SCALE : 1 : 300 metric



A0126/2022  
Sketch 2



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

City of Greater Sudbury  
APPLICATION FOR MINOR VARIANCE

Office Use Only
2022-01-01
A0128/2022
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): Mignonne and Tyler Edwards	Email:
Mailing Address: 232 Kukagami Lake Road	Home Phone:
	Business Phone:
City: Whanapitae	Fax Phone:
Postal Code: P0M3C0	

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

Name of Agent: Centreline Architecture	Email:
Mailing Address: 158 Elgin	Home Phone:
232 KUKAGAMI LAKE RD	Business Phone:
City: Sudbury	Fax Phone:
Postal Code: P3E 3N5	

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

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

Name:	N/A - no mortgage on property
Mailing Address:	
City:	
Postal Code:	

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

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

Variance To	By-law Requirement	Proposed	Difference
Shoreline Setback	30m	26.4m	3.6m
Rear Yard Setback	7.5m	6.4m	1.1m

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

- c) Description of Proposal:  
ADDITION TO AN EXISTING DWELLING.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
NEW ADDITION ENCROACHES IN THE SHORELINE SETBACK.

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

PIN(s): 73519 -0189		Township: RATHBUN	
Lot No.: 8 (PART 2)	Concession No.:	Parcel(s): 37483	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 232 KUKAGAMI LAKE RD			

- 7) Date of acquisition of subject land. June 2020

- 8) Dimensions of land affected.

Frontage 27 (m) Depth 142 (m) Area 456 (m<sup>2</sup>) Width of Street 19 (m)

SEE ATTACHED

- 9) Particulars of all buildings:
- |                    | House | Existing Garage   | House | Proposed Garage   |
|--------------------|-------|-------------------|-------|-------------------|
| Ground Floor Area: |       | (m <sup>2</sup> ) |       | (m <sup>2</sup> ) |
| Gross Floor Area:  |       | (m <sup>2</sup> ) |       | (m <sup>2</sup> ) |
| No. of storeys:    |       | (m)               |       | (m)               |
| Width:             |       | (m)               |       | (m)               |
| Length:            |       | (m)               |       | (m)               |
| Height:            |       | (m)               |       | (m)               |

SEE ATTACHED

- 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).
- |        | House | Existing Garage | House | Proposed Garage |
|--------|-------|-----------------|-------|-----------------|
| Front: |       | (m)             |       | (m)             |
| Rear:  |       | (m)             |       | (m)             |
| Side:  |       | (m)             |       | (m)             |
| Side:  |       | (m)             |       | (m)             |

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

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

- What type of access to the land?

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

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

1980

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

Use(s): SEASONAL RESIDENCE

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: SEASONAL RESIDENCE

A0128/2022

2028/2022  
 20128/2022

Application For Minor Variance  
 232 Kukagami Lake Rd  
 Sudbury, ON  
 9)

Particulars of All Buildings:  
 Existing

	Cottage	Cabin	Deck	Sauna
Ground Floor Area (m <sup>2</sup> )	75	25	50	12
Gross Floor Area (m <sup>2</sup> )	150	25	50	12
No. of Storeys	2	1	n/a	1
Width (m)	8	6.33	7.4	4.3
Length (m)	10	4	7.4	2.75
Height (m)	4.5	4.5	n/a	2.75

10)

Location of All Buildings and Structures on or Proposed For The Subject Lands (Specify Distances From Side, Rear and Front Lot Lines.)

Existing

	Cottage	Cabin	Deck	Sauna
Front (m)	84.4	55	108	109.4
Rear (m)	-3	33	-18	-21
Side (m)	11.3	2.3	8.5	2.75
Side (m)	7	17	10.4	19.3

Proposed

	Cottage Addition	Deck
Ground Floor Area (m <sup>2</sup> )	120	53
Gross Floor Area (m <sup>2</sup> )	240	53
No. of Storeys	2	n/a
Width (m)	12.5	8.75
Length (m)	9.6	9
Height (m)	9.3	n/a

Proposed

	Cottage Addition	Deck
Front (m)	74.17	94.4
Rear (m)	6.4	-8.3
Side (m)	7	12.5
Side (m)	6.65	5

\*A negative distance denotes the encroachment of the building into crown land from the property line.

