

Tom Davies Square  
200 Brady Street  
Sudbury, Ontario P3A 5P3

April 2, 2025

PUBLIC HEARINGS

**PL-MV-2025-00013      KURTIS MARTIN  
                                 NATASHA MARTIN**

Ward: 7

PIN(s) 734900074, Parcel 41922 SEC SES SRO, Lot 235, Plan M-1039, Part Lot 12, Concession 3, Township of Falconbridge, 27 Lindsley Street, Falconbridge, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a maximum height of 6.0m, where the maximum height of any accessory building on a residential lot shall be 5.0m.

**PL-MV-2025-00018      TERRANCE RUTTAN**

Ward: 3

PIN(s) 733520564, Parcel 22055A SEC SWS SRO, Lot 55, Plan M-395, Part Lot 3, Concession 4, Township of Dowling, 28 Douglas Crescent, Dowling, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a maximum height of 5.5m, where the maximum height of any accessory building on a residential lot shall be 5.0m.

**A reminder... the next scheduled meeting is Wednesday, April 16, 2025.**



Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

Record #: PL-MV-2025-00013

## APPLICATION SUMMARY

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**File Date:** 02/17/2025

**Application Type:** Minor Variance

**Address(es):** 27 Lindsley Street, Falconbridge P0M 1S0

**Applicant(s):** KURTIS MARTIN

**Owner(s):** KURTIS MARTIN AND NATASHA MARTIN

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

**What is the date of acquisition of subject land?**

july 2024

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the number of dwelling units on the property?**

1

**What is the number of proposed new buildings/structures on the property?**

1

**What is the number of existing buildings/structures on the property?**

2

**If this application is approved, would any existing dwelling units be legalized?**

No

**How many dwelling units will be legalized?**

**Is this property located within an area subject to the Greater Sudbury Source Protection Plan?**

No

**Provide details on how the property is designated in the Source Protection Plan**

**Current Official Plan designation**

Living Area 1

**Current Zoning By-law designation**

R1-5

**Provide a description of the proposal**

demo current garage and build a new larger and taller garage in its place

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

exceeds height requirements for residential building

**Is there an eave encroachment?**

No

**Size of eaves**

**Frontage of land affected**

27.4

**Depth of land affected**

35.66

**Area of land affected**

978.2

**Width of street**

0

**Date(s) of construction of all buildings and structures on the subject land**

spring 2025

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

Residential

**Proposed use(s) of the subject property**

Residential

**Existing uses of abutting properties**

Residential and Institutional

**Has the subject land ever been subject of a previous application for minor variance/permission?**

No

**WATER SUPPLY AND SEWAGE DISPOSAL**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other
- n/a

**PROPERTY ACCESS**

- Provincial highway
- Right-of-way
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

**CONCURRENT APPLICATIONS**

Is the property the subject of a current application for Consent?  
No

Indicate the application number(s) and status of the application(s)

Is the property the subject of a current application for a Plan of Subdivision?  
No

Indicate application number(s) and application status

## PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
New garage/ The 3.07 meters is the set back between the house and new garage.	No	59.5	59.5	0	6.1	9.75	5.974	13.41	16.76	1.295	17.5

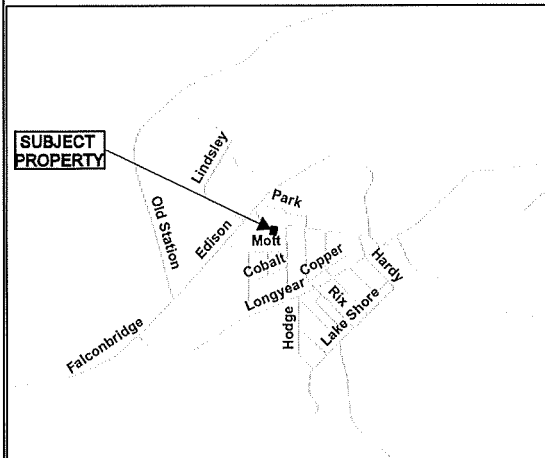
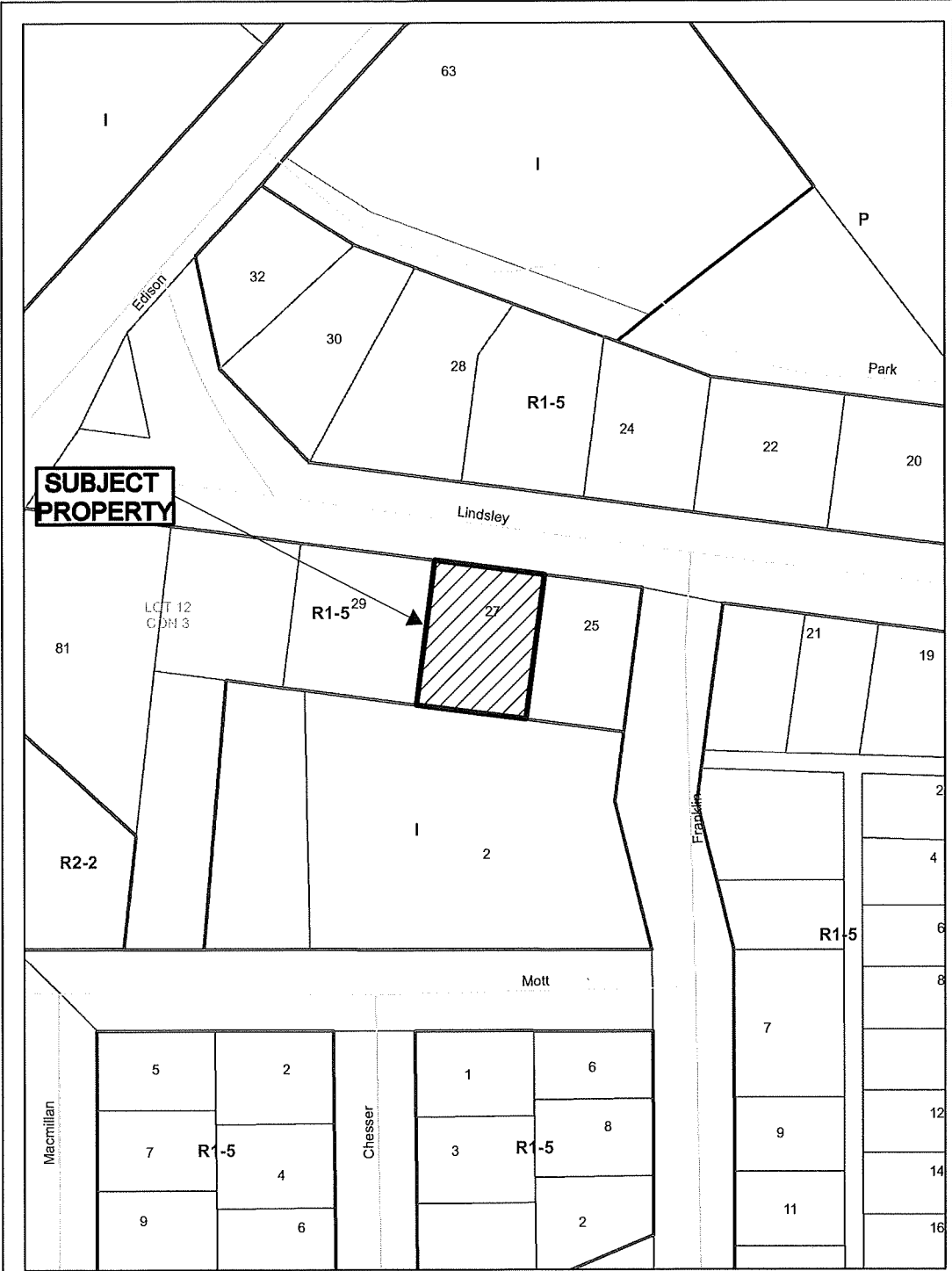
## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
shed/garage The 5.182 meter set back is the set back between the house and the old garage.	Yes	26.811	26.811	0	3.86	6.07	3.175	13.41	19.81	1.295	5.182
Single Family dwelling	No	75	150	2	9.1	7.62	9.14	12.2	19.81	10.0	6.0

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height of new garage	16' 5" = 5.004 meters	19' 6" = 5.944 meters	0.94 Meters

PL - MY - 2025 - 00013



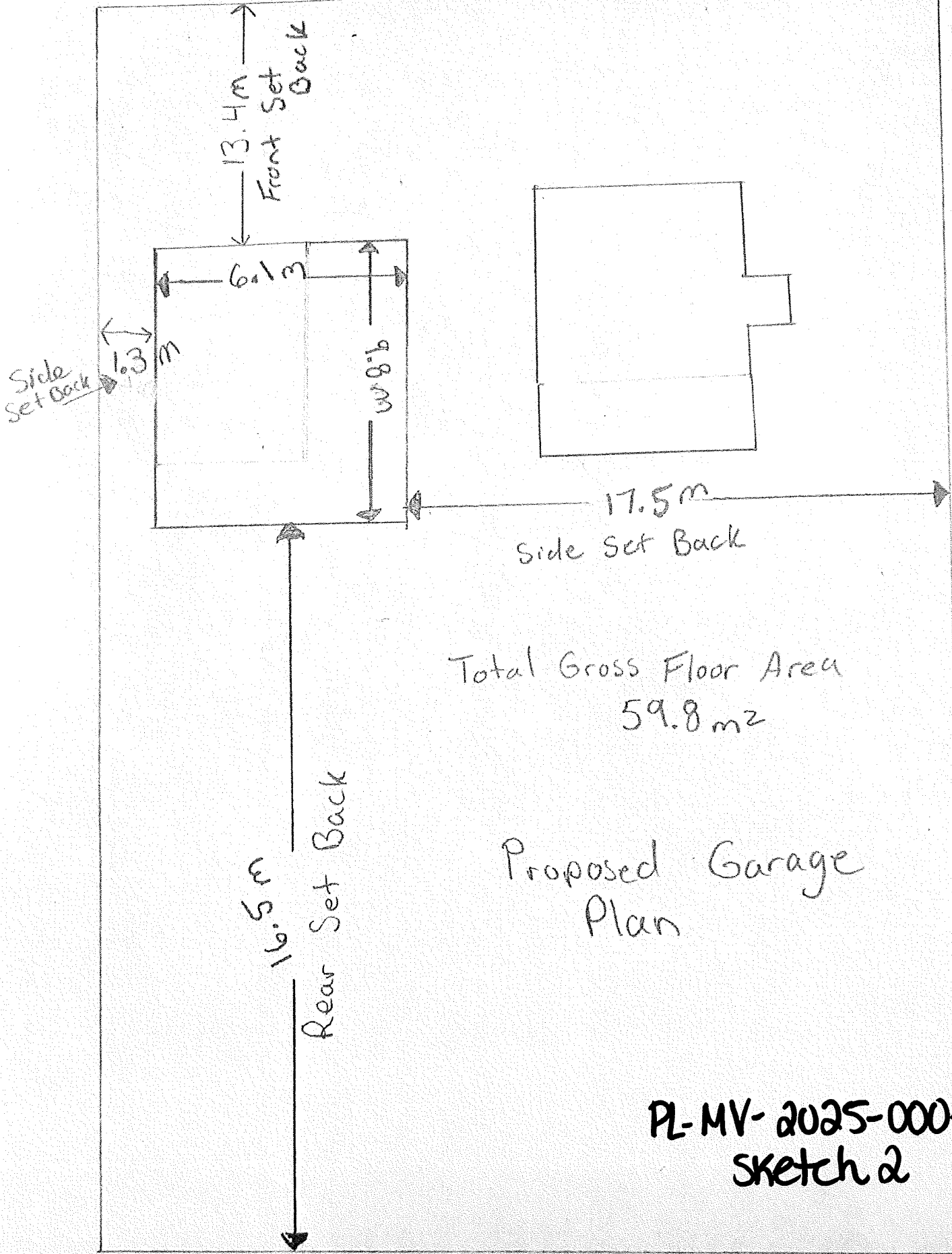
**Application for Minor  
Variance or Permission**