- 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

NAME: Tyler and Mignonne Edwards

(please print all)

names), the registered owner(s) of the property described as 232 Kukagami Lake Road

in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

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

Dated this 9th day of August, 2022

(Witness)

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

Print Name: Tyler and Mignonne Edwards

\*I have authority to bind the Corporation

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

DO NOT FILL IN

NAME, CENTRELINE ARCHITECTURE (please print all names),  
the registered owner(s) or authorized agent of the property described as 232 KURAGAMI LAKE RD.

In the City of Greater Sudbury:

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

DO NOT FILL IN

Dated this 11 day of AUGUST, 20 22

~~Commissioner of Oaths~~

Karen Elizabeth Pigeon, 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)

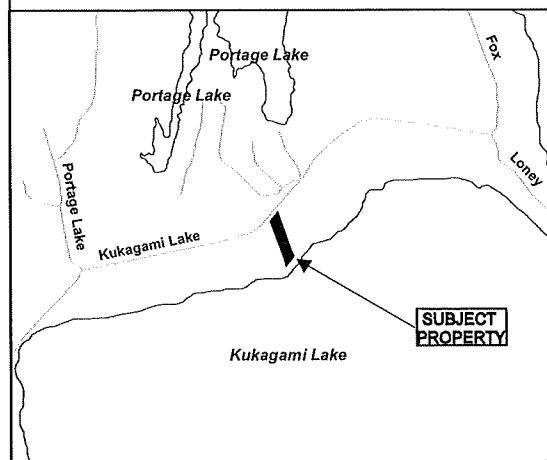
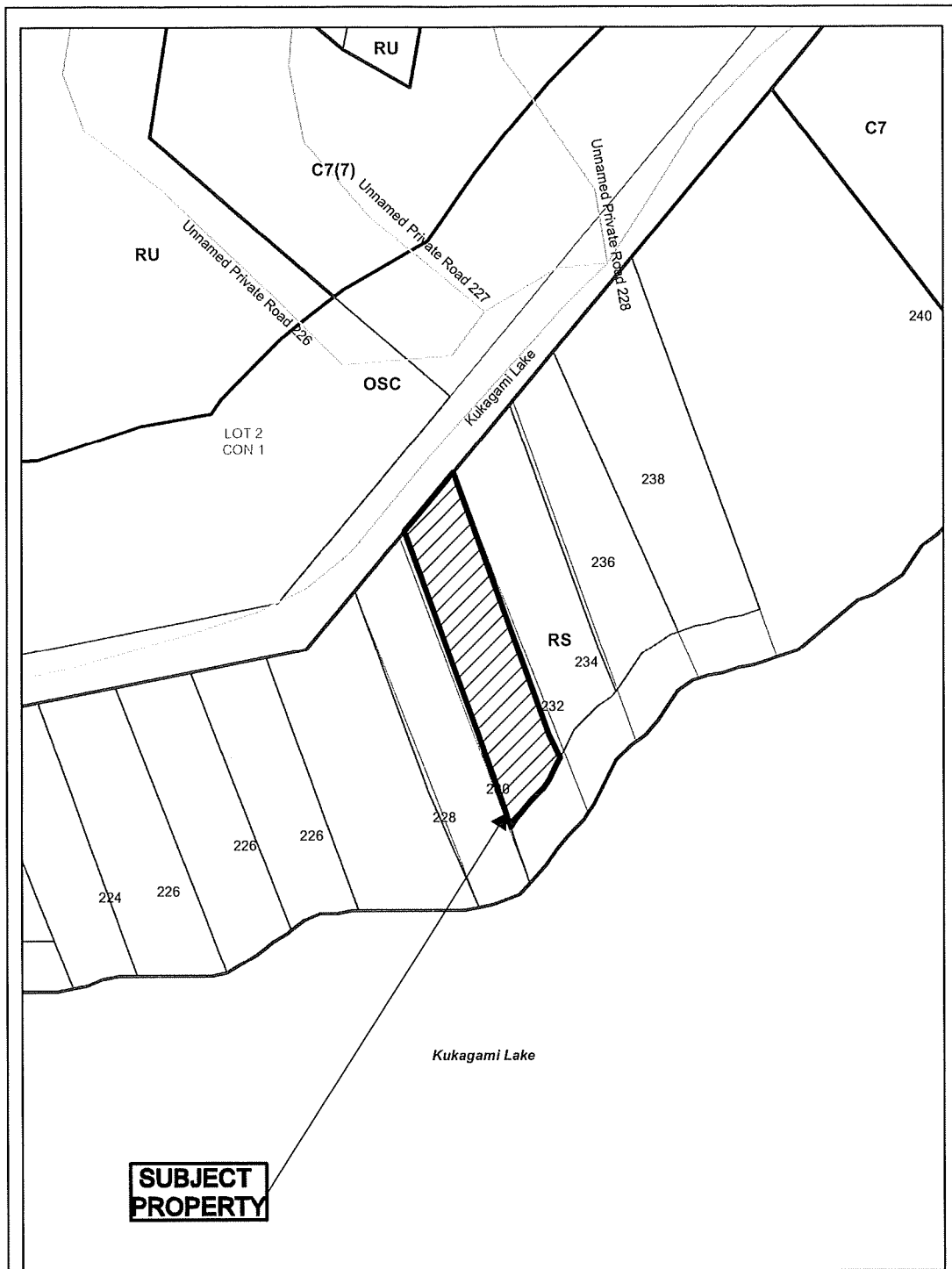
Print Name: DANA SIMON  
 \*I have authority to bind the Corporation