Subject Property being PIN 73490-0074,  
Parcel 41922 SEC SES SRO,  
Lot 235, Plan M-1039,  
Part Lot 12, Concession 3,  
Township of Falconbridge,  
27 Lindsley Street, Falconbridge,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

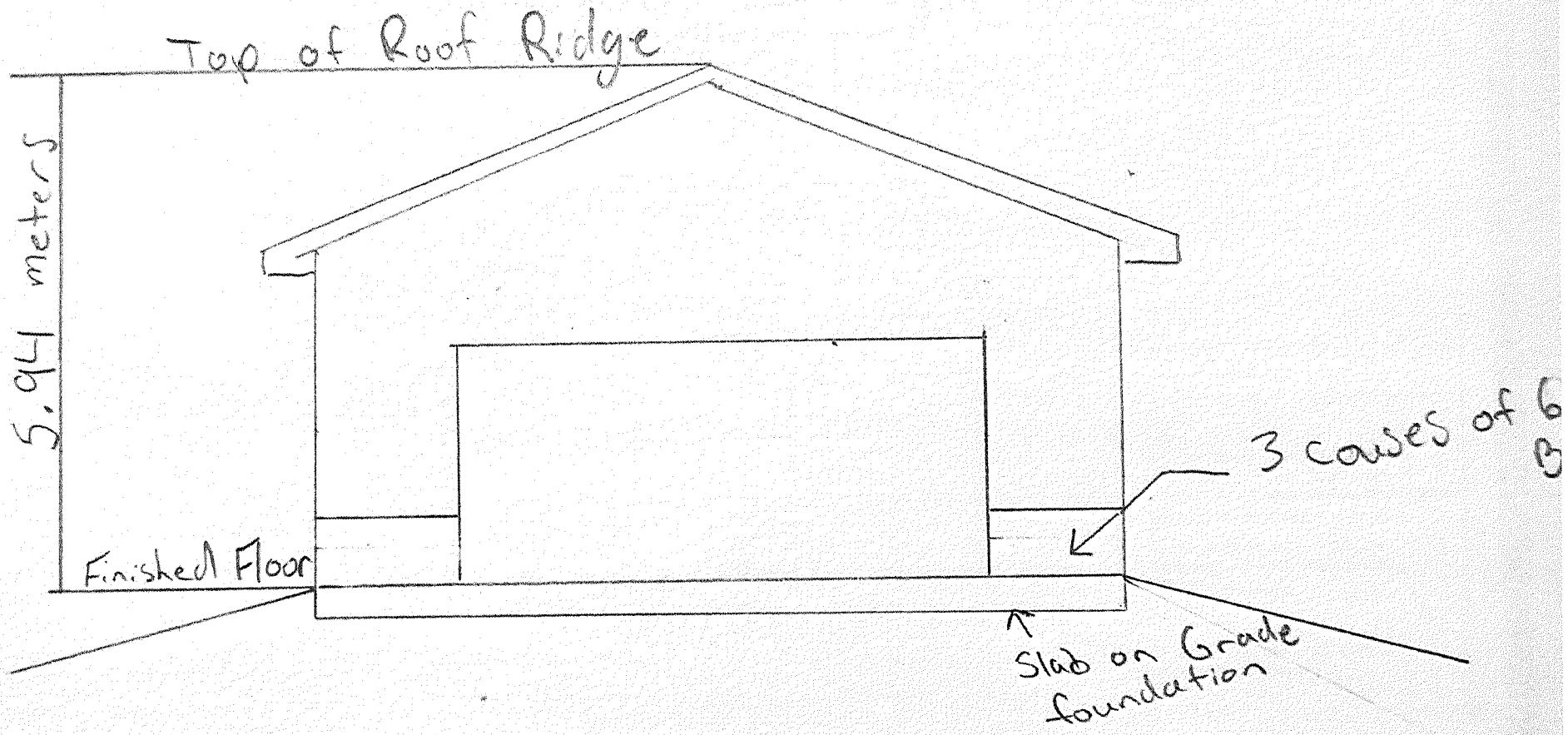
PL-MV-2025-00013  
Date: 2025 03 05



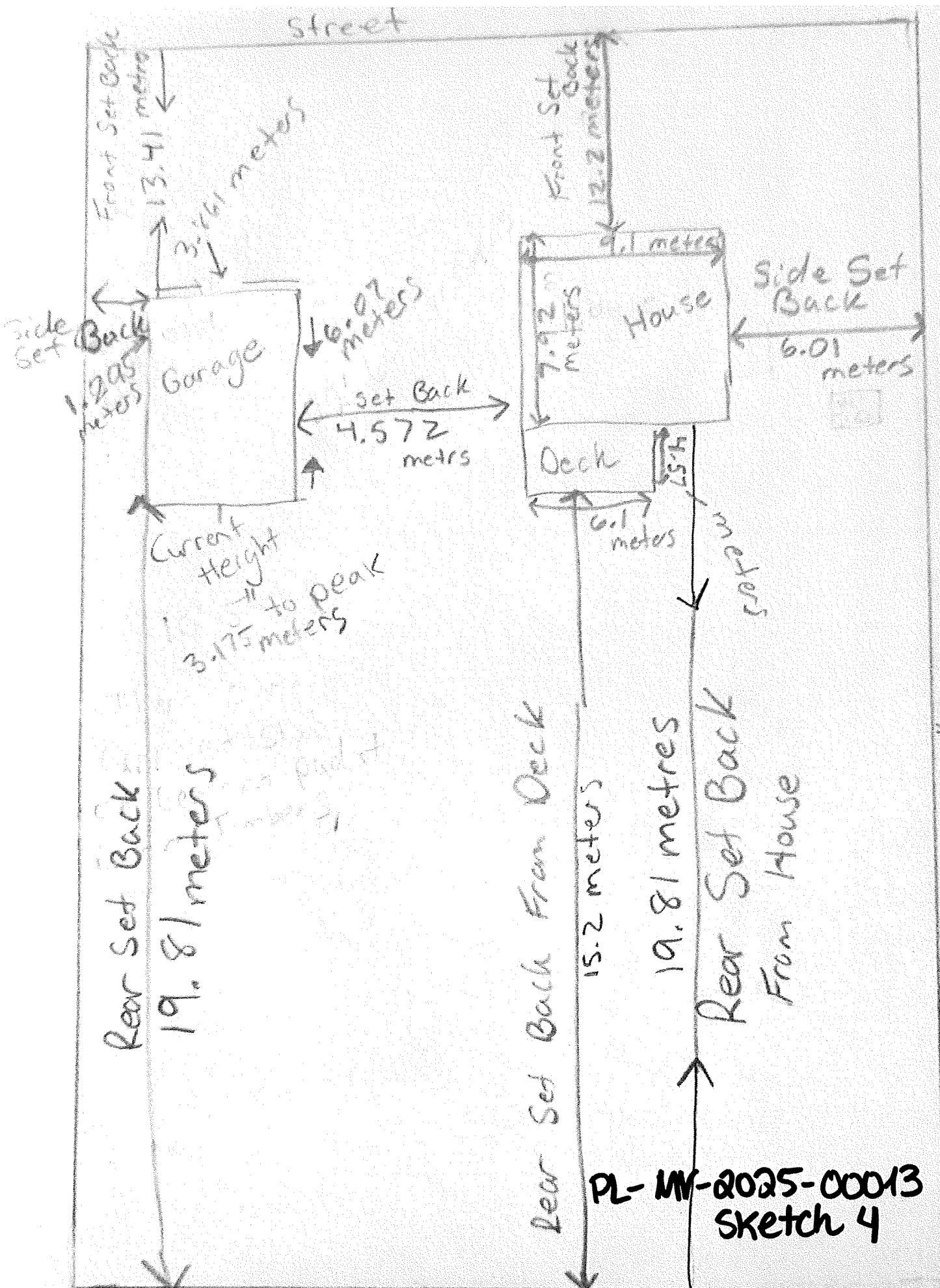
Total Gross Floor Area  
59.8 m<sup>2</sup>

Proposed Garage  
Plan

PL-MV-2025-00013  
sketch 2



PL-MV-2025-00013  
Sketch 3



PL-MW-2025-00013  
Sketch 4



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Sudbury, Ontario P3A 5P3  
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(705) 673-2200 FAX

Record #: PL-MV-2025-00018

## APPLICATION SUMMARY

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**File Date:** 02/27/2025

**Application Type:** Minor Variance

**Address(es):** 28 Douglas Crescent, Dowling P0M 1L0

**Applicant(s):** TERRANCE RUTTAN

**Owner(s):** TERRANCE RUTTAN

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

**What is the date of acquisition of subject land?**

august 2020

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the number of dwelling units on the property?**

1

**What is the number of proposed new buildings/structures on the property?**

1

**What is the number of existing buildings/structures on the property?**

1

**If this application is approved, would any existing dwelling units be legalized?**

No

**How many dwellings units will be legalized?**

**Is this property located within an area subject to the Greater Sudbury Source Protection Plan?**

No

**Provide details on how the property is designated in the Source Protection Plan**

**Current Official Plan designation**

Living Area 1

**Current Zoning By-law designation**

R1-5

**Provide a description of the proposal**

Detached Garage

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

Errors from truss manufacturer.

**Is there an eave encroachment?**

No

**Size of eaves**

**Frontage of land affected**

31.1

**Depth of land affected**

45.1

**Area of land affected**

1402.6

**Width of street**

20.1

**Date(s) of construction of all buildings and structures on the subject land**

House built in 1971

Garage in 2021

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

Residential Housing for 53 years

**Proposed use(s) of the subject property**

same

**Existing uses of abutting properties**

Residential

**Has the subject land ever been subject of a previous application for minor variance/permission?**

No

**WATER SUPPLY AND SEWAGE DISPOSAL**

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Pit Privy
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Other
- Explain Other

**PROPERTY ACCESS**

- Provincial highway
- Right-of-way
- Municipal road that is maintained seasonally
- Municipal road that is maintained yearly
- Water

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

**CONCURRENT APPLICATIONS**

Is the property the subject of a current application for Consent?  
No

Indicate the application number(s) and status of the application(s)

Is the property the subject of a current application for a Plan of Subdivision?  
No

Indicate application number(s) and application status

## PROPOSED BUILDING/STRUCTURE

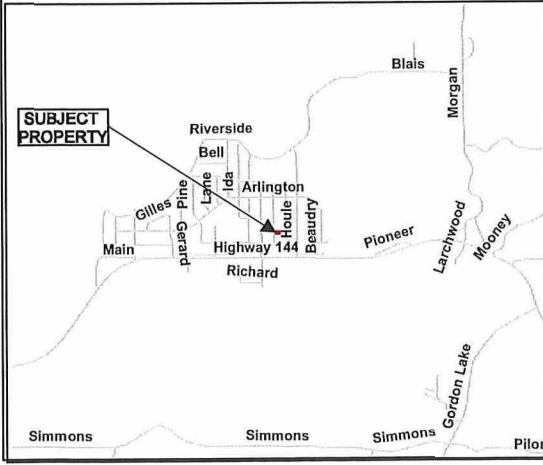
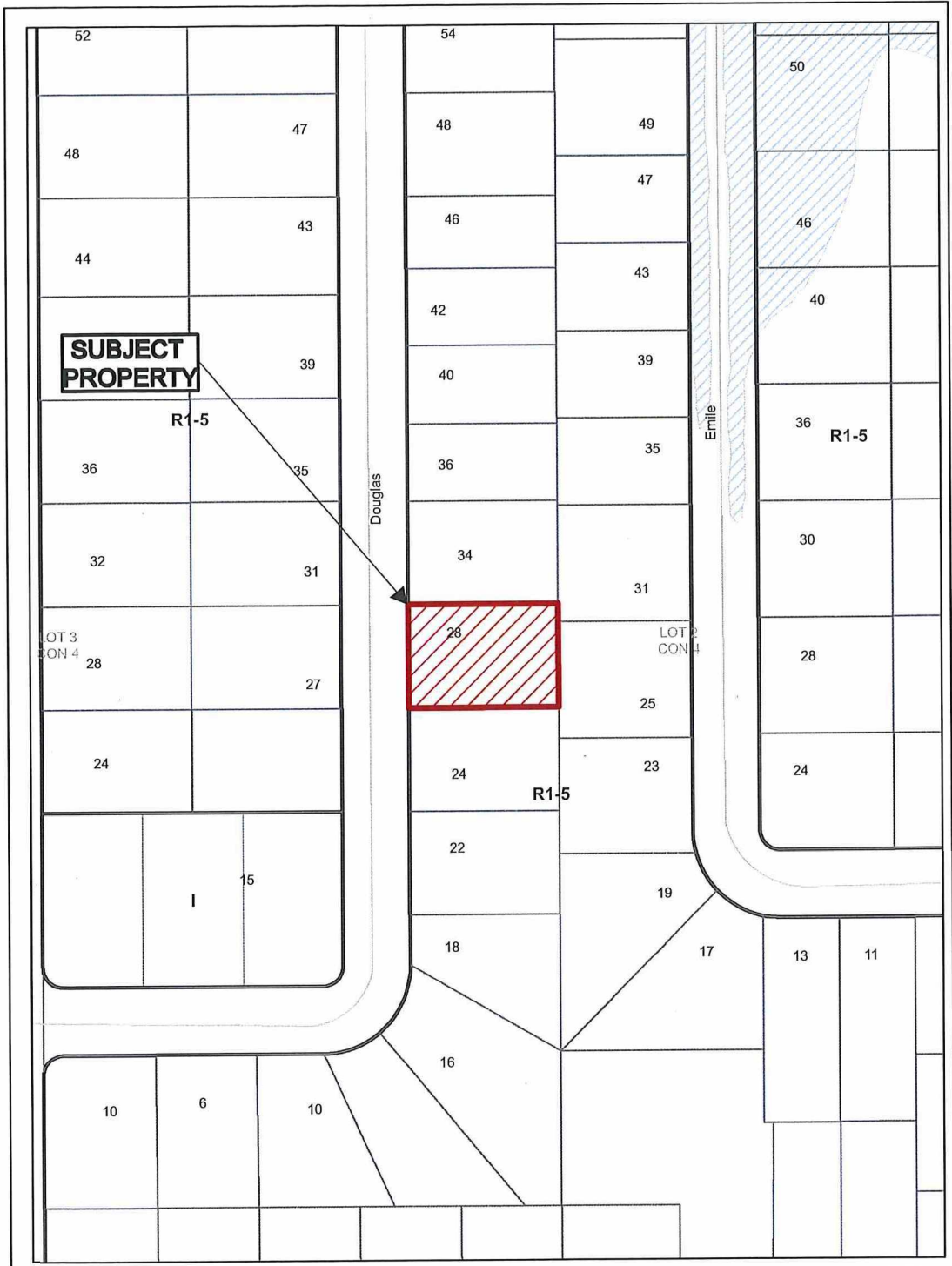
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Garage	No	111.02	111.02	1	9.1	12.2	5.4	29.1	3.8	19.5	2.4


## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Single Detached Dwelling	No	97.17	97.17	1	12.3	7.9	4.2	13.7	23.5	1.7	17.1

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Detached Garage Maximum Height	5 m (sec 4.2.4.a)	5.4	0.4