- \* 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. 23/22 Hearing Date: Sept. 7, 2022 Received By: N. Lewis  
Zoning Designation: RS Resubmission: ☐ Yes ☒ No  
Previous File Number(s): None  
Previous Hearing Date: n/a  
Notes:

A0128/2022



### Application for Minor Variance or Permission



Subject Property being  
PIN 73519-0189,  
Parcel 37483 SEC SES,  
Part Summer Resort Location Lot 8,  
Plan M-497, Part Lot 2 Concession 1,  
Part 2 on Plan 53R-4335,  
Township of Rathbun,  
232 Kukagami Lake Road, Wahnapiatae,  
City of Greater Sudbury

Sketch 1, NTS  
MNR

A0128/2022  
Date: 2022 08 23





# SURVEYOR'S REAL PROPERTY REPORT

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## METRIC NOTE

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

(PART 1)  
PART OF LOT 8  
REGISTERED PLAN M-497  
(PART 2 53R-4336)  
GEOGRAPHIC TOWNSHIP OF RATHBUN  
CITY OF GREATER SUDBURY

DISTRICT OF SUDBURY

SCALE 1:800

JAMES E. KIRKLAND O.L.S.

## DESCRIPTION OF LAND

PN 73519-0199

## REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS

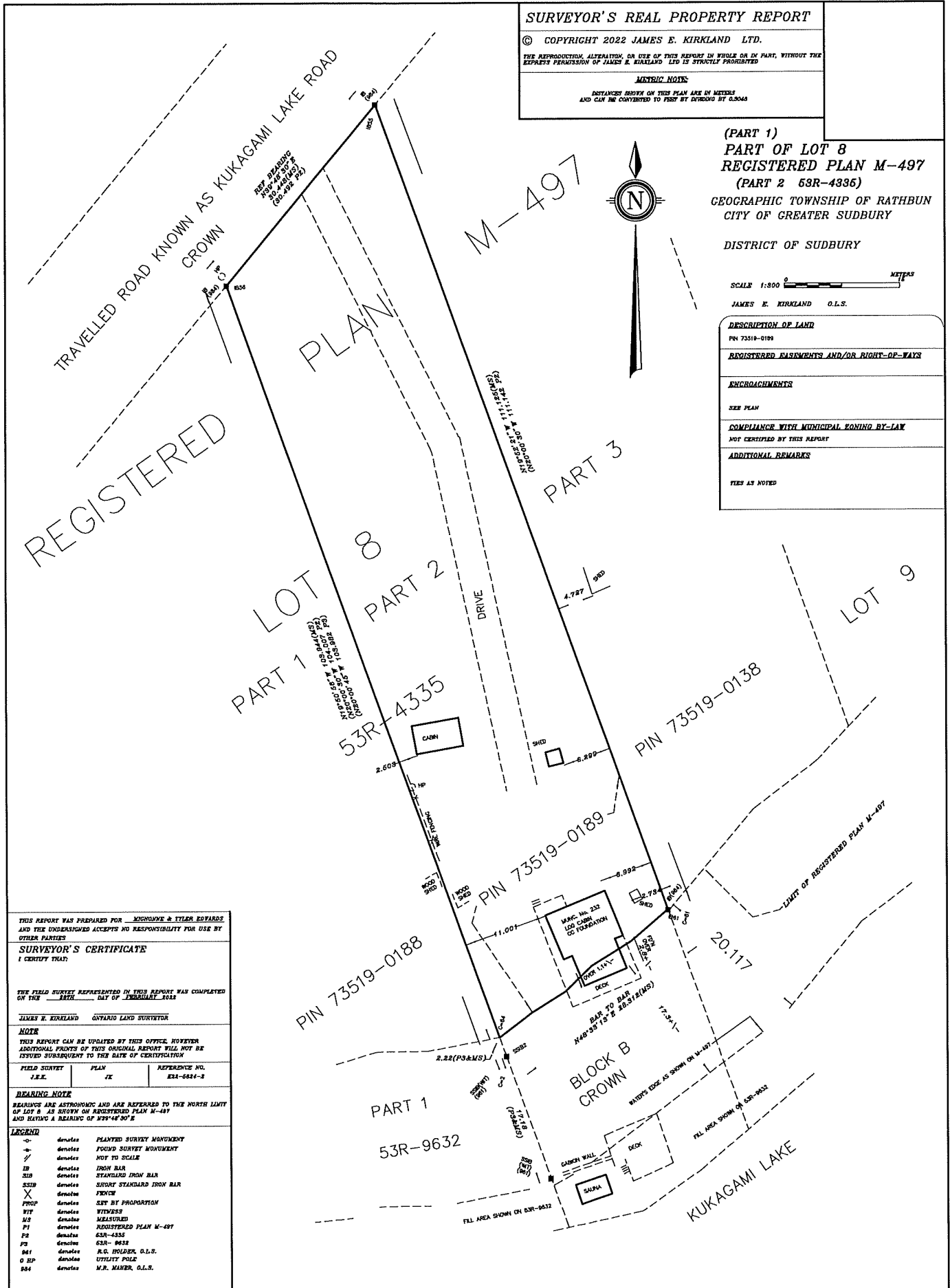
## ENCROACHMENTS

SEE PLAN

COMPLIANCE WITH MUNICIPAL ZONING BY-LAW  
NOT CERTIFIED BY THIS REPORT

## ADDITIONAL REMARKS

FEES AS NOTED



THIS REPORT WAS PREPARED FOR MICHOE & TYLER EDWARDS  
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY  
OTHER PARTIES

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED IN THIS REPORT WAS COMPLETED  
ON THE 18TH DAY OF JANUARY, 2022

JAMES E. KIRKLAND ONTARIO LAND SURVEYOR

## NOTE

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER  
ADDITIONAL FEES OF THIS ORIGINAL REPORT WILL NOT BE  
ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION

FIELD SURVEY	PLAN	REFERENCE NO.
J.E.K.	JK	824-6414-2

## BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT  
OF LOT 8 AS SHOWN ON REGISTERED PLAN M-497  