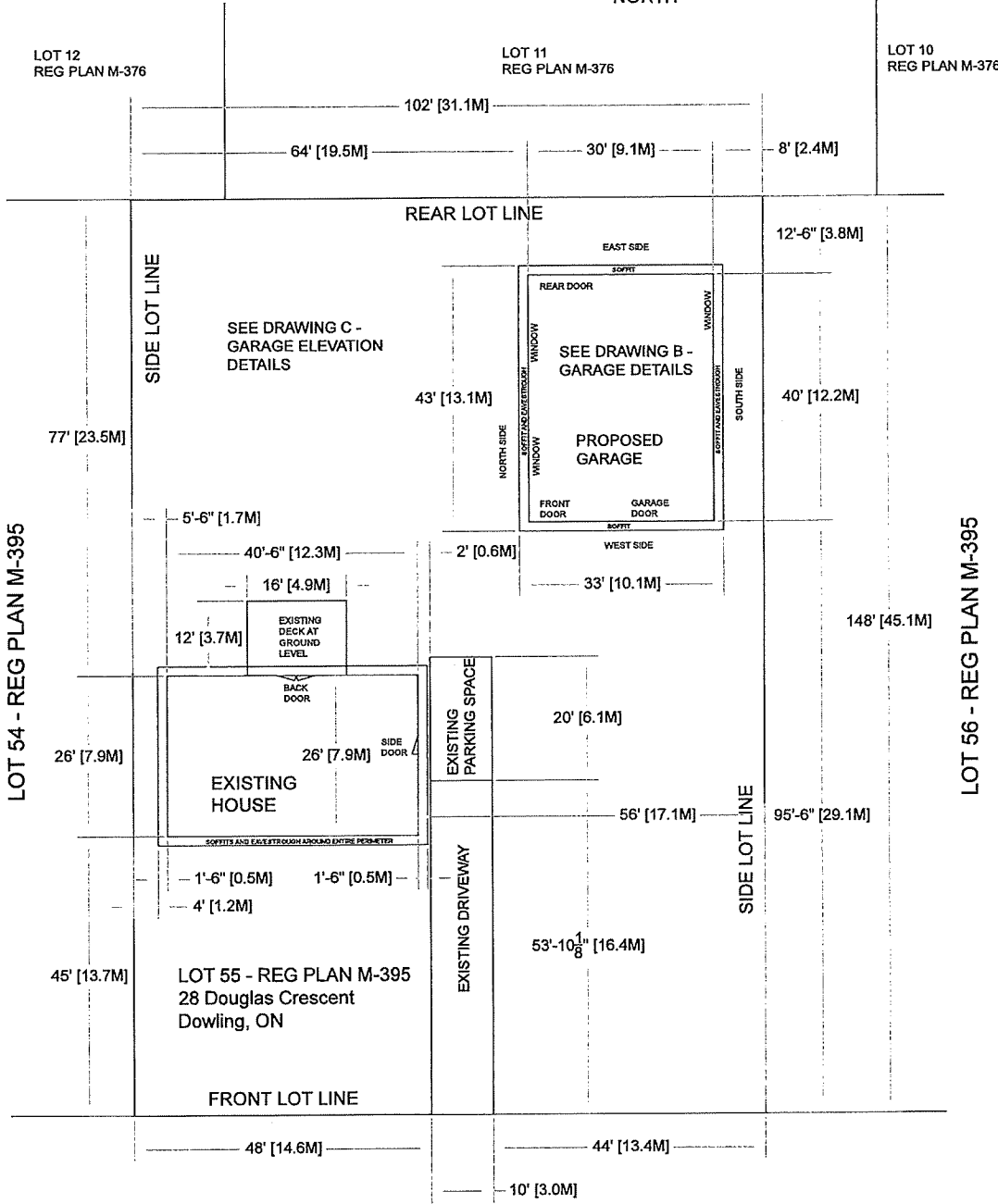
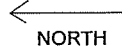
**Application for Minor  
Variance or Permission** 

Subject Property being PIN 73352-0564,  
Parcel 22055A SEC SWS SRO,  
Lot 55, Plan M-395,  
Part Lot 3, Concession 4,  
Township of Dowling,  
28 Douglas Crescent, Dowling,  
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00018  
NDCA Date: 2025 03 13

# DRAWING A - SITE LAYOUT

Scale 1:120

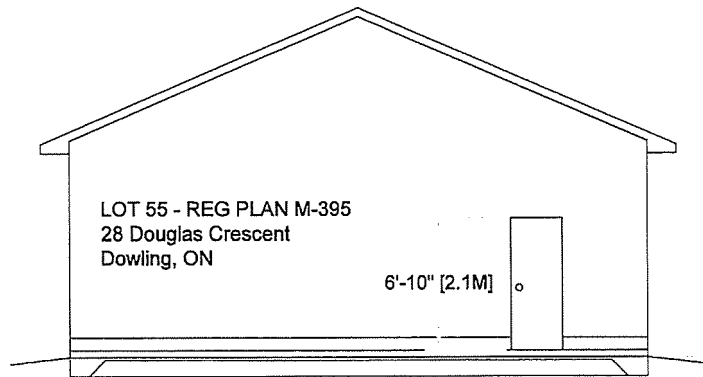


Douglas Crescent  
Publicly Travelled Road (66' wide)

MINOR VARIANCE APPLICANT: TERRANCE RUTTAN

PL-MV-2025-00018  
Sketch 2

# DRAWING C - GARAGE ELEVATION DETAILS

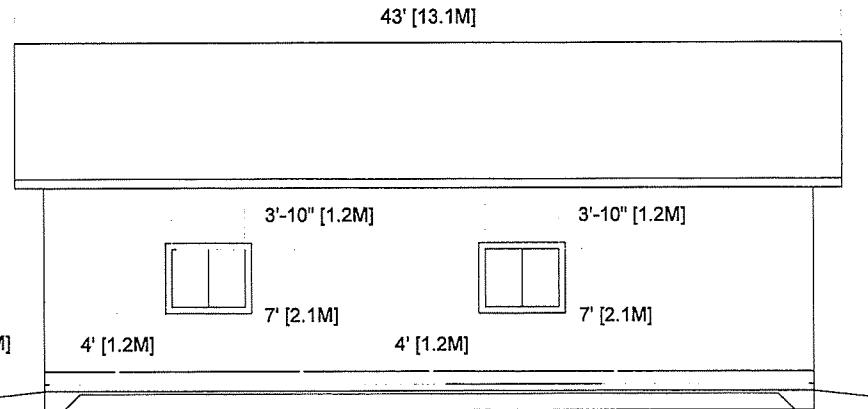


EAST SIDE

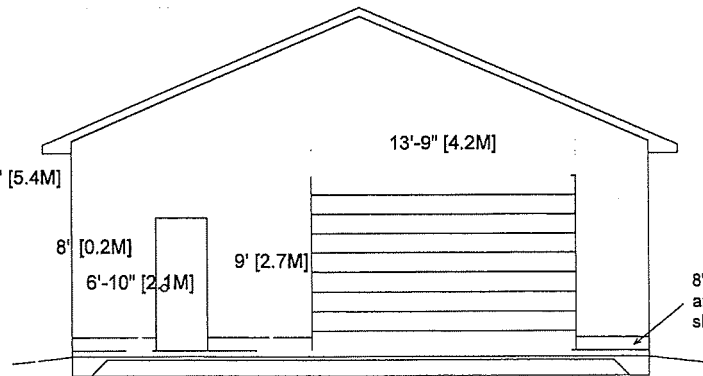
30' [9.1M]

4" [0.1M]

1' [0.3M]



NORTH SIDE

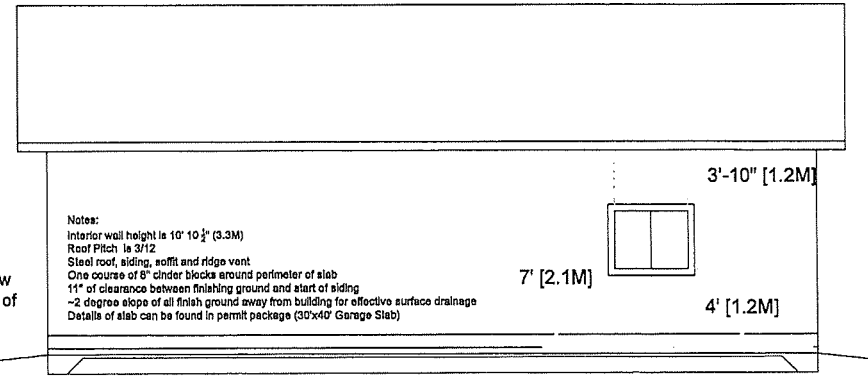


WEST SIDE

MINOR VARIANCE APPLICANT: TERRANCE RUTTAN

8" cinder block row  
around perimeter of  
slab

Approx. 2 degree  
slope of all finished  
ground away from  
building around entire  
perimeter

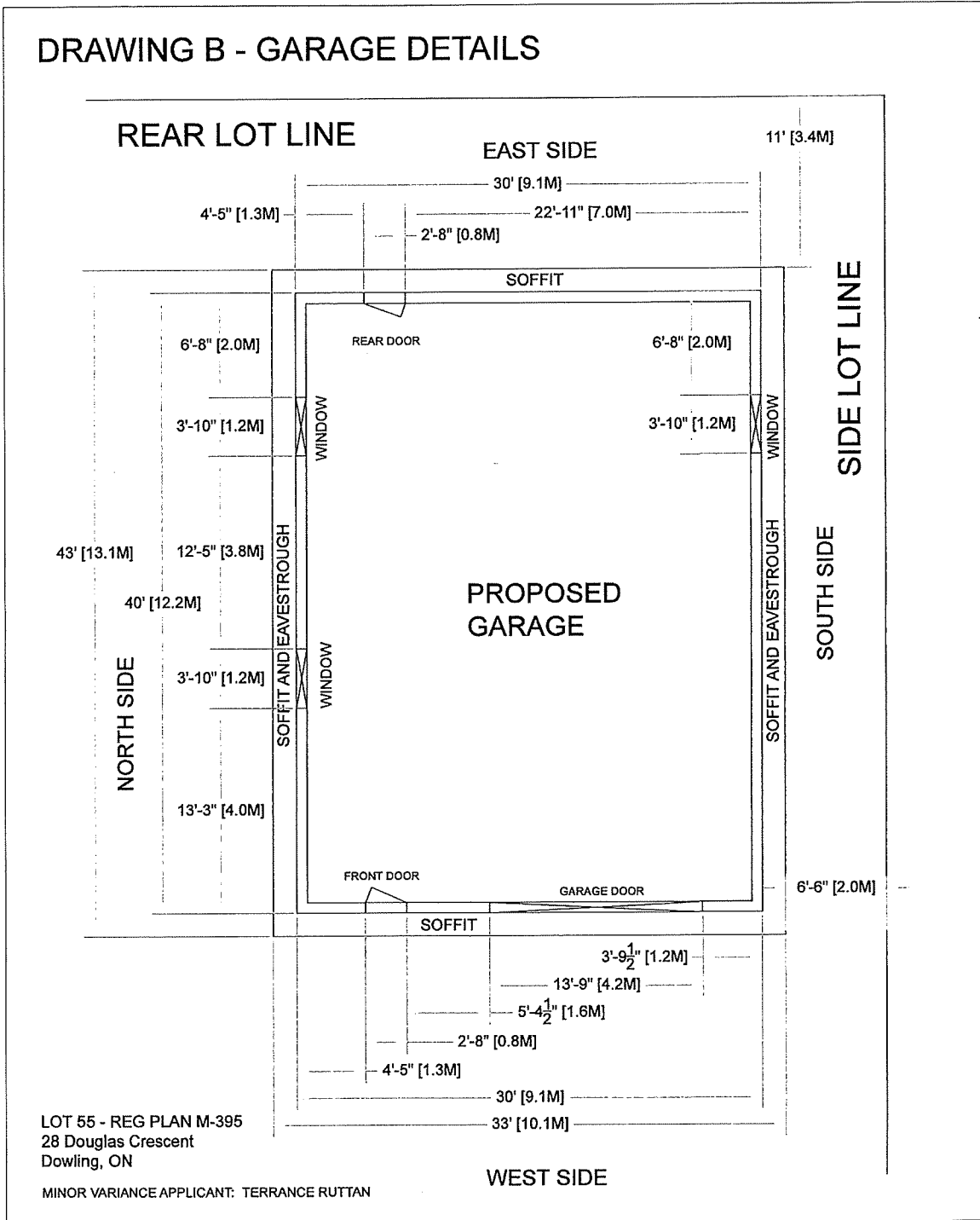


SOUTH SIDE

Notes:  
Interior wall height is 10' 10 1/2" (3.3M)  
Roof Pitch is 3/12  
Steel roof, siding, soffit and ridge vent  
One course of 8" cinder blocks around perimeter of slab  
11" of clearance between finishing ground and start of siding  
~2 degree slope of all finish ground away from building for effective surface drainage  
Details of slab can be found in permit package (30'x40' Garage Slab)