AND HAVING A BEARING OF N79°48'30\"

## LEGEND

-o-	denotes	PLANTED SURVEY MONUMENT
-x-	denotes	FOUND SURVEY MONUMENT
///	denotes	NOT TO SCALE
IB	denotes	IRON BAR
SB	denotes	STANDARD IRON BAR
SSB	denotes	SHORT STANDARD IRON BAR
X	denotes	FENCE
PROP	denotes	EST BY PROPORTION
VIT	denotes	VITREOUS
M/S	denotes	MEASURED
P1	denotes	REGISTERED PLAN M-497
P2	denotes	53R-4336
P3	denotes	53R-4336
941	denotes	R.G. BOLZER, O.L.S.
O HP	denotes	UTILITY POLE
944	denotes	M.R. WABER, O.L.S.

A0128/2022  
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	
A0129/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Richard Barlow Ashlee Barlow Email: [REDACTED]  
Mailing Address: 43 Finland St. Home [REDACTED]  
P.O. Box 812 Business Phone: [REDACTED]  
City: Copper Cliff Postal Code: P6M 1N0 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: Ashlee Barlow Email: [REDACTED]  
Mailing Address: 43 Finland St. Home [REDACTED]  
P.O. Box 812 Business Phone: [REDACTED]  
City: Copper Cliff Postal Code: P6M 1N0 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: Sudbury Credit Union  
Mailing Address: 9 2nd Ave N.  
City: Sudbury Postal Code: P3B 3L7

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-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
Table 6.2/ Table 4.1	6 - 1.2 = 4.8	2.7	2.1

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

- c) Description of Proposal: To have front deck be placed 2.7m away from property line.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: We require a larger structure (not landing size) as we have a child, so larger area is easier with stroller and have place to put child down when handling items in and out of house. House is 4.8 metres away from property line so any deck would be unable to comply.