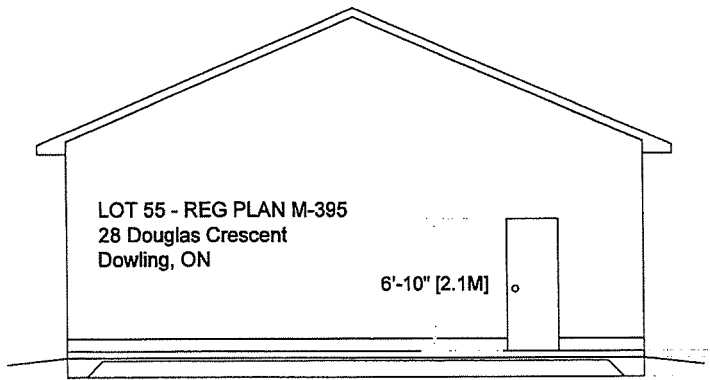
PL-MV-2025-00018  
Sketch 3

# DRAWING B - GARAGE DETAILS



PL-MV-2025-00018  
Sketch 4

# DRAWING C - GARAGE ELEVATION DETAILS

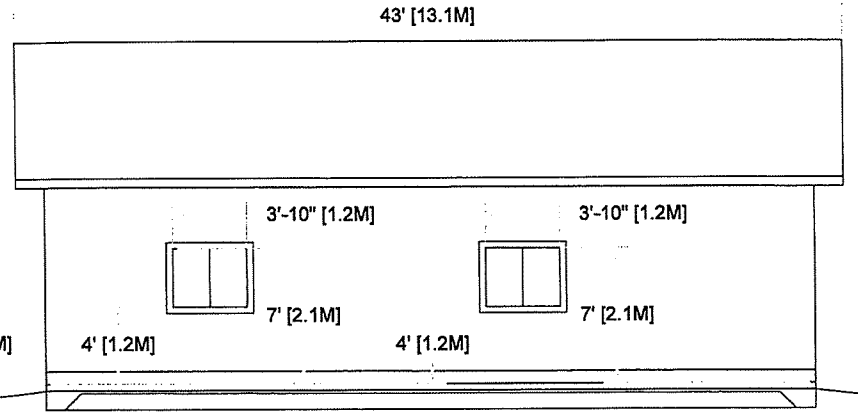


EAST SIDE

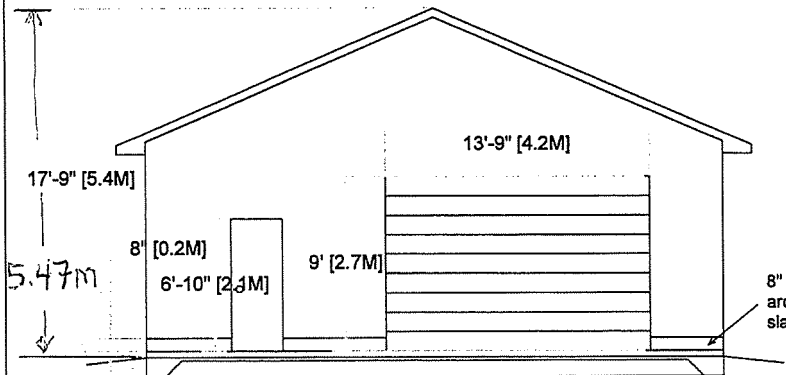
30' [9.1M]

4" [0.1M]

1' [0.3M]



NORTH SIDE

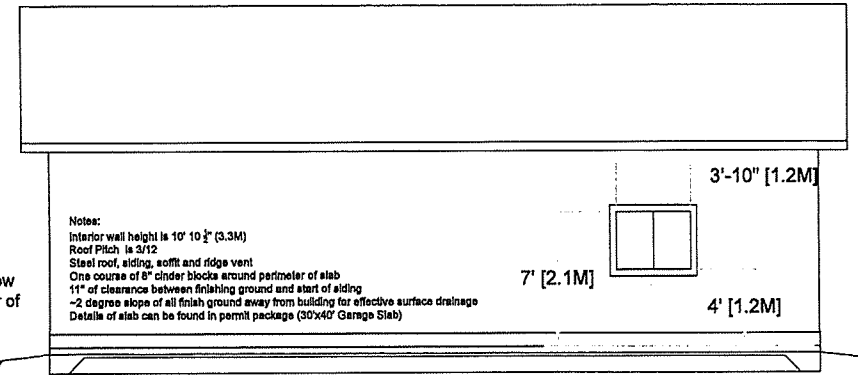


WEST SIDE

MINOR VARIANCE APPLICANT: TERRANCE RUTTAN

8" cinder block row  
around perimeter of  
slab

Approx. 2 degree  
slope of all finished  
ground away from  
building around entire  
perimeter



SOUTH SIDE

Notes:  
Interior wall height is 10' 10 1/2" (3.3M)  
Roof Pitch is 3/12  
Steel roof, siding, soffit and ridge vent  
One course of 8" cinder blocks around perimeter of slab  
1" of clearance between finishing ground and start of siding  
~2 degree slope of all finish ground away from building for effective surface drainage  
Details of slab can be found in permit package (30'x40' Garage Slab)

PL-MV-2025-00018  
Sketch 5