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

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

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

- 8) Dimensions of land affected.

Frontage 18.29 (m) Depth 30.48 (m) Area 557.48 (m<sup>2</sup>) Width of Street 7.32 (m)

- 9) Particulars of all buildings:

	House	Garage Existing	Back Deck		Proposed	
Ground Floor Area:	<u>52.6</u>	<u>21.5</u>	<u>31.22</u> (m <sup>2</sup> )	<u>5.46</u>	<u>41.4</u>	<u>AB</u> (m <sup>2</sup> )
Gross Floor Area:	<u>101.73</u>	<u>21.5</u>	<u>31.22</u> (m <sup>2</sup> )	<u>5.46</u>	<u>41.4</u>	<u>AB</u> (m <sup>2</sup> )
No. of storeys:	<u>2</u>	<u>1</u>	<u>1</u>		<u>1</u>	
Width:	<u>8.53</u>	<u>3.43</u>	<u>8.63</u> (m)		<u>2.77</u>	(m)
Length:	<u>6.35</u>	<u>6.4</u>	<u>3.66</u> (m)		<u>1.97</u>	(m)
Height:	<u>7.32</u>	<u>3.13</u>	<u>1</u> (m)		<u>1</u>	(m)

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

	Existing	Proposed	
Front:	<u>4.7</u>	<u>23.78</u>	<u>11.05</u> (m)
Rear:	<u>19.74</u>	<u>0.3</u>	<u>16.05</u> (m)
Side:	<u>6</u>	<u>0.3</u>	<u>6</u> (m)
Side:	<u>5.69</u>	<u>14.56</u>	<u>5.69</u> (m)

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

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

What type of access to the land?

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

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

House: 1946 Garage: Estimated 80s Back Deck: Unknown

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

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

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☐ Yes ☒ No

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

- 17) Existing uses of abutting properties:
- Residential

A0129/2022

- 18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? ☐ Yes ☒ No

If "yes", indicate the application number(s): \_\_\_\_\_  
or, describe briefly, \_\_\_\_\_

- 19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? ☐ Yes ☒ No

If "yes", indicate application number(s) and status of application(s): \_\_\_\_\_

- 20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? ☐ Yes ☒ No

If "Yes", indicate application number(s) and status of application(s): \_\_\_\_\_

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan? ☐ Yes ☒ No

If "yes", provide details on how the property is designated in the Source Protection Plan. \_\_\_\_\_

### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Richard Barlow & Ashlee Barlow (please print all names), the registered owner(s) of the property described as 43 Finland St, Copper Cliff, P0M 1N0  
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 Ashlee Barlow (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 6 day of August, 2022

x Eric Pearson  
(witness)

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

Print Name: Richard Barlow Ashlee Barlow

\*I have authority to bind the Corporation

0

A0129/2022

I/We, Ashlee Barlow (please print all names),  
the registered owner(s) or authorized agent of the property described as 43 Finland St.

in the City of Greater Sudbury:

Dated this 9 day of August, 20 22

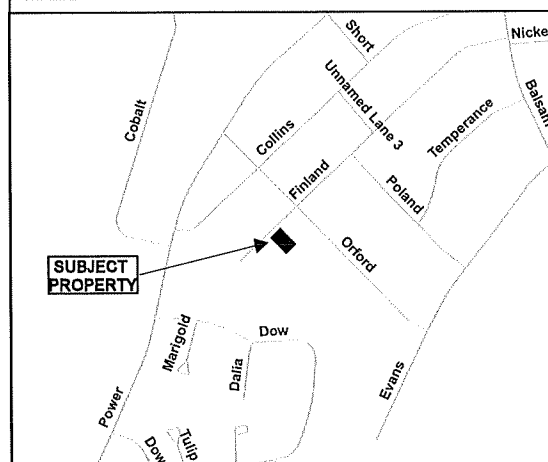
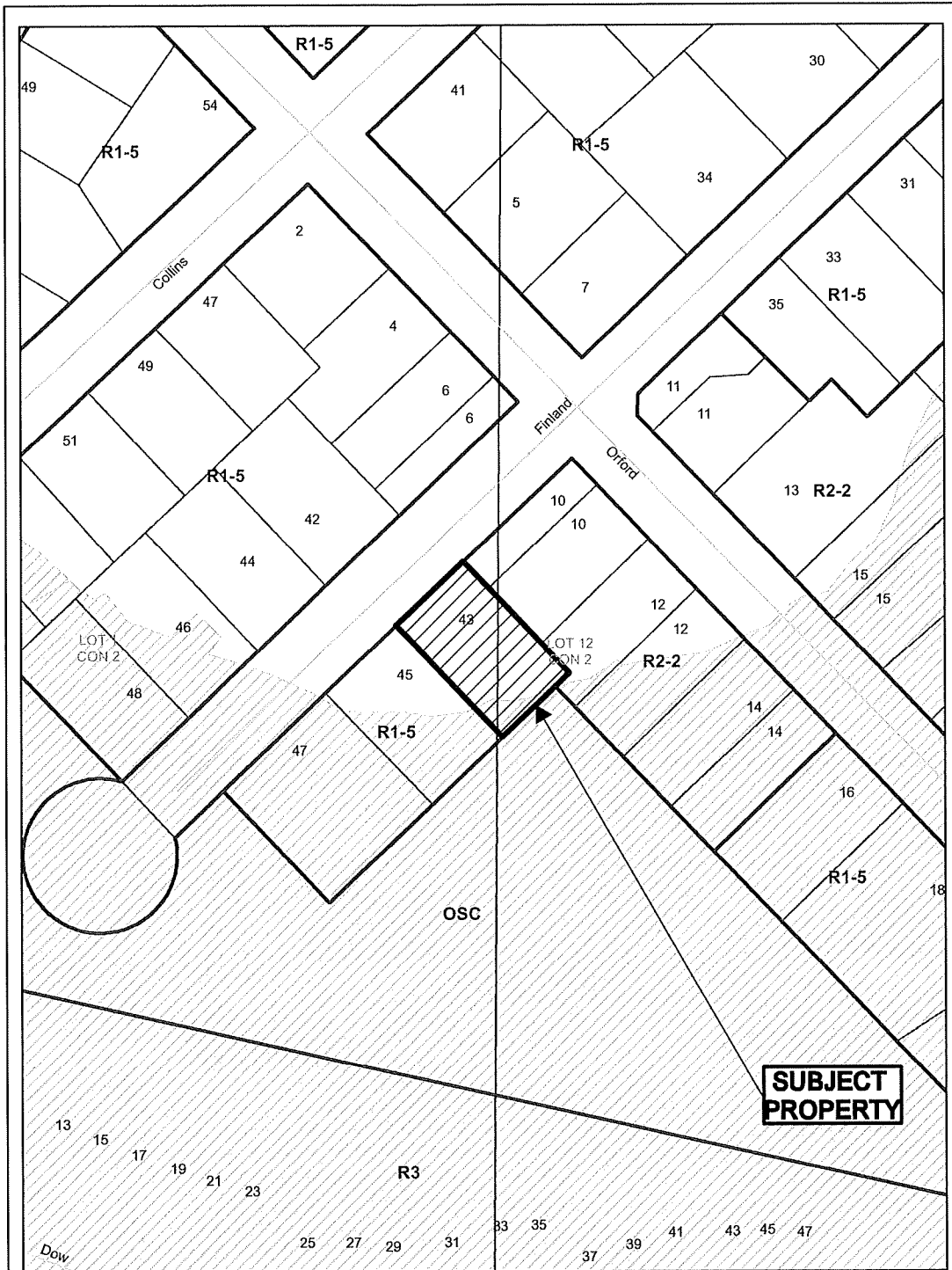
Karen Elizabeth Pigeau, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy Clerk for the City of Greater Sudbury.

Print Name: Ashlee Barlow  
 \*I have authority to bind the Corporation

- FOR OFFICE USE ONLY**

Date of Receipt: Aug. 22/22 Hearing Date: Sept. 7, 2022 Received By: N. Lewis  
Zoning Designation: R1-S Resubmission: ☐ Yes ☒ No  
Previous File Number(s): None  
Previous Hearing Date: n/a  
Notes:

A0129/2022



### Application for Minor Variance or Permission

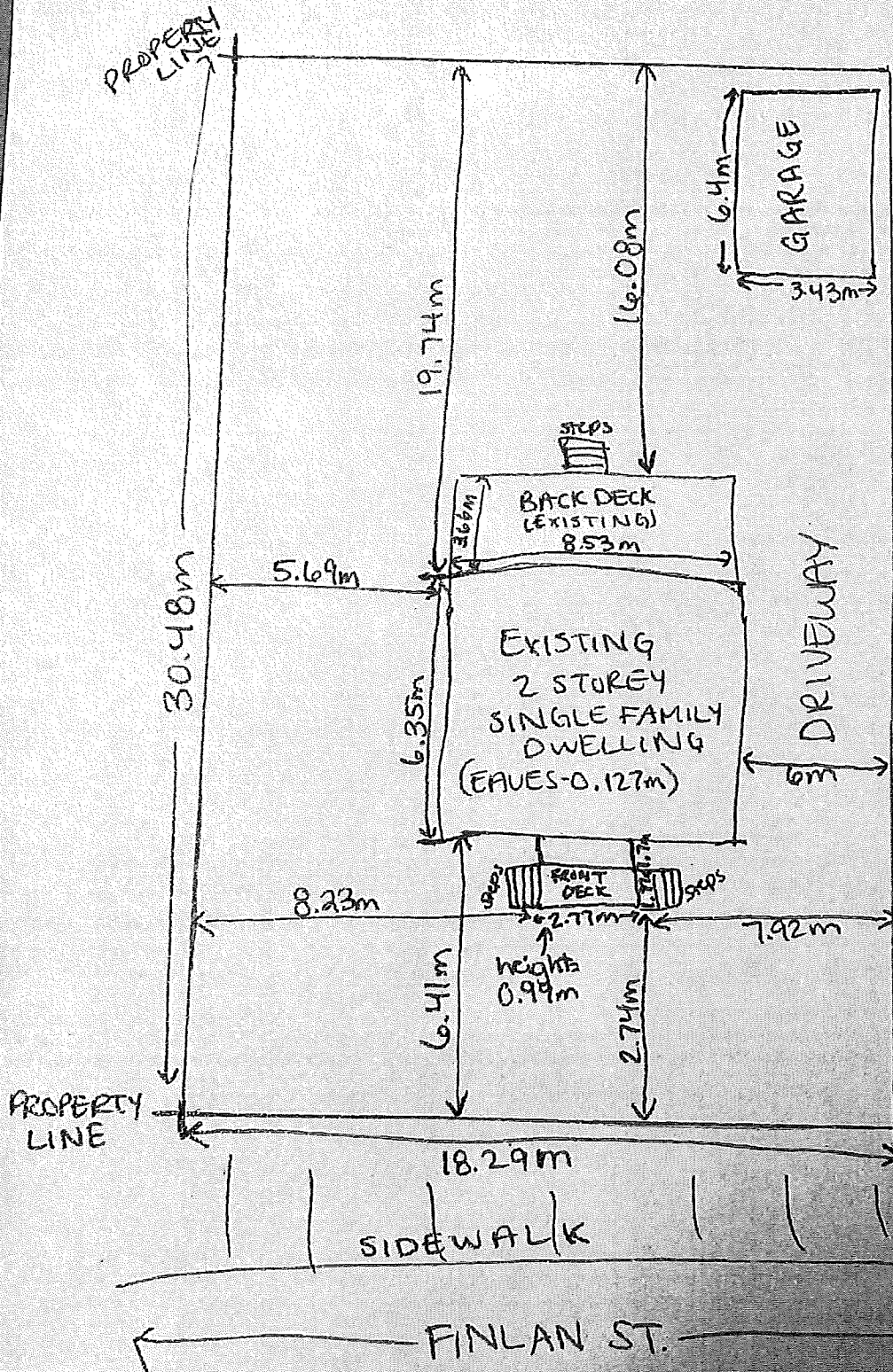


Subject Property being  
PIN 73599-0659,  
Parcel 40843 SES SRO,  
Lot 190, Plan M-1023,  
Part Lots 1 and 12, Concession 2,  
Township of Snider,  
43 Finland Street, Copper Cliff,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0129/2022  
Date: 2022 08 22

43 Finland St.  
Copper Cliff, ON



A0129/2022  
Sketch 2